REGION

Commercial Real Estate

5 FULTON AVENUE
NORTHAMPTON, MA 01060

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to offer 5 Fulton Avenue, Northampton, Massachusetts, a brand-new, strategically positioned EV charging destination and commercial investment opportunity immediately off Interstate 91.

The approximately 4,146-square-foot commercial building sits on 0.49 acres and features five Level 2 EV charging stations, a solar canopy, and flexible retail and office space, creating a unique opportunity designed to capture and service EV charging traffic traveling along I-91 and throughout the greater Northampton area.

Located at one of Northampton’s most active intersections, the property benefits from excellent highway accessibility, strong daily traffic counts, and frontage on two public streets. Its location provides convenient access for both local customers and passing motorists, while nearby hotels, entertainment venues, retail destinations, and downtown Northampton are just minutes away.

The building is configured with three commercial spaces, including two approximately 1,443-square-foot units and a 662-square-foot middle space. The two larger units feature restaurant infrastructure already in place, providing a significant advantage for food service operators.

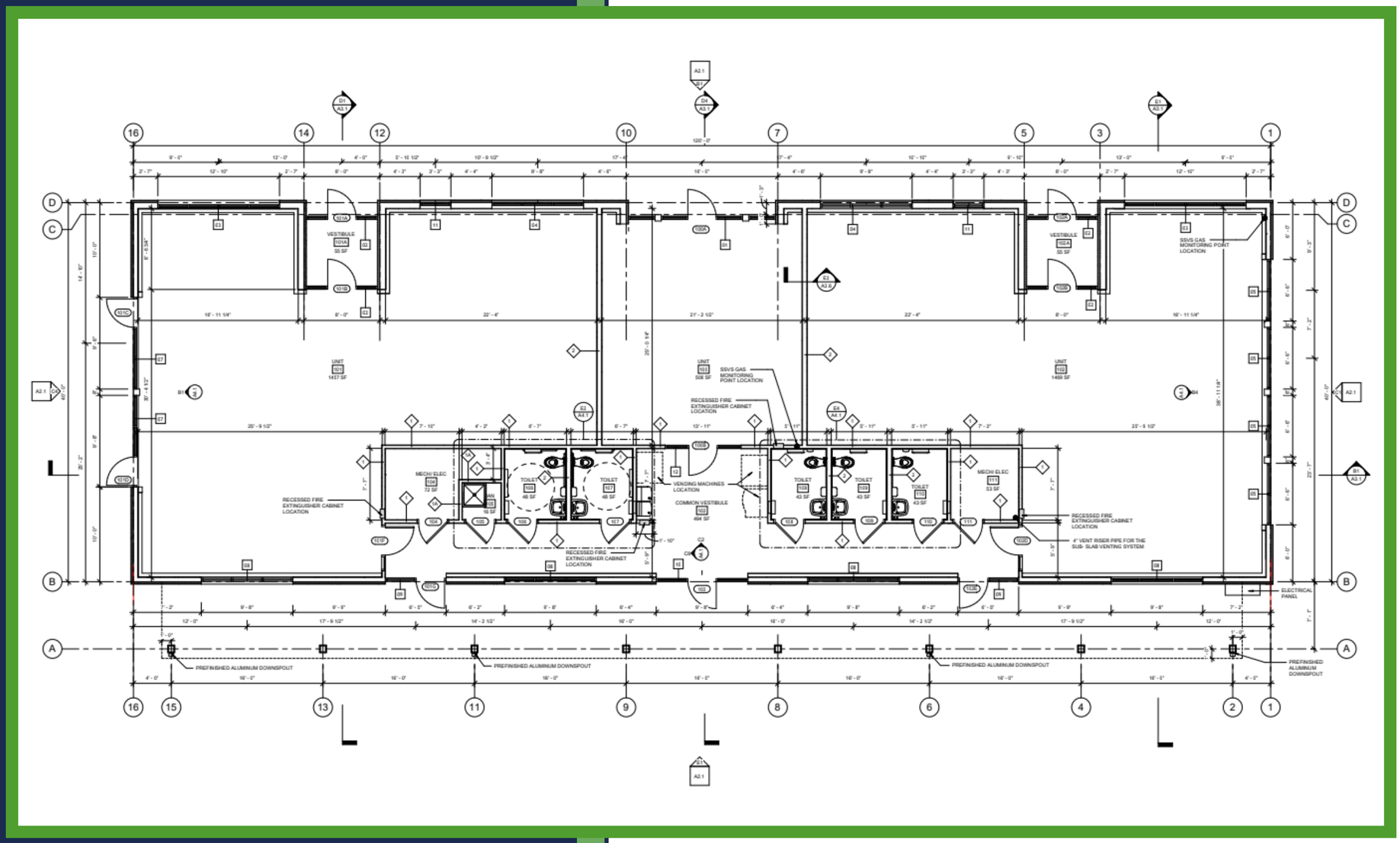
With its strategic location, completed improvements, and strong visibility, 5 Fulton Avenue presents a compelling opportunity for investors, owner-users, or operators seeking a presence in one of Western Massachusetts' most desirable commercial markets.

