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Bradley of Horvath & Tremblay sells 24 units for \$2.325 million

March 21, 2025 - Front Section



50 Linden Street - Chicopee, MA

Holyoke, MA Michael Bradley of Horvath & Tremblay has facilitated the sale of two transactions totaling 24 units for a total of \$2.325 million.

Horvath & Tremblay exclusively represented the seller of a multi-family property in Holyoke at a sale price of \$1.15 million. This property is located at 11-13 School St. in Holyoke. The four-story, 12-unit multi-family brick building contains two-bedroom/one-bathroom units with 8,208 s/f of gross living area in 11,988 s/f of gross area, on a .298-acre parcel. The property has 12 on-site surface parking

spaces, and also features an on-site garage with six individual bays that generates additional income for the property. The current rents are below market rates and offer the opportunity to increase rents to market rates via programmatic updates to the unrenovated units. 11-13 School St. is located on the perimeter of downtown, offering access to an array of amenities, including shopping, dining, entertainment, and services.

11-13 School Street - Holyoke, MA

Bradley also arranged the sale of a twelve unit multi-family property in Chicopee. Horvath & Tremblay exclusively represented the seller to complete the transaction at a sale price of \$1.175 million. The multi-family property is located at 50 Linden St. The three-story, multi-family brick building contains twelve, one-bedroom/one-bathroom units with 5,496 s/f of gross living area in 11,685 s/f of gross area, on a .42-acre parcel. The property is separately metered for electricity and heat, which the tenants pay directly and features 13 on-site parking spaces. The current rents are below market rates and offer the opportunity to increase rents to market rates via programmatic updates to the unrenovated units. 50 West St. benefits from highway access and is close to I-90, I-291 and I-391 as well as US Rtes. 5 and 20. 50 Linden St. is positioned along a residential street and is 1.5-miles from Springfield Plaza.

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