

REGION

Commercial Real Estate

ELM CIRCLE APARTMENTS

3-16 ELM CIRCLE

SOUTH DEERFIELD, MA 01373

SALE PACKAGE

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OPPORTUNITY OVERVIEW

Region Commercial is pleased to exclusively offer the Elm Circle Apartments, a 24-unit multifamily investment opportunity located at 3–13 Elm Circle (Property ID: 168 91) and 6–16 Elm Circle (Property ID: 168 98) in Deerfield, Massachusetts.

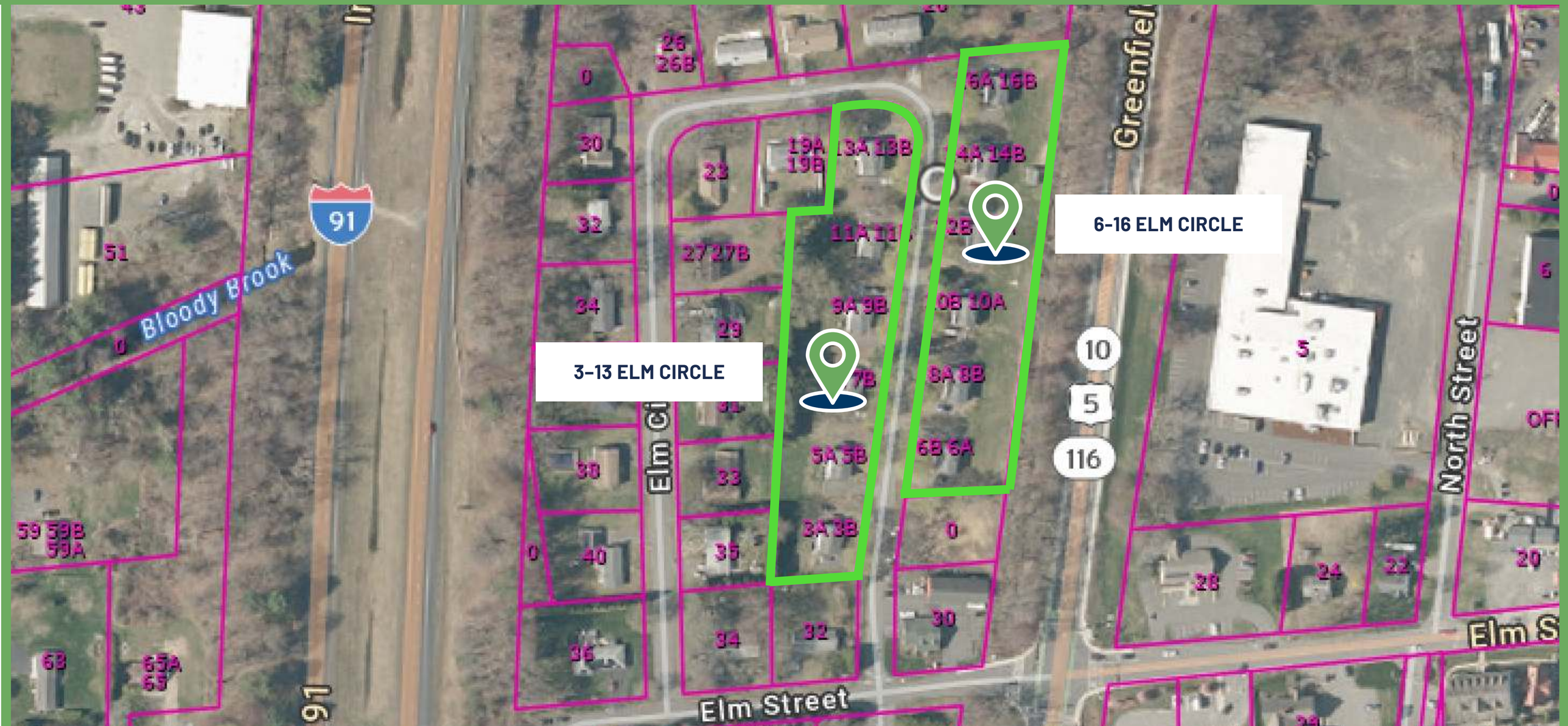
The offering consists of two parcels totaling approximately 3.76 acres and includes 12 affordable duplex-style buildings containing approximately 21,976 square feet of gross living area. The properties feature a desirable unit mix of 20x two bedroom units and 4x three bedroom units, including one handicap accessible unit.

