



Prominent Florence Investment Opportunity

76-96 MAPLE STREET

Florence, MA 01062

Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

JENNINGS-RE.COM

PROMINENT FLORENCE INVESTMENT OPPORTUNITY

76-96 Maple Street Florence, MA 01062

Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,175,000
Building Size:	29,444 SF
Lot Size:	1.13 Acres
Number of Units:	21
Year Built/Renovated :	1894/2024
Zoning:	GB-General Business

PROPERTY OVERVIEW

The Parsons Block is a mixed-use property located in the heart of Florence Village, a vibrant and independent neighborhood within Northampton. Originally constructed in 1894, this prominent brick building features street-level retail space with long-term tenants and residential apartments above, benefiting from consistently low vacancy rates. The property is offered for sale with on- and off-street parking, strong local foot traffic, and a dynamic mix of surrounding small businesses. The building has been well maintained and renovated, making it a compelling opportunity for an owner seeking stable, in-place income in a walkable village center with enduring demand.

RECENT BUILDING IMPROVEMENTS

- * NEWLY RENOVATED RETAIL AND RESIDENTIAL UNITS
- * ROOF REPLACED (2022)
- *10 RENOVATED RESIDENTIAL APARTMENTS
- *CUSTOM COMMERCIAL BUILDOUTS (2023-2025)
- *FIRE ALARM SYSTEM UPGRADE (2022)
- * COMPLETE ELECTRICAL SERVICE UPGRADE (INDIVIDUAL METERING) (2023-2025)

Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

PROMINENT FLORENCE INVESTMENT OPPORTUNITY

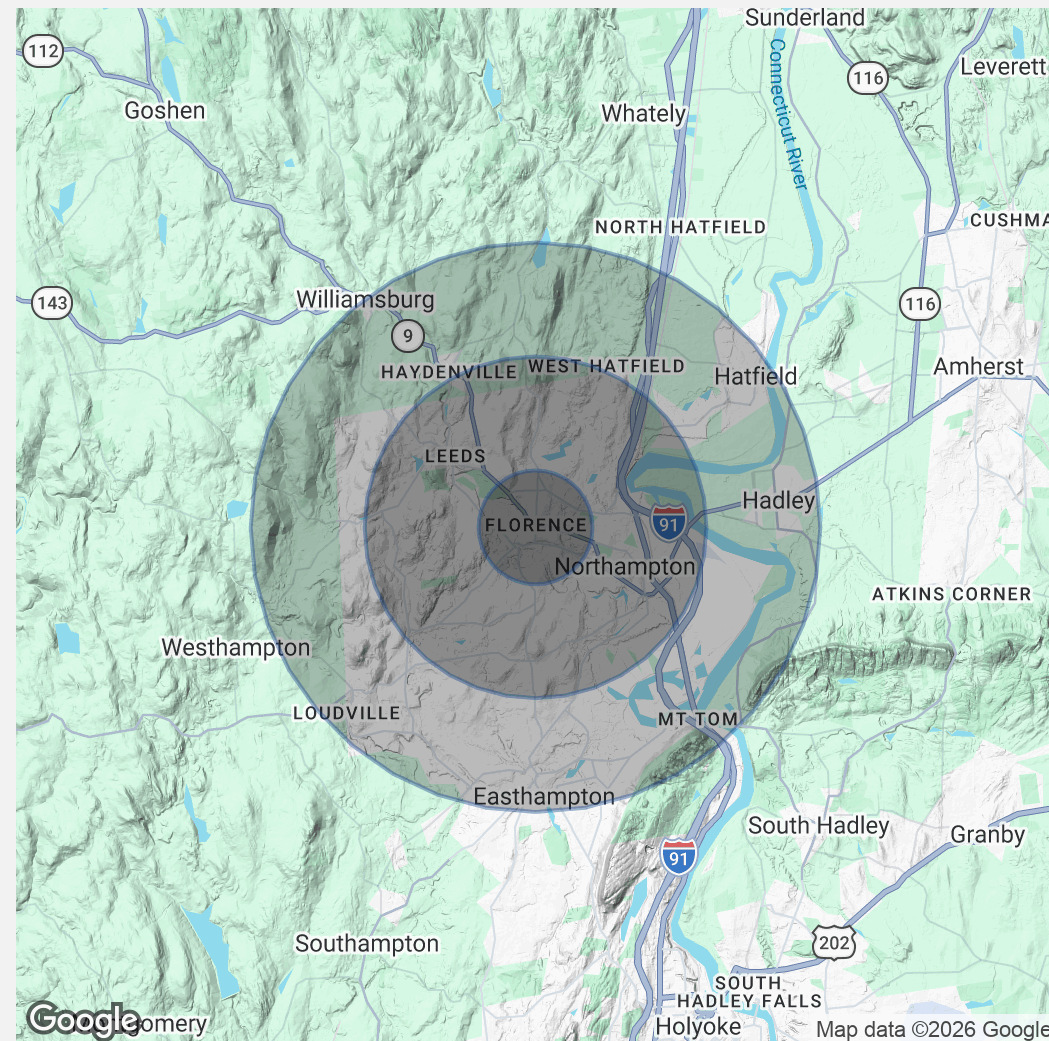
76-96 Maple Street Florence, MA 01062

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,255	28,556	40,874
Average Age	48	44	45
Average Age (Male)	46	44	45
Average Age (Female)	49	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,491	12,373	18,087
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$105,599	\$112,881	\$112,653
Average House Value	\$501,583	\$551,142	\$526,639

2020 American Community Survey (ACS)



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

PROMINENT FLORENCE INVESTMENT OPPORTUNITY

76-96 Maple Street Florence, MA 01062

Exterior Aerial Photos



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

PROMINENT FLORENCE INVESTMENT OPPORTUNITY

76-96 Maple Street Florence, MA 01062

Renovated Street Level Commercial Units



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

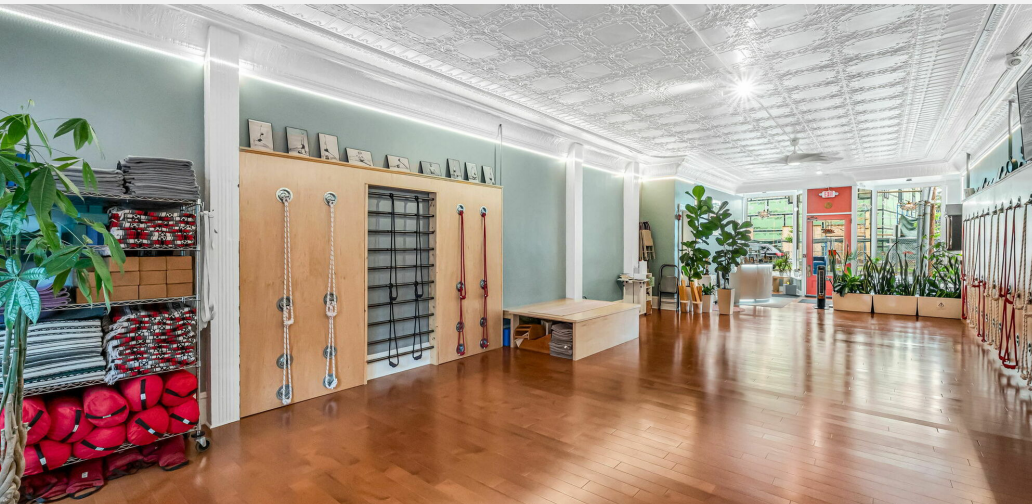
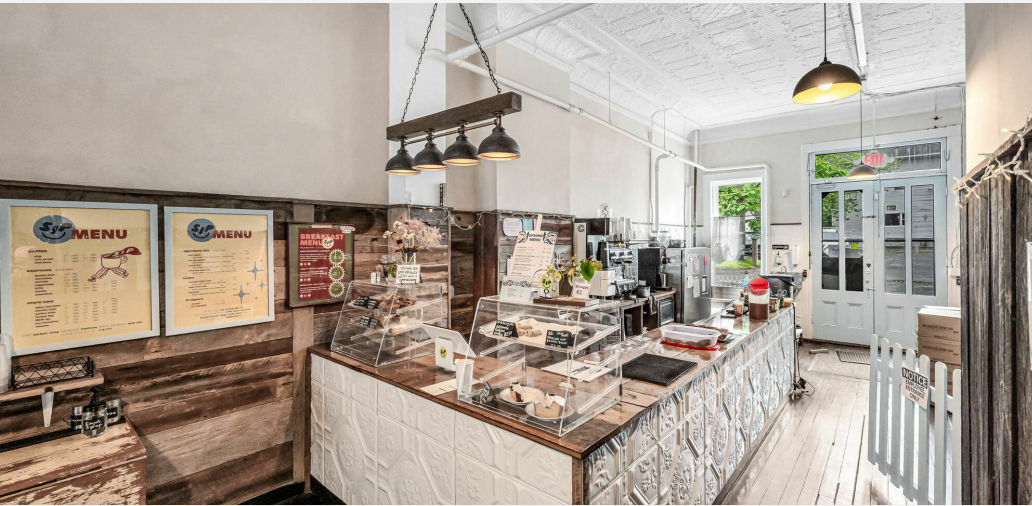
jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

