

SERVICE STATION PROPERTY FOR SALE

# 1698 MAIN STREET

CHATHAM, MA 02633

Henry McIntyre

978.764.2656 | [henry.mcintyre@gibsonsir.com](mailto:henry.mcintyre@gibsonsir.com)

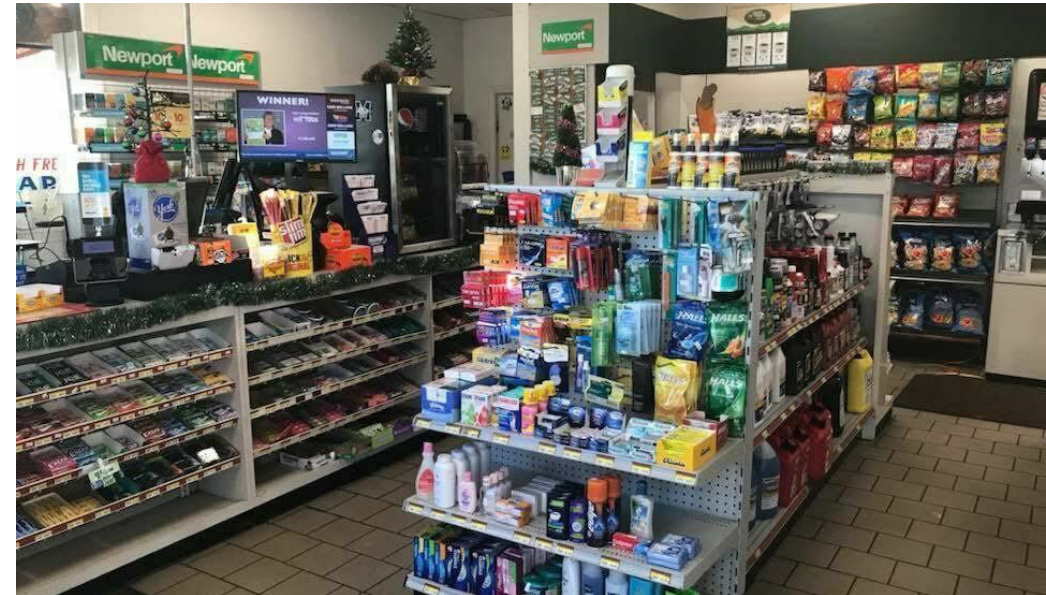
**GIBSON**  
*Commercial*

548 Tremont Street, Boston, MA 02118 | 617.908.6775 | [gibsoncre.com](http://gibsoncre.com)

# Property Summary

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**GIBSON**  
Commercial



## Property Description

1698 Main Street, Chatham, Massachusetts - Mesurvey's Shell Offered for the first time in generations, Mesurvey's Shell represents a rare legacy opportunity in the heart of West Chatham--where tradition, visibility, and enduring value converge. Positioned along one of Cape Cod's most traveled corridors, this iconic, family-owned property has long served as a trusted destination for both year-round residents and seasonal visitors alike. The offering encompasses a fully operational fuel station, convenience store, and car wash--an established, multi-faceted asset with a strong foundation and consistent performance. Its prominence along Main Street ensures exceptional exposure, while its deep-rooted presence within the community underscores a level of goodwill and recognition that cannot be replicated. Beyond its existing success, the property presents a compelling vision for the future. With the potential to thoughtfully modernize and incorporate next-generation elements such as EV charging alongside traditional fuel service, the site is uniquely positioned to evolve with shifting consumer demand while preserving its legacy identity.

## Offering Summary

Sale Price:	\$3,500,000
Lot Size:	0.8 Acres
Building Size:	2,760 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	36	140	529
Total Population	79	298	1,138
Average HH Income	\$171,862	\$168,734	\$169,613

