

For Sale

Service Station/ Gas Station Opportunity

3,400 SF, 3 Bay Garage | \$1,200,000



11 Lincoln Street

Holyoke, Massachusetts 01040

Property Highlights

- 3,480 SF Service Station
- 3 Bay Garage Currently Used for Inspections
- Large Office (400 SF) & 2 Bathrooms
- Drive Thru Development Opportunity, Used Car Lot, or Gas Station Opportunity
- Located on Route 5 Across from Stop & Shop Plaza & Liquors 44

Property Description

For Sale: 3,480 SF Service Station with large office, 2 bathrooms, and 3 bay garage currently used for inspections. This outstanding location offers opportunity for a drive thru development opportunity, used car lot or gas station opportunity. It is located across from Holyoke Heights/ Stop & Shop Plaza and Liquors 44. Property is being sold "as is".

OFFERING SUMMARY

Sale Price	\$1,200,000
Lot Size	0.57 Acres
Building Size	3,480 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	1,425	\$41,106
0.5 Miles	3,522	\$48,524
1 Mile	9,751	\$58,790



For more information

Dave Moore

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PHOTOS

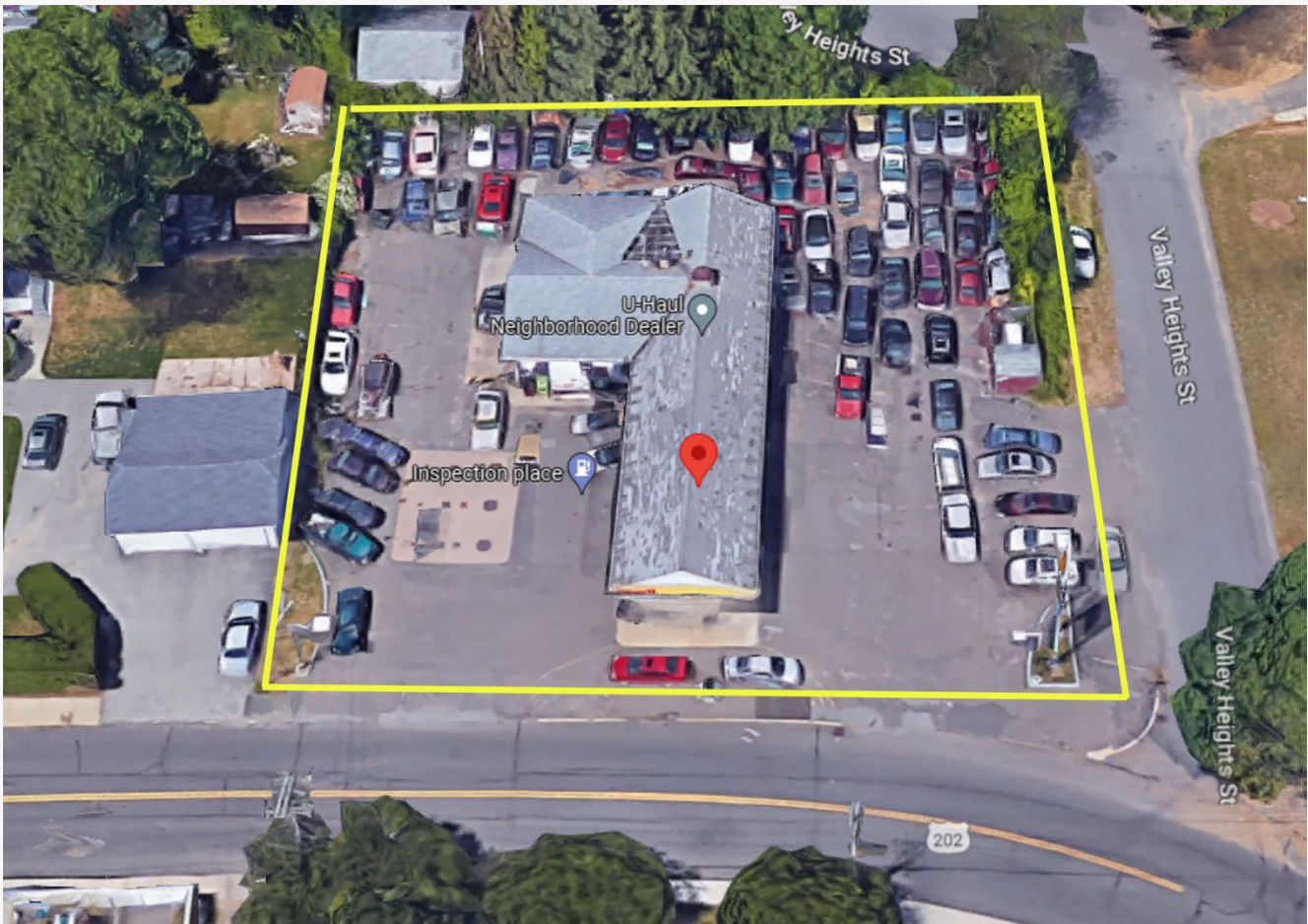


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AERIAL

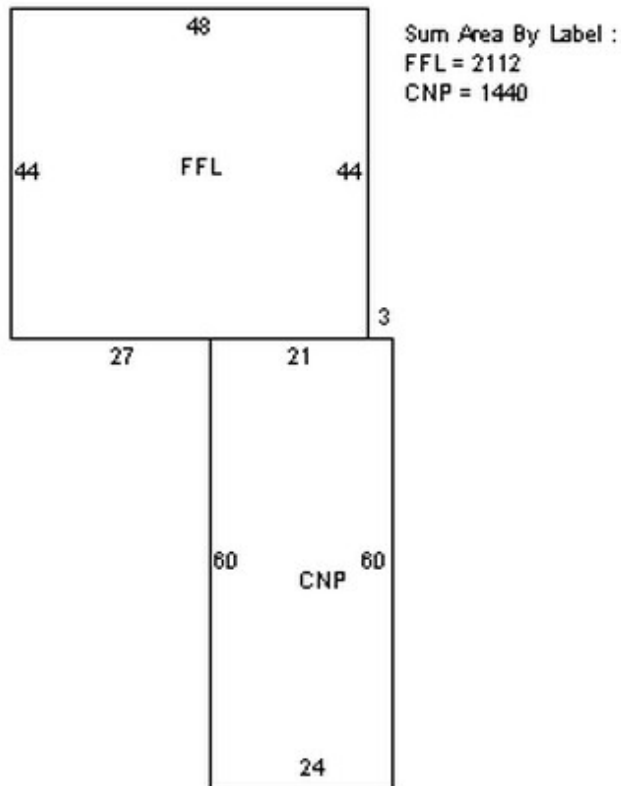


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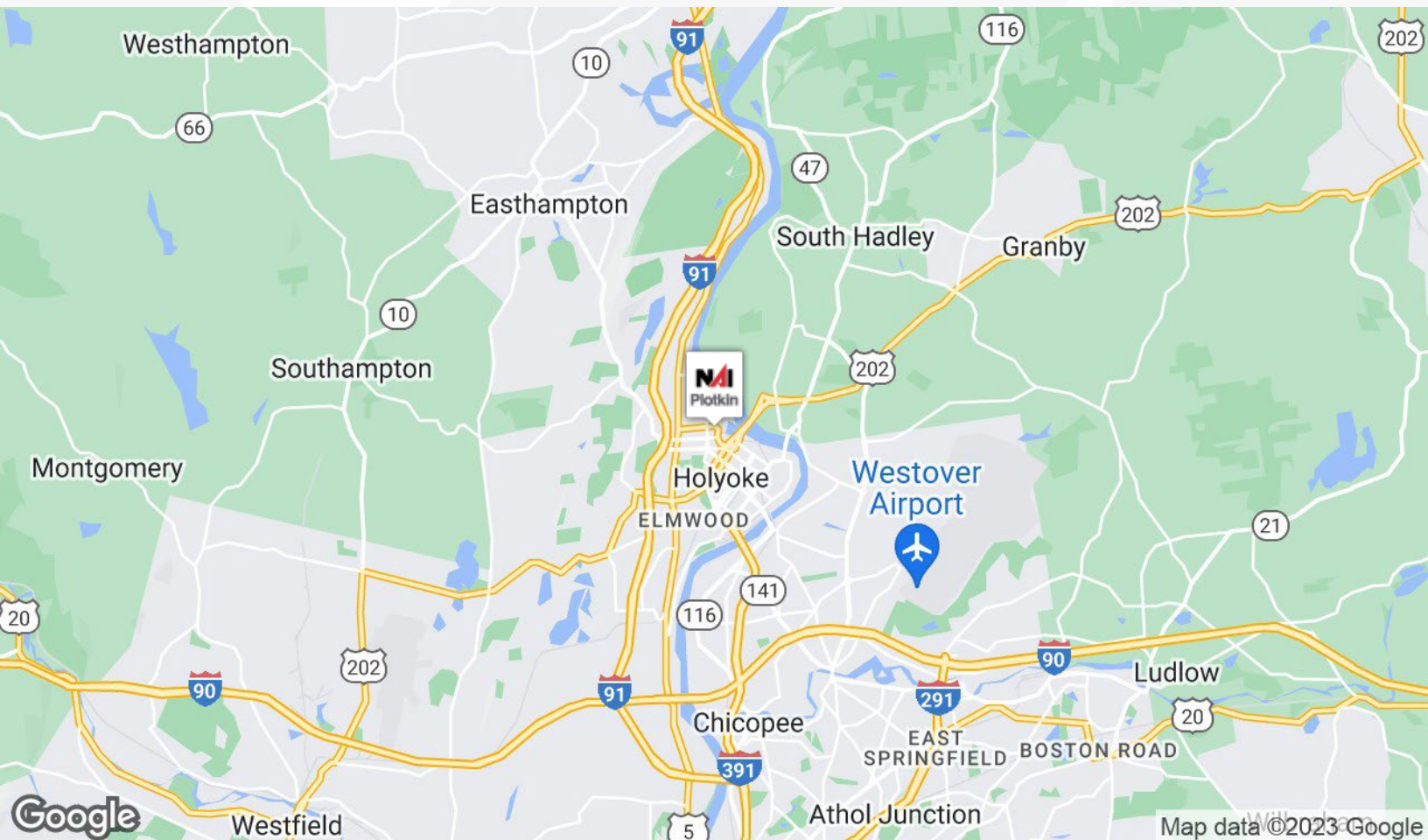
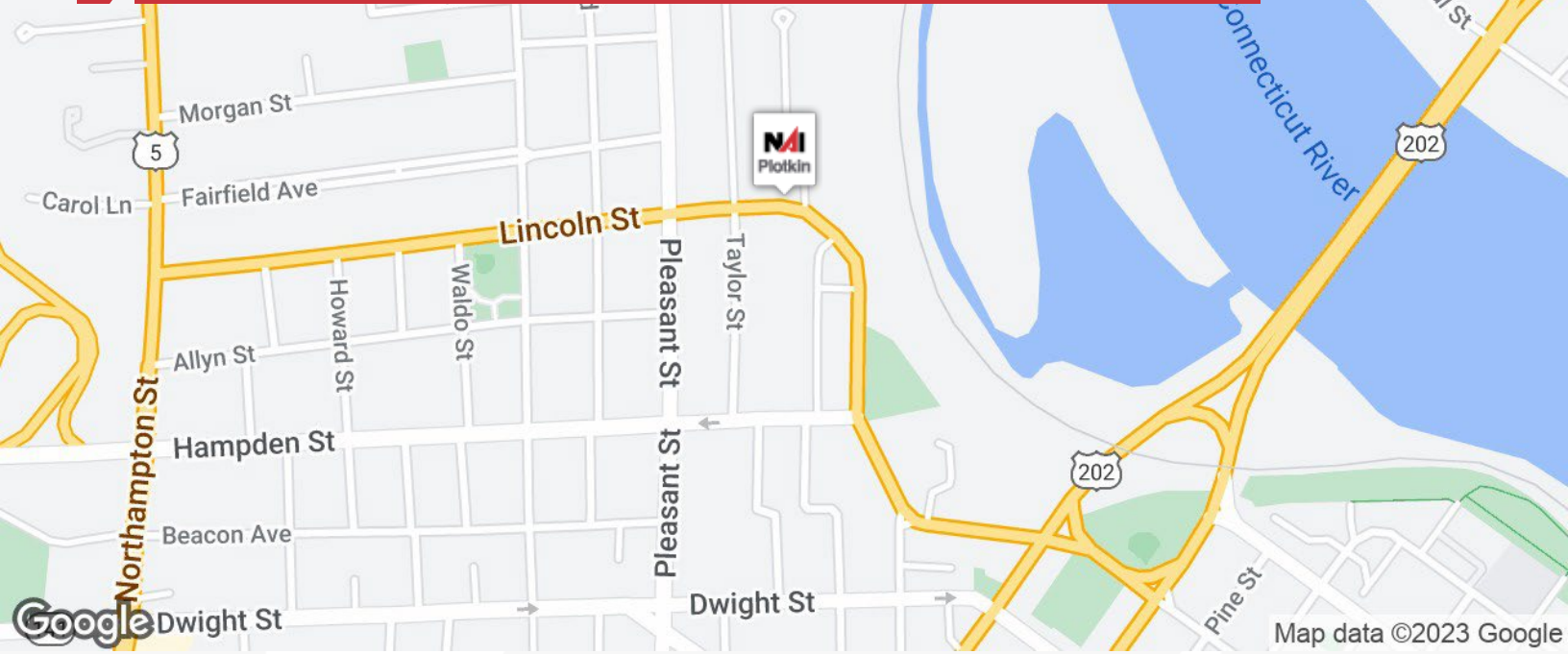
BULDING SKETCH



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Disclaimer: This Offering Memorandum has been prepared designed to assist a potential buyer in determining whether to proceed with an in-depth investigation of the subject property. NAI Plotkin make no representations concerning the condition of the subject properties and advises prospective buyers to obtain professional assistance in this regard. Any projections contained herein represent best estimates based on assumptions that are considered reasonable. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes in the information, and is subject to modification or withdrawal without notice. The contents herein are confidential and are not to be reproduced or distributed to another party without the proper written consent of NAI Plotkin and the owner.



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