PROMINENT FLORENCE INVESTMENT OPPORTUNITY

76-96 Maple Street Florence, MA 01062

Renovated Street Level Commercial Units



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

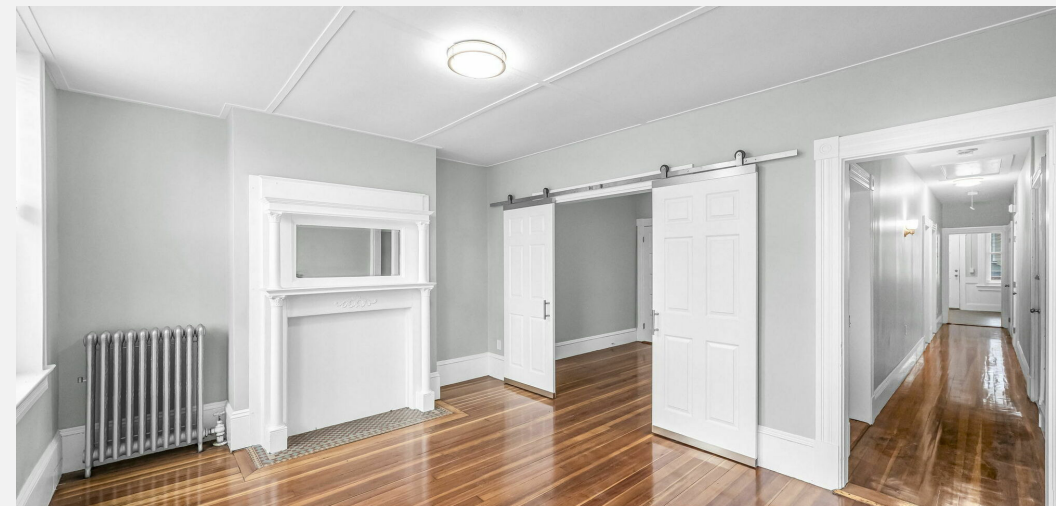
jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

