

FOR SALE

237 King St., Northampton, MA



Former Gas Station and Convenience Store Reestablishment Opportunity \$1,500,000

- ±2,460 SF Convenience-Store Building
- ±0.637-Acre Commercial Parcel
- Former Speedway / Hess Location
- Built in 2001
- Potential to Reestablish Gas Station and Convenience-Store Operations
- Underground Storage Tanks Reportedly Removed
- All 7-Eleven Property Restrictions Reportedly Lifted
- Extensive Existing Paved Area
- HB – Highway Business Zoning
- ±186 Feet of Frontage Along King Street
- ±17,600 Vehicles per Day
- Directly Across from Stop & Shop
- Adjacent to Walgreens and McDonald's
- ±1 Mile from Interstate 91

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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

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Property Description

237 King Street offers an excellent opportunity to reestablish a modern gas station and convenience-store operation at a former Speedway and Hess location along Northampton's established King Street retail corridor.

The property includes an existing $\pm 2,460$ SF convenience-store building constructed in 2001 and situated on ± 0.637 acre with approximately 186 feet of frontage along King Street/U.S. Route 5. The site benefits from excellent visibility, approximately 17,600 vehicles per day and convenient access to Interstate 91.

Located directly across from Stop & Shop and adjacent to Walgreens and McDonald's, the property is well positioned for gas station, convenience-store and other automotive-related uses. HB – Highway Business zoning accommodates a broad range of commercial uses, subject to applicable municipal and regulatory approvals.

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Environmental Information

Seller reports that the former underground storage tanks have been removed and that there are no known environmental issues associated with the property. Seller also reports that all restrictions previously imposed by 7-Eleven, including any Activity and Use Limitations, deed restrictions or other environmental restrictions, have been lifted.

Environmental information is based on representations made by the seller and has not been independently verified by the listing broker. Prospective purchasers should conduct their own environmental investigation and obtain all necessary environmental, zoning and regulatory approvals.

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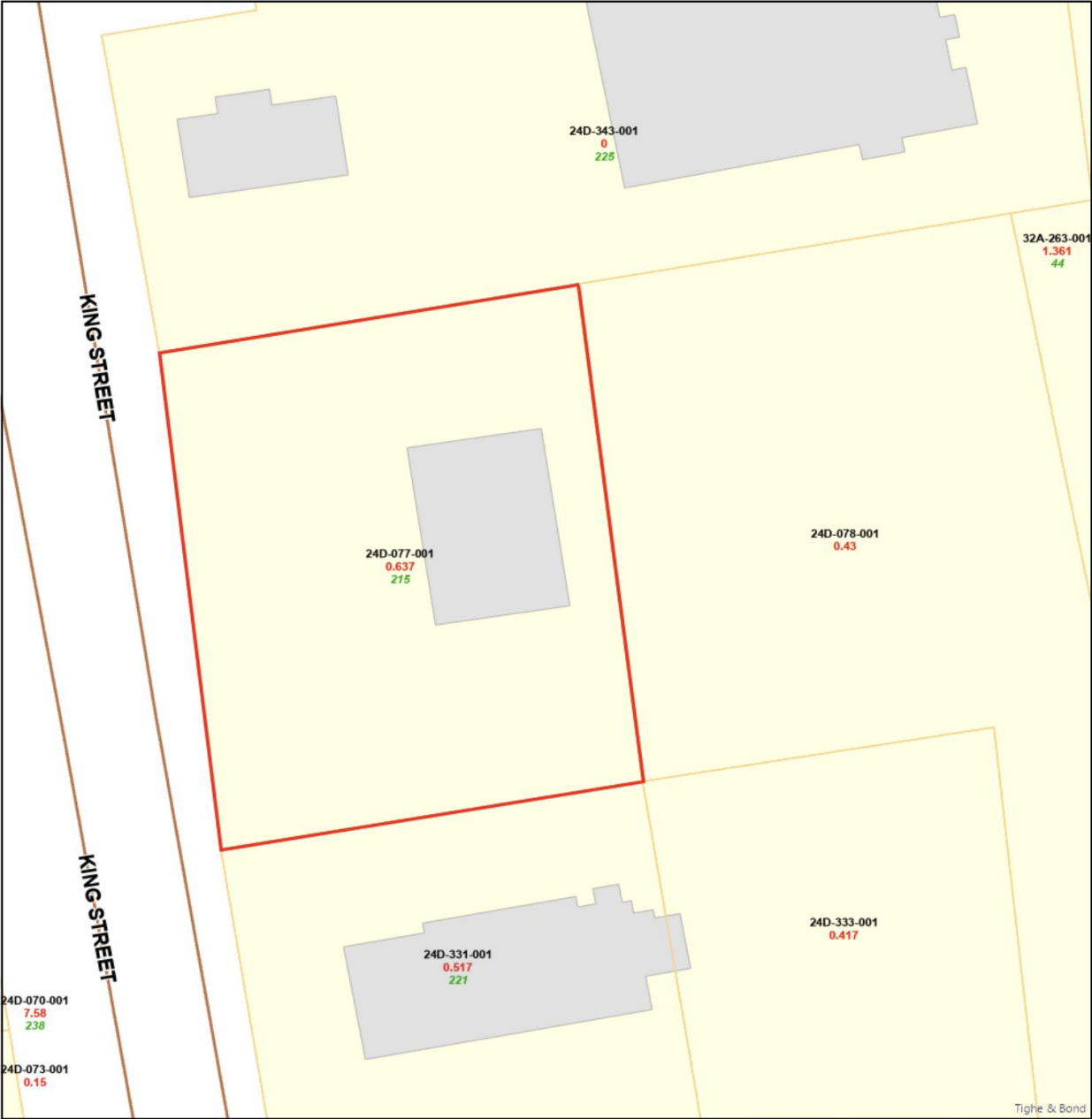
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215 KING ST