The duplexes are operated under the USDA Section 521 Rural Rental Assistance Program as authorized by the Housing Act of 1949 and being sold as such. Under the terms of this agreement all of the units are rented to tenants whose rent cannot exceed 30% of their annual income. The properties operate under this program until expiration on June 22, 2031. Please see our Additional Information page for further details and information.

The Elm Circle Apartments are situated in South Deerfield with convenient access to downtown, and I-91, and is directly across from the Yankee Candle flagship store. The properties serve tenants commuting to nearby towns such as Deerfield, Greenfield, Northampton, and the greater Pioneer Valley.

Property (Address)	2 Bedroom	3 Bedroom	Total Units
3-16 Elm Circle	20	4	24

SITE MAP

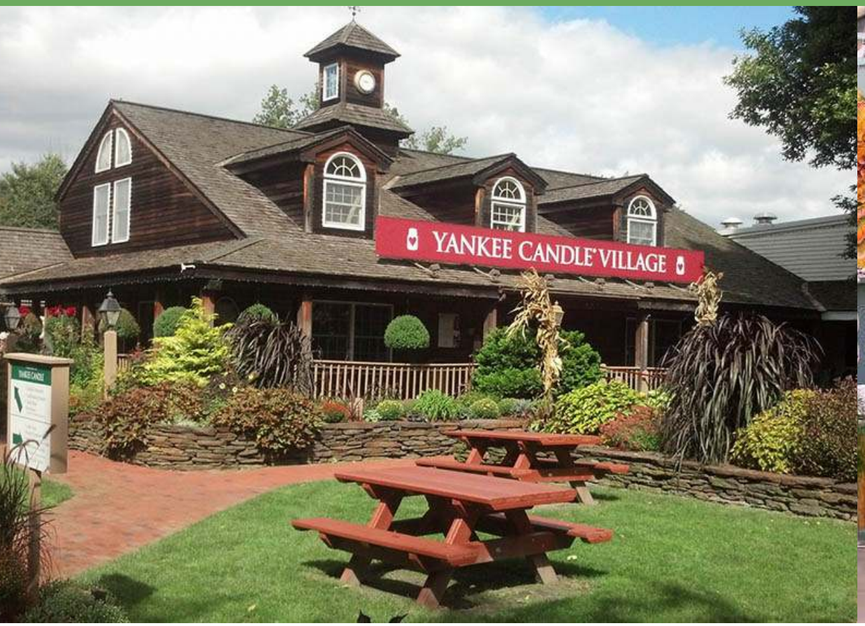

3-13 ELM CIRCLE
6-16 ELM CIRCLE
Bloody Brook
91
Elm Street
North Street
Greenfiel
10
5
116

BUILDING & SITE DETAILS



Total Square Footage	21,976 SF
Taxes	$35996.42 (2025)
Units	24
Year Built	1981
Land Area	3.76 Acres
Stories	2 stories, full basement (unfinished)
Foundation	Concrete
Zoning	Residential Agricultural
On-site Parking	Surface parking distributed throughout site
Roof	Asphalt
Roof Age	Varied
Heat	Forced Hot Air
AC	None, window units
Handicap Accessible	One Unit
Electric Provider	Eversource Energy
Water & Sewer	Municipal
Flooring Type	Carpet, hardwood, mixed

NEARBY LANDMARKS



Yankee Candle Village

Yankee Candle Village in South Deerfield, Massachusetts, is the flagship destination of the Yankee Candle brand and a longstanding regional attraction. The village combines specialty retail with dining, seasonal events, hands-on activities, and the company's expansive Candle Emporium. Originally established in South Deerfield in the 1980s, the location has grown into a recognizable Pioneer Valley destination that draws visitors throughout the year.



Magic Wings Butterfly Conservatory

Magic Wings Butterfly Conservatory in South Deerfield, Massachusetts, is one of the region's distinctive year-round attractions and one of the country's largest indoor butterfly conservatories. Its 8,000-square-foot tropical conservatory is home to more than 4,000 free-flying butterflies representing more than 70 species, along with tropical plants, koi ponds, reptiles, and other wildlife. The facility also features educational exhibits, a gift shop, outdoor gardens, and community programming.