PROMINENT FLORENCE INVESTMENT OPPORTUNITY

76-96 Maple Street Florence, MA 01062

Fully Renovated Apartments



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

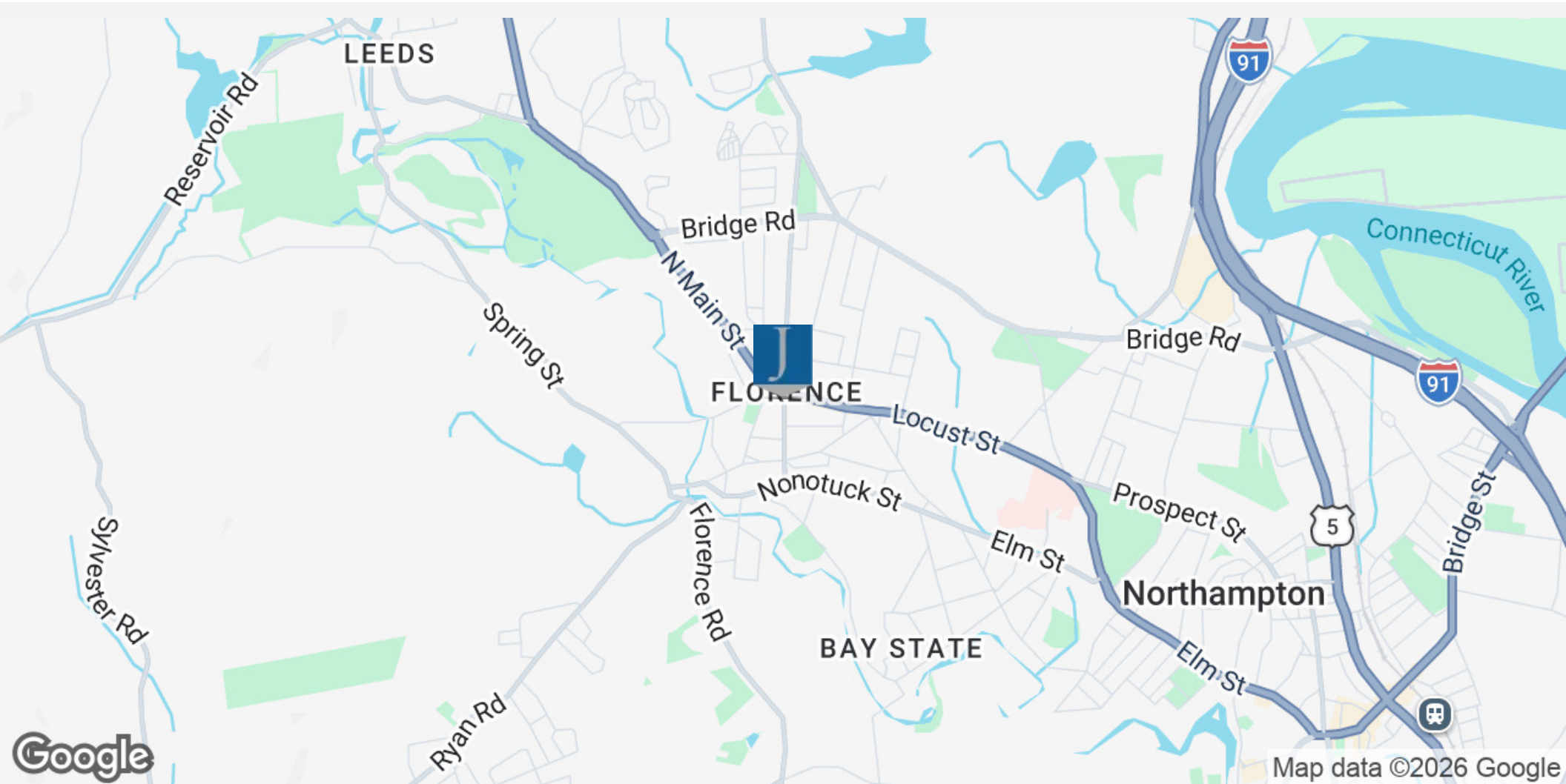
jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

PROMINENT FLORENCE INVESTMENT OPPORTUNITY

76-96 Maple Street Florence, MA 01062

Location Map



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

J



280 Bridge Street Springfield, MA 01103

jennings-re.com