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## Location Description

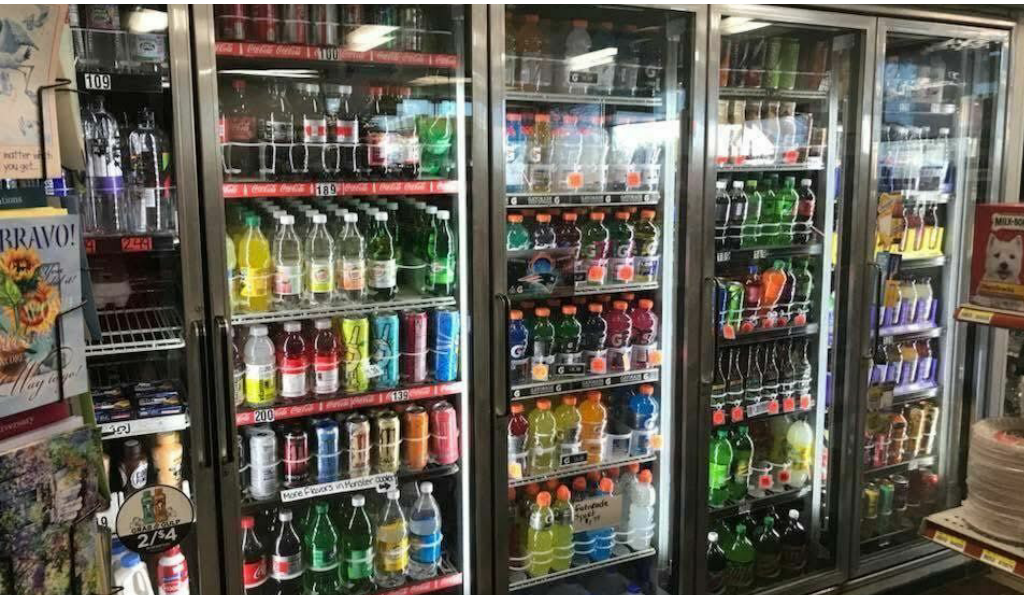
Take Exit 85 off Route 6 toward Chatham / Orleans (Route 137 South). Continue on Route 137 South for approximately 4-5 miles. At the rotary, take the exit onto Main Street (Route 28).

## Site Description

Gas Station, Carwash, and Convenience store across two buildings on a 0.8 Acre Lot.

## Utilities Description

Electricity, Gas, High Speed Internet, Telephone. Heating Forced air. Cooling central air. Fuel Type Natural Gas.



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# Regional Map

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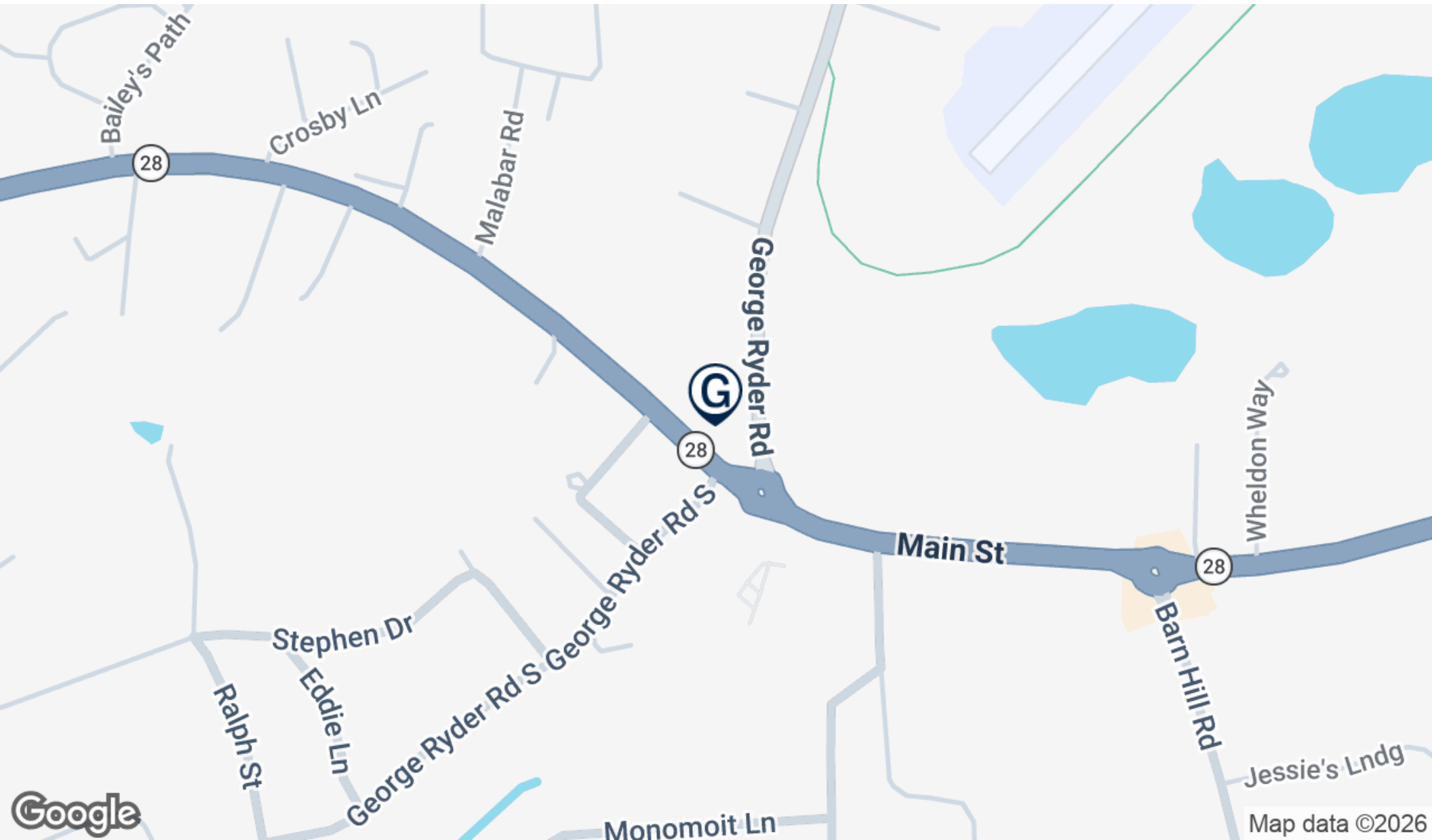
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# Location Map