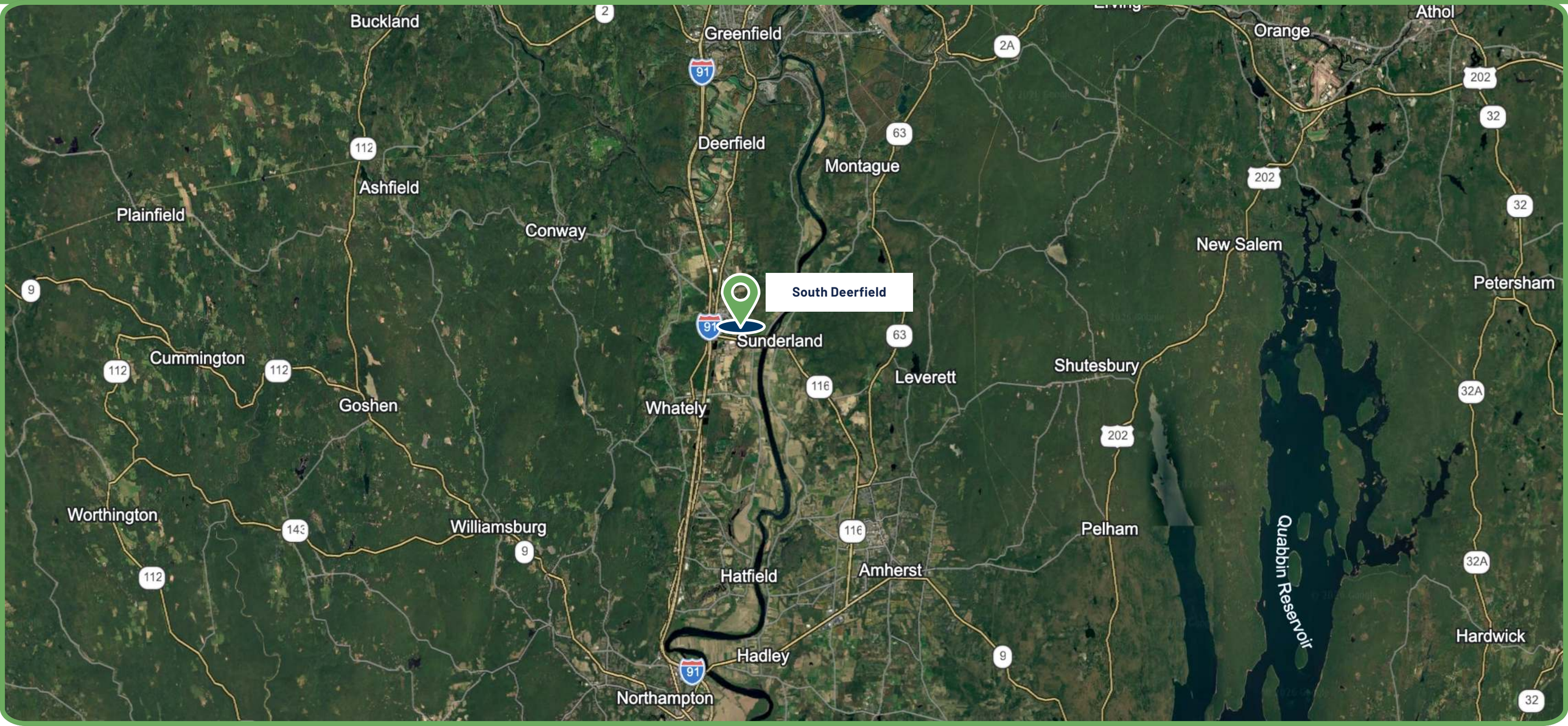
Mount Sugarloaf State Reservation

Mount Sugarloaf State Reservation in South Deerfield, Massachusetts, is a prominent natural landmark overlooking the Connecticut River Valley. The reservation offers hiking, picnicking, scenic viewing, and seasonal access to the South Sugarloaf summit, where visitors can take in expansive views of the surrounding Pioneer Valley.