BUILDING & SITE DETAILS

Square Footage	4,146 SF
Taxes	Estimated $8,681.82
Stories	1
Foundation	Slab-on-grade concrete
Roof Age	New - 2025
Year Built	New - 2025
Land Area	0.49 Acres
Flooring	Concrete
On-site Parking	9 Parking Spaces
EV Charging Stations	10 Charging Stallls

Frontage	423'
Bathrooms	6
Sprinkler	Yes
Basement	None
Water & Sewer	Municipal
Electric	National Grid & On-Site solar
Heat & AC	Air Source Heat Pump
Zoning	CBG

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FLOOR PLAN

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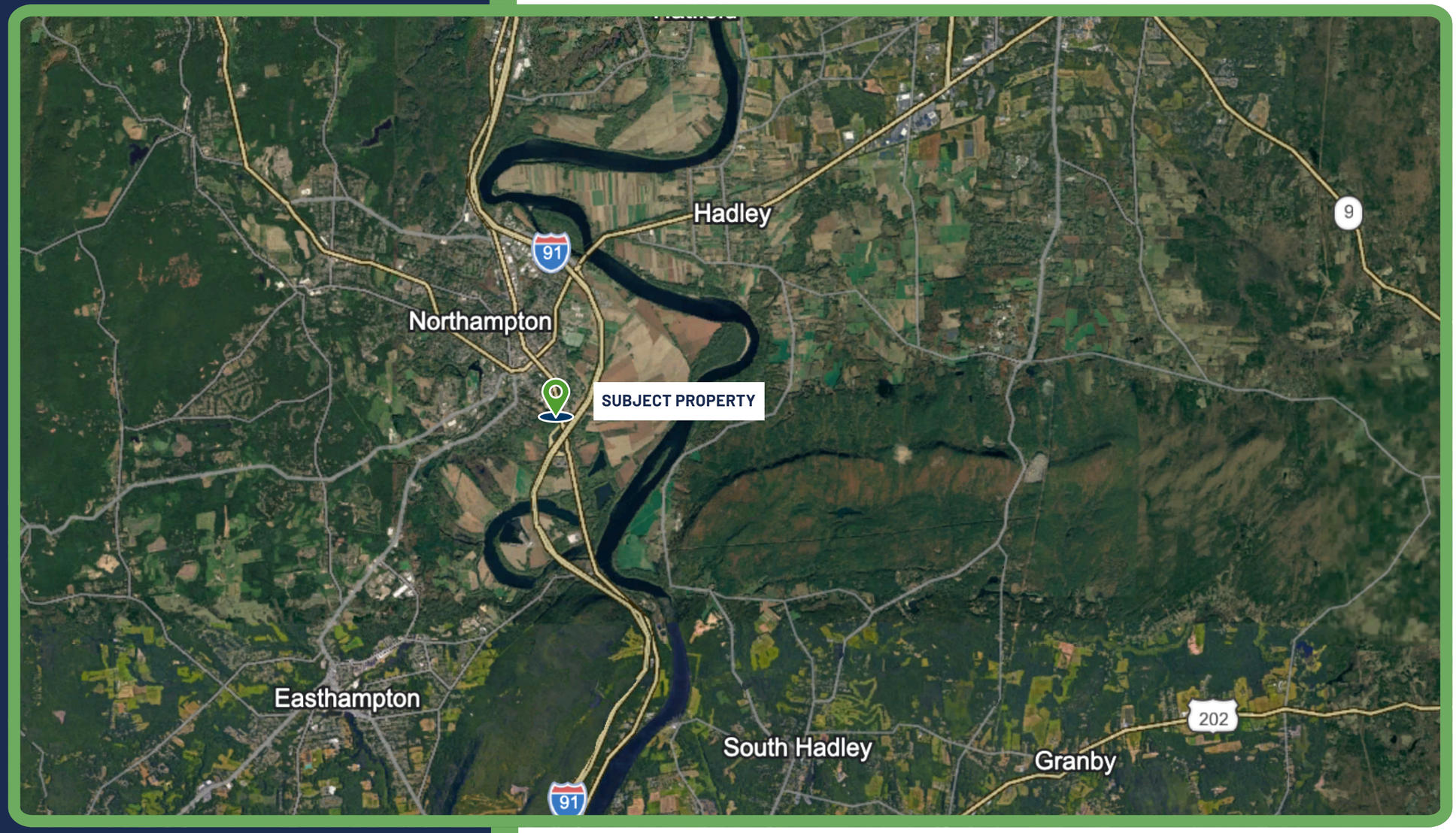
SITE MAP

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AREA MAP



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REGIONAL MAP

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CONTACT US

Mitch Bolotin
P: 413-415-1200
C: 413-537-2020
E: mitch@regionco.com
LIC (MA): 134459
REGION CO LLC

Ben Bolotin
P: 413-415-1200
C: 413-530-3215
E: ben@regionco.com
LIC (MA): 9582125
REGION CO LLC