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# Aerial Map

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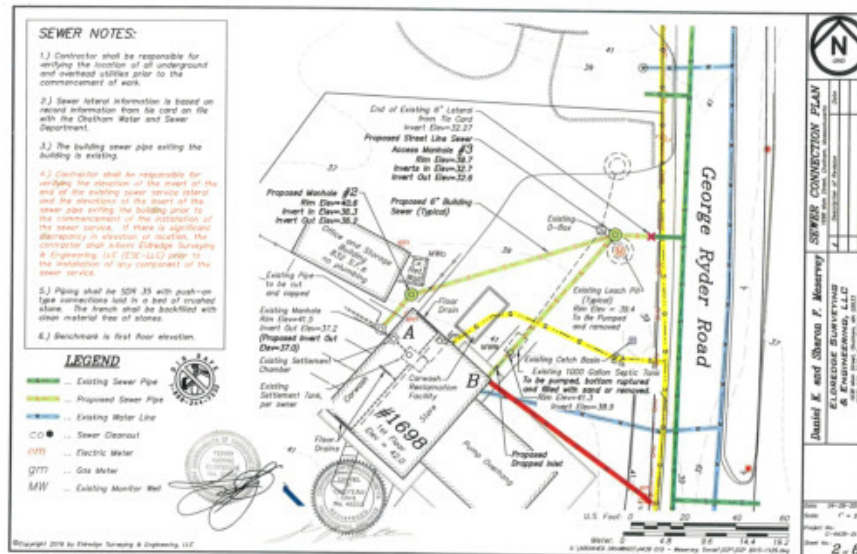
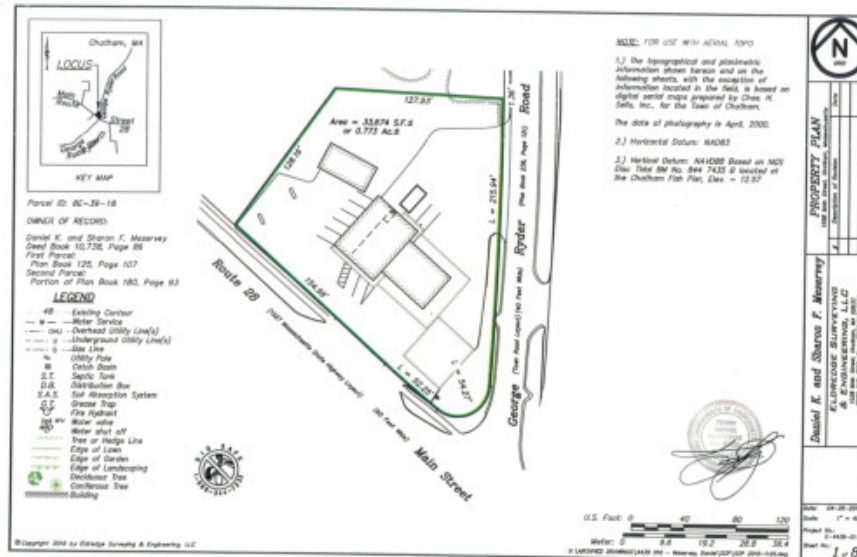
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# Site Plans

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# Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	79	298	1,138
Average Age	62.7	62.6	61.8
Average Age (Male)	56.7	56.9	57.1
Average Age (Female)	65.3	65.2	63.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	36	140	529
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$171,862	\$168,734	\$169,613
Average House Value	\$972,425	\$959,871	\$965,852

2023 American Community Survey (ACS)

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