

Chester J. Ardolino
Berkshire Hathaway HomeServices Realty Professionals
413-221-0310



**MLS # 73450892 - New
 Commercial/Industrial - Commercial**

**625 College Hwy
 Southwick, MA 01077-9817
 Hampden County**

List Price: \$1,200,000

Directions: On emerging College Highway in Southwick with a traffic count of 15k daily home to National Chains

Thriving Restaurant, Bar & Banquet Room with Real Estate on Busy College Highway in Southwick, MA! Outstanding exposure & visibility with approx. 15,000 cars daily, this pristine, turn-key restaurant, bar, and banquet facility is ready for its next successful chapter. After decades of ownership, the current operators are passing the baton on this fully operational, free-standing brick building set on 1.25 acres with ample parking and prime exposure alongside national chains. Inside you'll find a beautifully maintained dining area, full bar, commercial kitchen, and spacious banquet room—hosting over 150 events last year! This is a rare chance for restaurateurs or groups seeking a proven, high-volume location. When we say turn-key and ready to serve, we mean it—this place is amazing!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$139,200	Space Available For: For Sale
Office:	1	7,258	Bldg: \$644,800	Lease Type:
Retail:	1	7,258	Total: \$784,000	Lease Price Includes:
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	1	7,258		Sublet: No
			# Buildings: 1	21E on File: Yes
Total:	1	7,258	# Stories: 1	
			# Units:	

Disclosures: Fully Operational, Thriving Business with Real Estate, Restaurant owners ready to pass the baton after years of success.

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

Lot Size: 53,579 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1.23	Depth:	Lien & Encumb: No
Survey: Yes	Subdivide: Yes	Undrgrnd Tank: No
Plat Plan: Yes	Parking Spaces: 65	Easements: No
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Brick, Frame**
 Location: **Suburban, Free Standing, Highway Access**
 Parking Features: **21+ Spaces, Paved Driveway**
 Roof Material: **Shingle**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **2006**
 Year Established Source: **Public Record**

Tax Information

Pin #: **M:065 B:000 L:0141**
 Assessed: **\$784,000**
 Tax: **\$12,207** Tax Year: **2025**
 Book: **19414** Page: **500**
 Cert: **000000054299**
 Zoning Code: **BR**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Berkshire Hathaway HomeServices Realty Professionals**  **(413) 596-6711**

Listing Agent: **Chester Ardolino**  **(413) 221-0310**

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent, Accompanied Showings**

Showing: Buyer's Broker: **Call List Agent, Accompanied Showings**

Showing: Facilitator: **Call List Agent, Accompanied Showings**

Special Showing Instructions: **Easy to Show w Some Notice. Must be accompanied by list agent 413-221-0310. Fully Operational Biz**

Market Information

Listing Date: **11/4/2025**

Listing Market Time: MLS# has been on for **1** day(s)

Days on Market: Property has been on the market for a total of **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

Expiration Date: **2/27/2026**

Cash Paid for Upgrades:

Original Price: **\$1,200,000**

Seller Concessions at Closing:

