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Bradley of Horvath & Tremblay completes \$5.74 million in sales

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24-48 Wilcox Street - Springfield, MA

Springfield, MA Horvath & Tremblay's Michael Bradley has completed the sale of four multifamily properties, 87 units, in Holyoke and Springfield for a total of \$5.74 million.

Bradley arranged the sale of a 16-unit apartment building in Springfield. Horvath & Tremblay exclusively represented the seller to complete the transaction at a sale price of \$1.375 million. The multifamily apartment building is located at 24-48 Wilcox St. The four-story, brick building contains 16 residential units comprised of eight two-bedroom/one-bathroom units, six one-bedroom/one-bathroom units, and two studio units with 11,998 s/f of living area in 14,960 s/f of gross area on a 0.12-acre parcel. All 16 of the units have been updated and the property features newly rebuilt back porches (2021), a new heating system (2022) and a new Solar Panel System (100% owned by the landlord) that powers the hot water system.

462 Maple Street - Holyoke, MA

Bradley also facilitated the sale of a 16-unit apartment building in Holyoke. Horvath & Tremblay exclusively represented the seller to complete the transaction at a sale price of \$1.062 million. The multifamily apartment building is located at 948 Dwight St. The four-story, brick building contains 16 one-bedroom/one-bathroom units with 10,608 s/f of living area in 13,260 s/f of total gross area on a 0.11-acre parcel. The property also features 10 on-site parking spaces, a newer dual-boiler heating system, newer hot water heater, an on-site security camera system, and a roof that is less than 10 years old.

Bradley also completed the sale of the Maple & School St. Portfolio, a two property 55-unit multifamily portfolio in Holyoke. Horvath & Tremblay exclusively represented the seller to complete the transaction at a sale price of \$3.3 million. The portfolio consists of two multifamily investment properties located at 462 Maple St. and 11-13 School St. The portfolio features 11 three-bedroom/one-bathroom units, 27 two-bedroom/one-bathroom units, eleven one-bedroom/one-bathroom units, and six studio units with 47,313 s/f of living area in 61,554 s/f of total gross area on a combined 0.618-acres. Both properties feature on-site parking and garage bays.

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