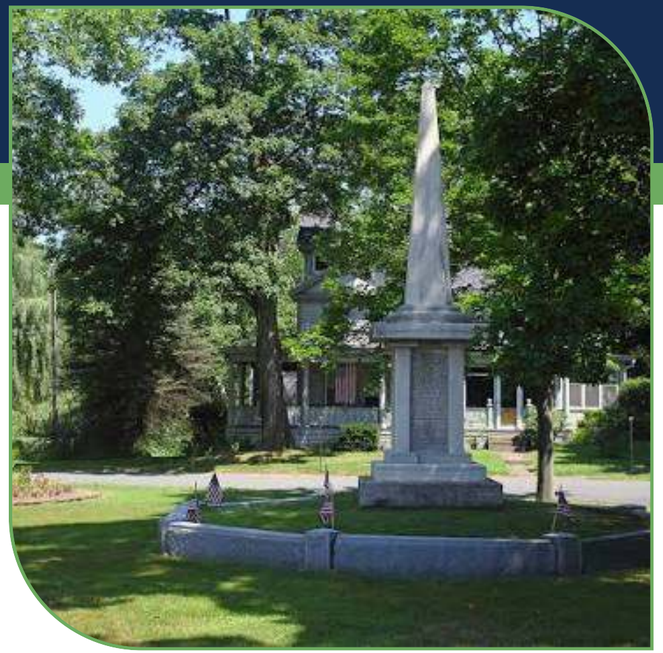
AREA MAP


TREE HOUSE BREWING COMPANY
DEERFIELD ELEMENTARY SCHOOL
YANKEE CANDLE VILLAGE
DUNKIN'
SUBJECT PROPERTY
FRONTIER REGIONAL SCHOOL
MOUNT SUGARLOAF STATE RESERVATION
DOWNTOWN
USPS
5
116
91
47
N Main St
S Mill River Rd
River Rd
Sunderland

REGIONAL MAP



LOCATION



SOUTH DEERFIELD, MASSACHUSETTS

South Deerfield is an established village within the Town of Deerfield, positioned along Routes 5 & 10 with convenient access to Interstate 91. Its location provides connections to Northampton, Amherst, Greenfield, and surrounding Pioneer Valley communities, while the village itself provides local retail, services, dining, and community amenities.

The area combines an established residential base with a mix of employment, educational, retail, and recreational destinations. South Deerfield has also been identified by the Town as an area for additional housing development, including multifamily housing, rental apartments, adaptive reuse, and small-scale infill.



5,177	2024 Estimated Town Population
$60,422	Per Capita Income
$106,136	Median Household Income

REGION

LOCATION CONTINUED

OVERVIEW AND METRICS

ESTABLISHED RESIDENTIAL COMMUNITY

South Deerfield is an established village within Deerfield, with residential neighborhoods, local services, schools, and community facilities concentrated around the village center.

IDENTIFIED HOUSING OPPORTUNITY

Town planning documents specifically identify South Deerfield Village as an area for additional housing, including multifamily housing, rental apartments, accessory apartments, rehabilitation, and infill development.

MULTIFAMILY & RENTAL DEVELOPMENT

The Town's housing planning has identified opportunities for multifamily and mixed-use development along Routes 5/10 and within South Deerfield Village. The Town's more recent 2025 Community Preservation Plan also identifies increasing housing choices and rental opportunities as housing objectives.

REGIONAL EMPLOYMENT ACCESS

Deerfield's location provides access to employment centers throughout the Pioneer Valley and Franklin County. Town-wide, the latest Census data reports a 69.5% labor-force participation rate and a 17.6-minute mean commute time.

CONNECTIVITY

Routes 5 & 10 and Interstate 91 provide convenient regional access, with Amherst, Northampton, and Greenfield all within the broader Pioneer Valley/Franklin County market.

ADDITIONAL INFORMATION

The property is subject to the USDA Rural Development Section 515 Rural Rental Housing Program. As a result, prospective purchasers should be aware that ownership transfers are subject to specific federal program requirements, purchaser eligibility standards, and USDA Rural Development review and approval.

To assist interested parties in understanding the program and the requirements associated with acquiring a Section 515 property, we have provided the following resources for reference.

Prospective purchasers are strongly encouraged to review these materials and consult directly with USDA Rural Development and their own legal and financial advisors to determine eligibility, understand the applicable transfer requirements, and evaluate the feasibility of a proposed acquisition.

