

Chester J. Ardolino
Berkshire Hathaway HomeServices Realty Professionals
413-221-0310



MLS # 73398303 - New
Commercial/Industrial - Industrial

512 Saint James Ave
Springfield, MA 01109-3843
Hampden County

List Price: **\$1,400,000**

Directions: **Highly traveled St. James Ave near corner of Tapley St & I291, 91, MA PIKE Highway with easy access**

AUTO REPAIR - USED CAR LICENSE - GAS STATION LICENSE Amazing opportunity to own a successful, long-established automotive business with real estate on a high-visibility corner location on one of Springfield's most traveled roads. This fully operational business has been a trusted staple in the community for decades. The property offers excellent access to I-291, I-91, and the Mass Pike, making it ideal for customers and deliveries. The building is in excellent condition and features overhead doors, multiple vehicle lifts, and a variety of mechanical equipment that will transfer with the sale. Secure, fenced-in parking lot. Business also includes a valuable used car license and a gas station license, creating multiple income streams. Whether you're an owner-operator or investor, this turnkey setup provides a rare combination of real estate and business value in a prime location.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$91,500	Space Available For: For Sale
Office:	0	0	Bldg: \$178,200	Lease Type:
Retail:	0	0	Total: \$269,700	Lease Price Includes: Building, Business, Land
Warehouse:	1	3,000	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 1	Sublet: No
Total:	1	3,000	# Units:	21E on File: Yes
Disclosures: Successful, Open & Operating Business a Staple of the Community for Decades, Buyer to verify all info w/ City of Springfield, MA				

Drive in Doors: 2	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc: 400000
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 12,449 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.29	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 25	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Location: **Urban, Free Standing, Highway Access, Corner Lot**
 Parking Features: **Garage, Open, 21+ Spaces, Improved Driveway, Paved Driveway, On Site**
 Roof Material: **Membrane**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1935**
 Year Established Source: **Public Record**

Tax Information

Pin #: **S:11170 P:0059**
 Assessed: **\$269,700**
 Tax: **\$9,499** Tax Year: **2025**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **SB2I2**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Berkshire Hathaway HomeServices Realty Professionals**  **(413) 596-6711**
Listing Agent: **Chester Ardolino (413) 221-0310**
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Call List Agent, Accompanied Showings**
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings**
Showing: Facilitator: **Call List Agent, Accompanied Showings**
Special Showing Instructions: **Easy to Show with little notice. List agent will accompany**

Market Information

Listing Date: 6/30/2025	Listing Market Time: MLS# has been on for 1 day(s)
Days on Market: Property has been on the market for a total of 1 day(s)	Office Market Time: Office has listed this property for 1 day(s)
Expiration Date: 9/26/2025	Cash Paid for Upgrades:
Original Price: \$1,400,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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