

FOR SALE: Northampton Office Building

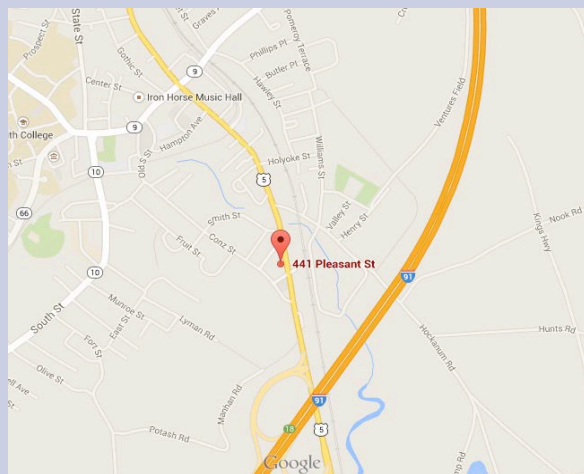
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441 Pleasant Street, Northampton, MA

Being offered is an approximate 8,000 square foot office building with on site parking in downtown Northampton. The property was most recently utilized as a single tenant office headquarters, but has the flexibility to be converted to a multiple tenanted office building. Located proximate to I 91 this is an excellent Northampton opportunity for an owner occupant or investor.

For more information or to schedule an appointment please contact Kevin Jennings at 413-731-7770.



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Commercial Real Estate Solutions



73 Chestnut Street, Springfield, Massachusetts 01103

441 Pleasant Street, Northampton, MA

BUILDING

Type of Property:	Office
Price:	\$825,000
Gross Building Area:	8,072
Layout:	General mix of private offices, conference rooms, break room – possible multi-tenant conversion
Floors:	Two
Ceiling Height:	Up to 10'
Lighting:	Fluorescent
Stories:	Two
Year Built:	1960
Construction:	Wood frame
Exterior:	Vinyl and brick veneer
Roof:	Pitched asphalt shingle

LAND

Land Area:	0.49 acres
Zone:	GB- General Business
Frontage:	130' on Pleasant Street
Parking:	+/- 24 on site

MECHANICAL

Heat:	Gas – Forced hot air
Air Conditioning:	Central
Electrical:	200 amp service

UTILITIES

Water:	Public
Sewer:	Public
Gas:	Columbia Gas of Massachusetts
Electric:	Western Mass Electric Company

REAL ESTATE TAX

Assessment\Rate:	\$885,500 /15.39
Taxes:	\$13,627.84

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