Subject Title	Link
Main Landing Page for Program Regulations	Read More
Regulatory code governing ownership transfers, assumptions, and sales of Section 515 properties	Read More
Section 521 Rental Assistance Regulatoins:	Read More









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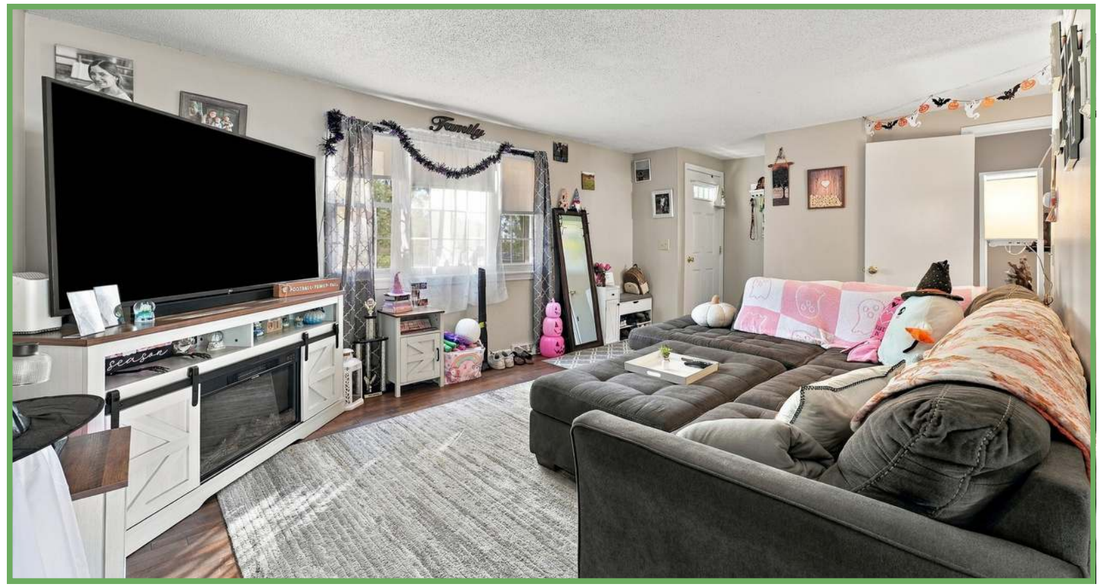






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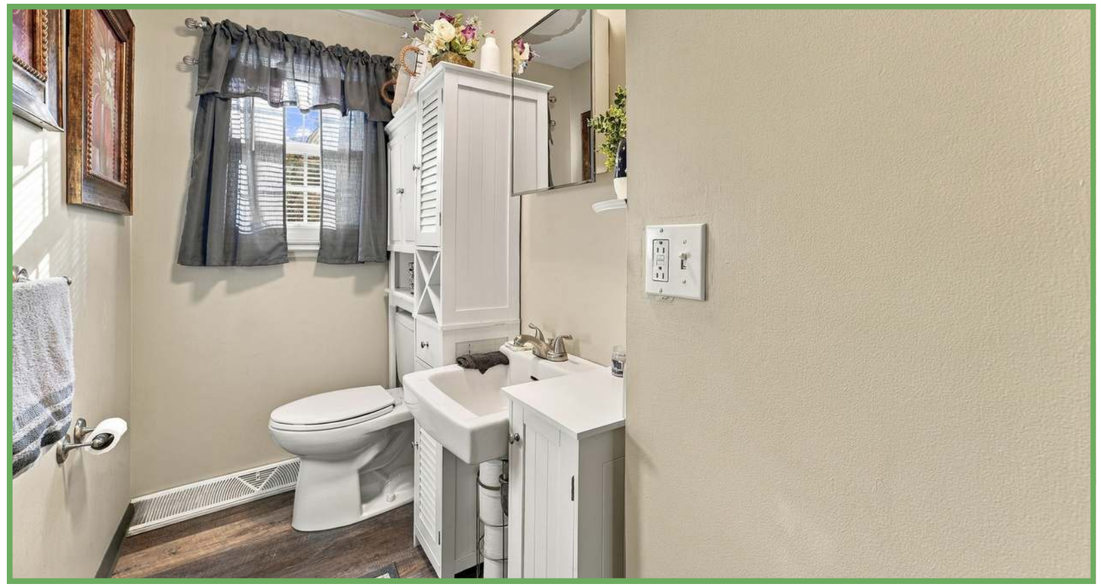






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