



Office Condo

55 Federal Street

Greenfield, Massachusetts 01301

Property Highlights

- 2,815 Square Foot Office Condominium
- The Unit Consists of 10 Private Offices, Reception and Waiting Area and 2 Large Open Work Areas
- Ample On-Site Parking for 70+ Vehicles
- On Public Transportation Route and Easy Highway Access

Property Overview

For Sale or Lease: 2,815 Square Foot office condo in the historic Hayburne building located in downtown Greenfield. Excellent opportunity for owner occupied or investment opportunity. This impressive building was constructed in the 1900s and renovated in the 1980s with historic charm. Located on Route 5 and approximately 1.3 miles to I-91 with ample parking on site.

Offering Summary

Sale Price:	\$230,000
Lease Rate:	\$24.00 SF/yr (Full Service)
Building Size:	31,188 SF
Available SF:	2,815 SF
Lot Size:	1.45 Acres

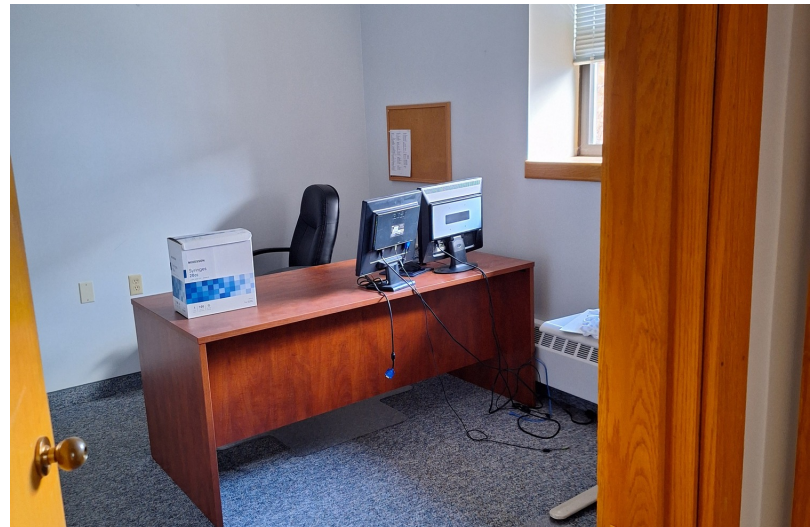
For More Information

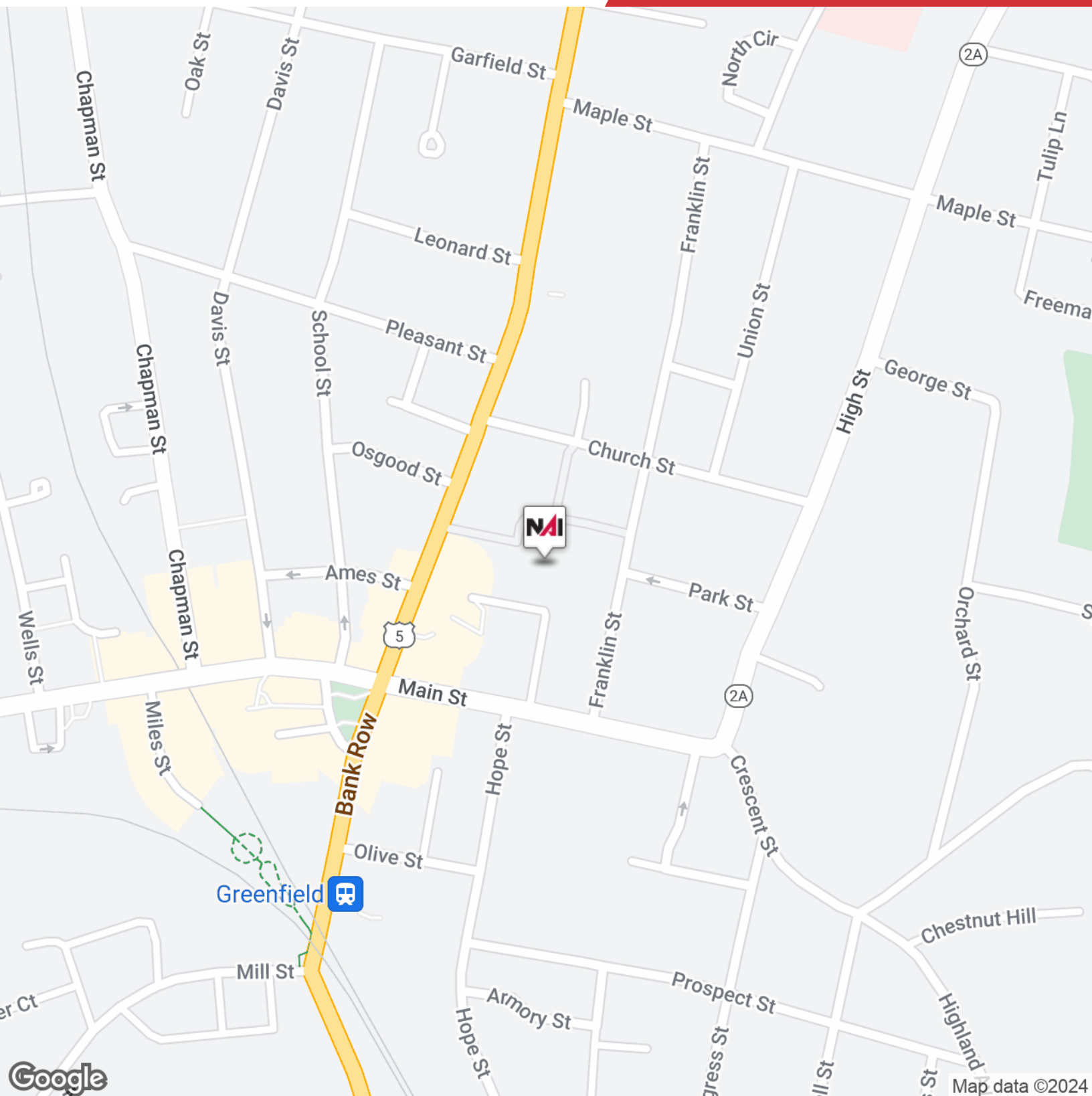
Dave Moore

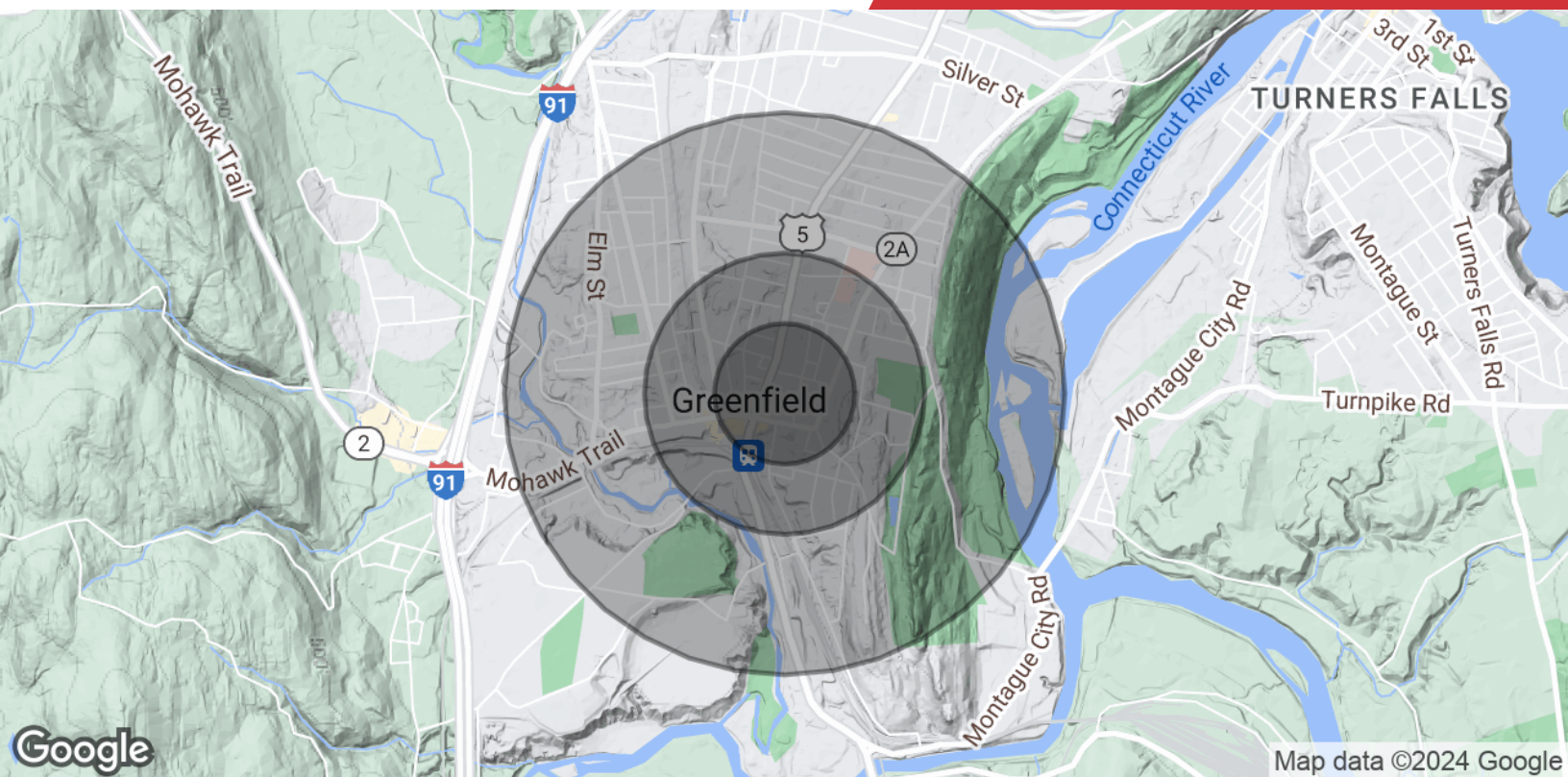
O: 413 433 0868
dave@splotkin.com

David Wolos

O: 413 200 6019
dwolos@splotkin.com







Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	944	3,023	8,482
Average Age	42.0	43.9	44.6
Average Age (Male)	40.8	42.2	42.7
Average Age (Female)	42.5	44.8	45.2

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	634	1,767	4,424
# of Persons per HH	1.5	1.7	1.9
Average HH Income	\$36,046	\$49,878	\$54,724
Average House Value	\$271,546	\$222,992	\$197,055

2020 American Community Survey (ACS)