



MLS # 73232942 - Active
Commercial/Industrial - Commercial

6 Trumbull Rd
Northampton, MA 01060-3014
Hampshire County

List Price: **\$850,000**

Directions: **Just off King St.**

Remarks

Exceptional office building investment opportunity in the heart of downtown Northampton! This incredible location offers convenience and accessibility. Featuring 20 individual offices, 3 spacious waiting rooms, and a versatile conference room with kitchenette, this space is well-suited for a variety of business needs. Bordered by King & State St, the estimated traffic volume is in excess of 16,000 vehicles daily. With its private parking lot and 8 spaces, this property ensures convenience and accessibility for both clients and employees. Previously leased as individual offices, this property presents an ideal opportunity for larger-scale users as well. Newer gas furnace and numerous recent updates throughout. Don't miss your chance to purchase this investment property in one of the Pioneer Valleys most coveted locations!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For:
Residential:	0	0	Land: \$218,900	For Sale
Office:	20	5,311	Bldg: \$535,000	Lease Type:
Retail:	0	0	Total: \$753,900	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 3	Sublet: No
				21E on File: No

Total: # Units:

Disclosures: **90 King St has easement across property. Evidence of past seepage in basement.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 4	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: No Assoc Fee:

Lot Size: 7,396 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.17	Depth:	Lien & Encumb:
Survey: Yes	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 8	Easements: Yes
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Frame**
Location: **Downtown**
Parking Features: **1-10 Spaces, Attached, Paved Driveway**
Roof Material: **Asphalt/Fiberglass Shingles**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1930**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:031B B:0190 L:0001**
Assessed: **\$753,900**
Tax: **\$11,942** Tax Year: **2023**
Book: **13076** Page: **234**
Cert: **000000018785**
Zoning Code: **NB**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **1**
Facilitator: **0**
Compensation Based On: **Net Sale Price**