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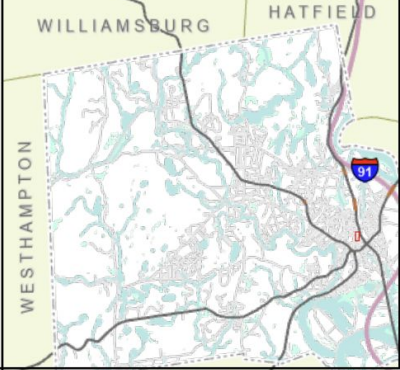
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Property Information

Parcel ID	24D-077-001
Address	215 KING ST
Sale Price	null

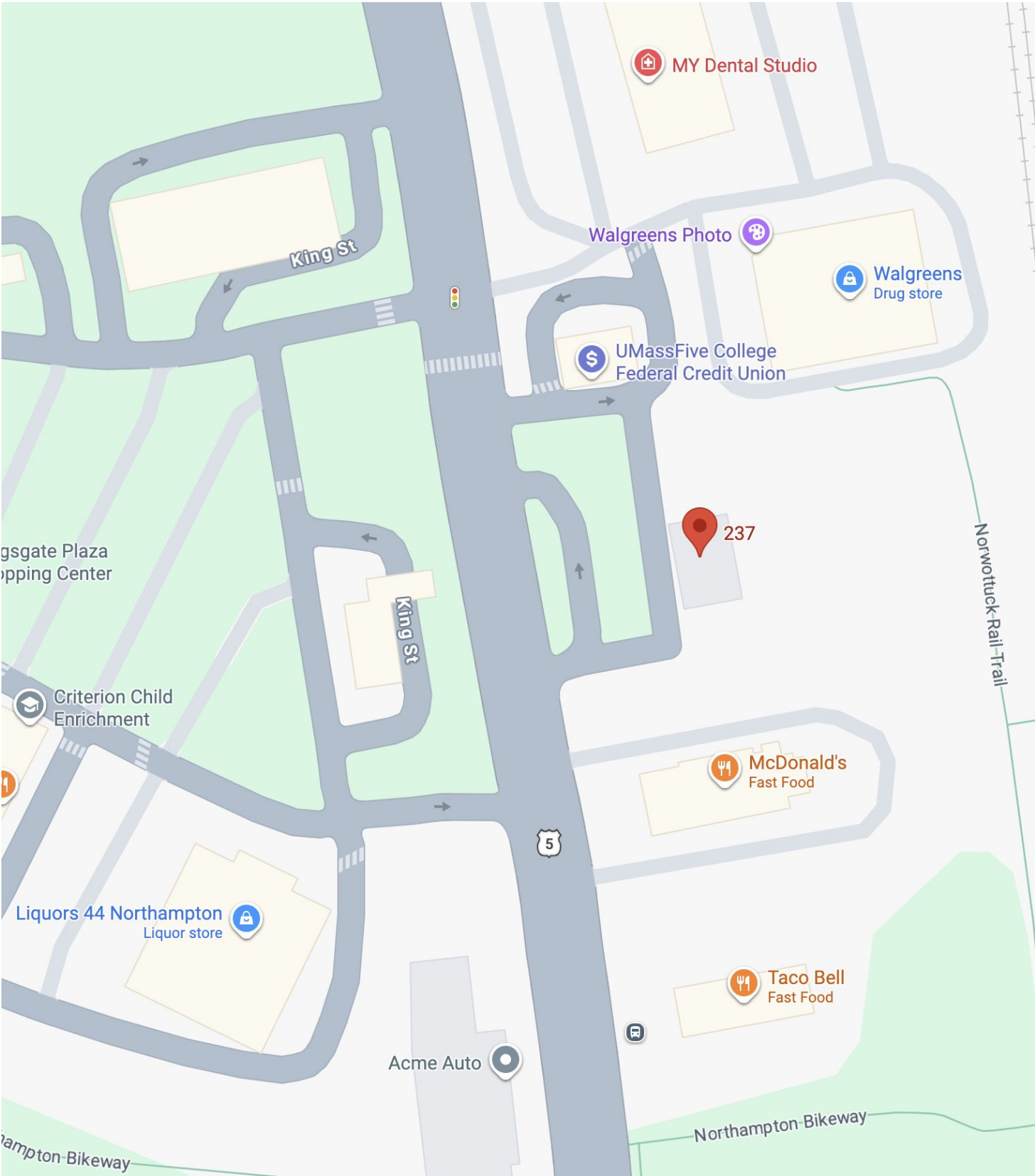


The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



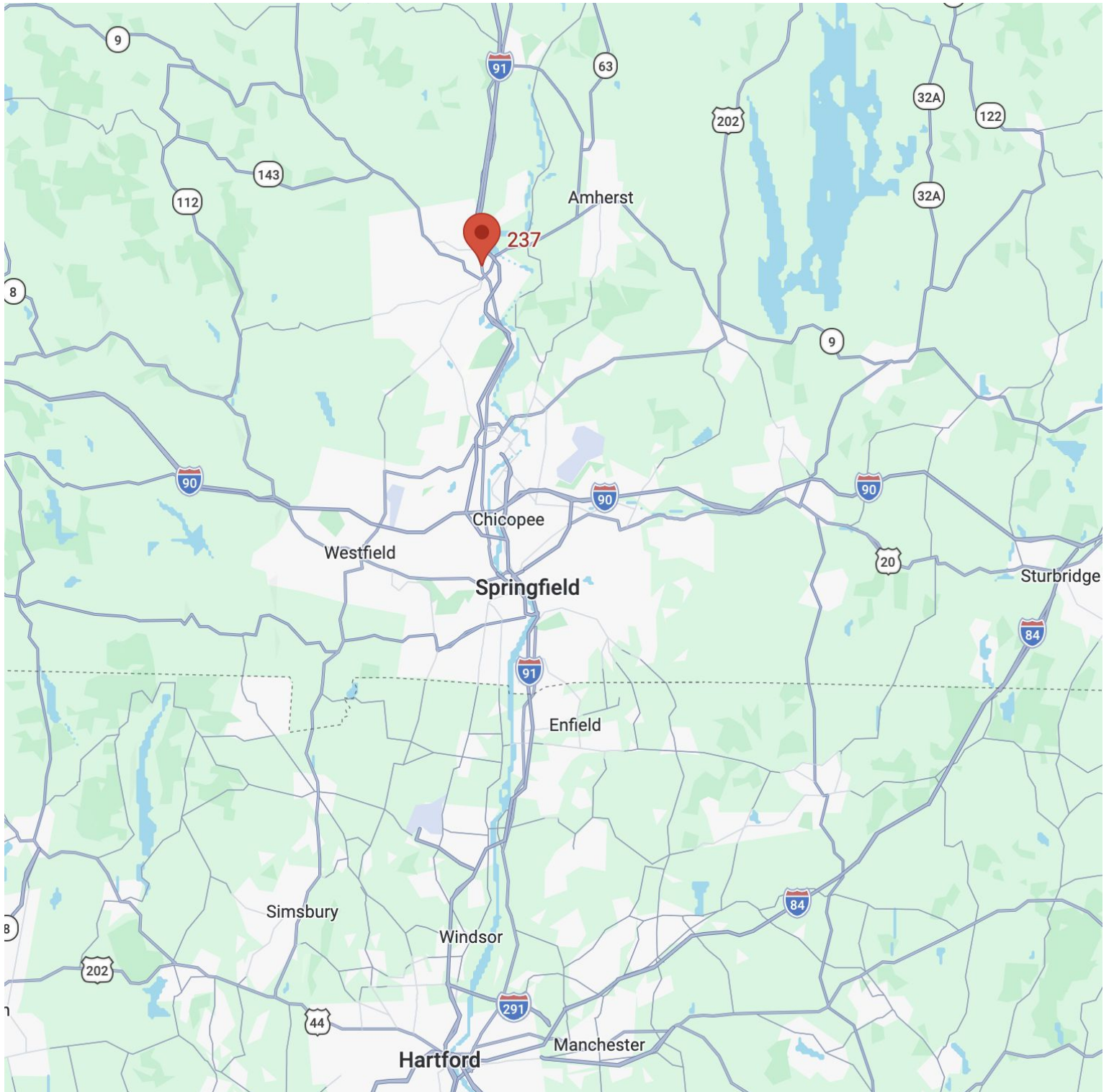
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