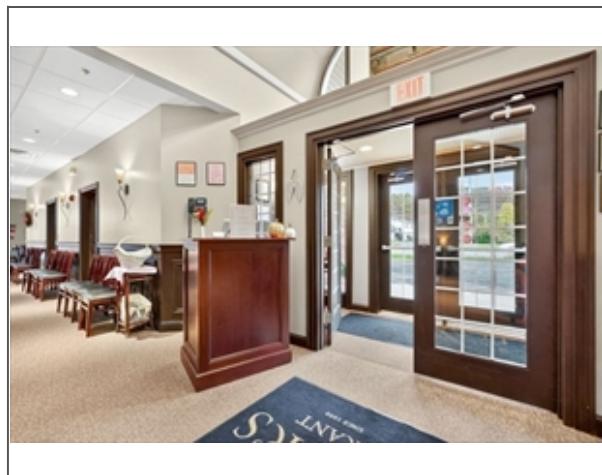
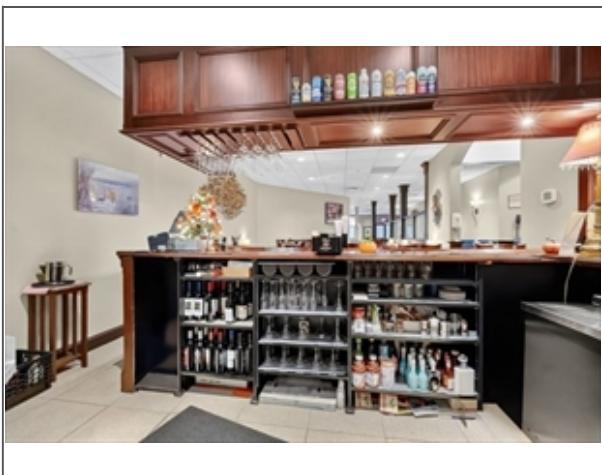
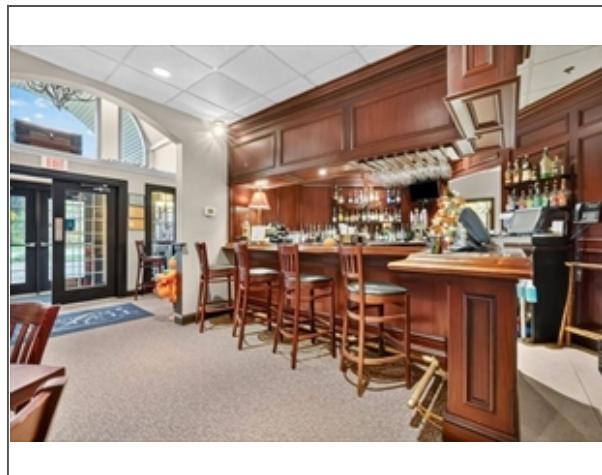
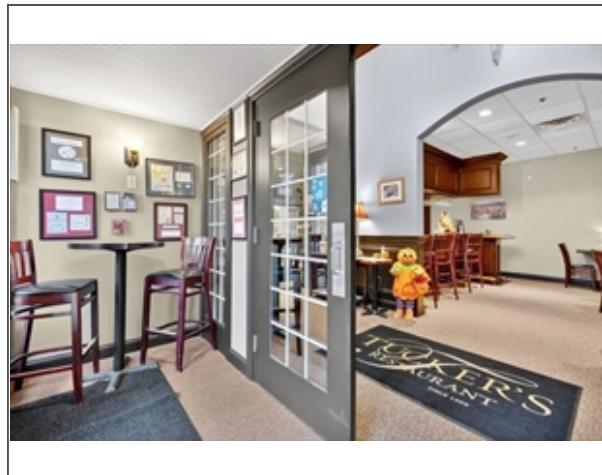
Off Market Date:

Sale Date:

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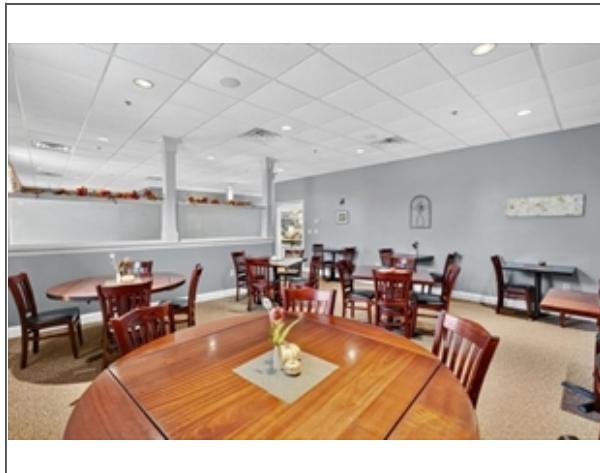
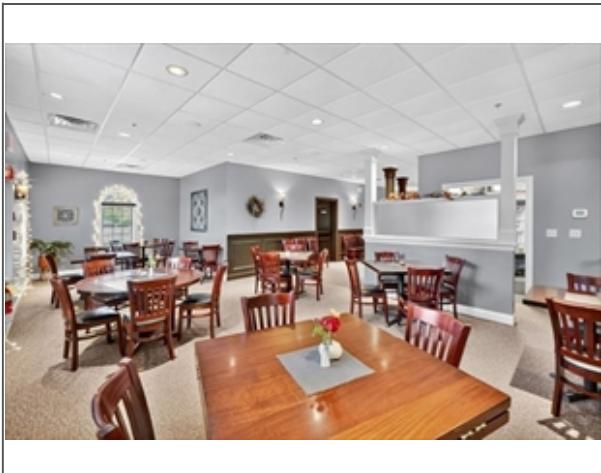
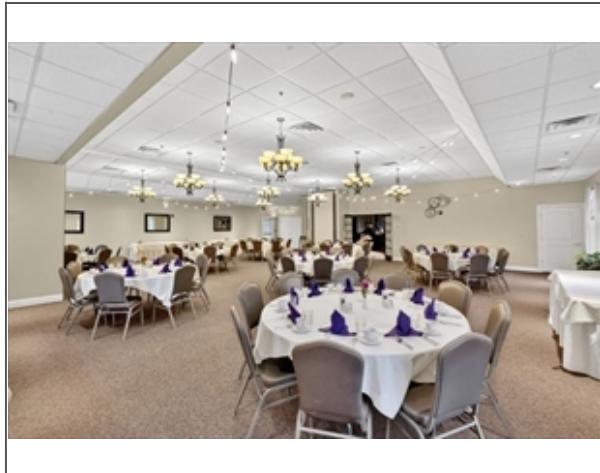
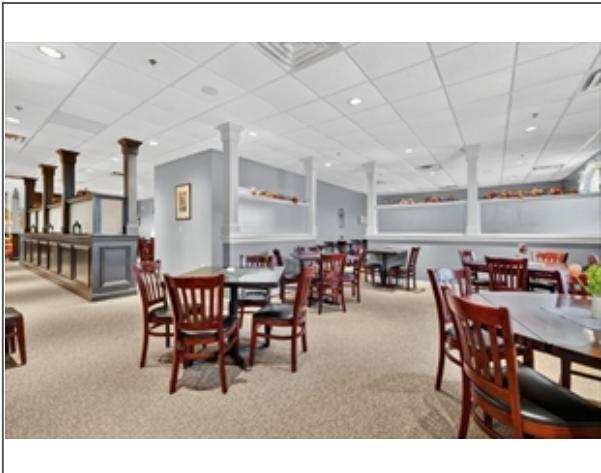
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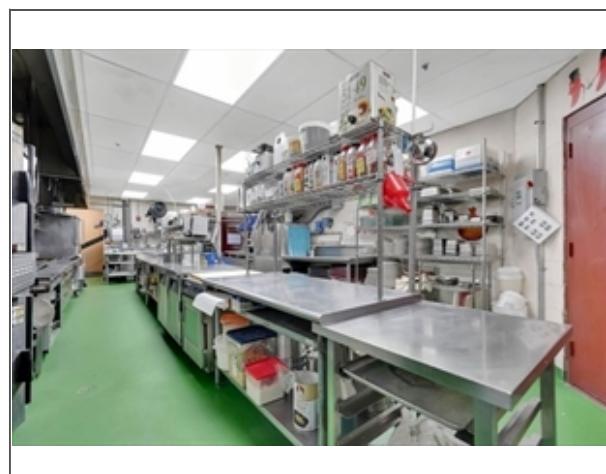
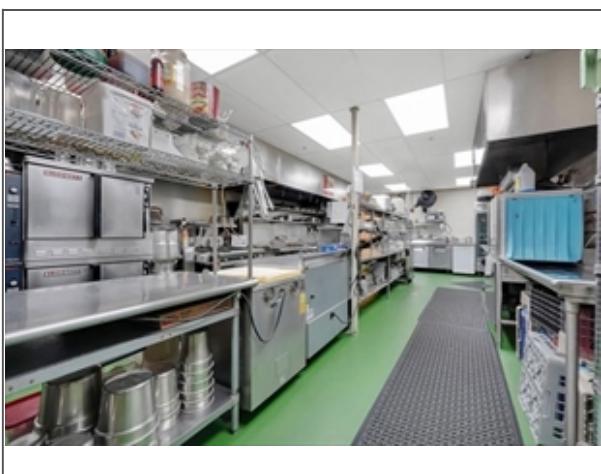
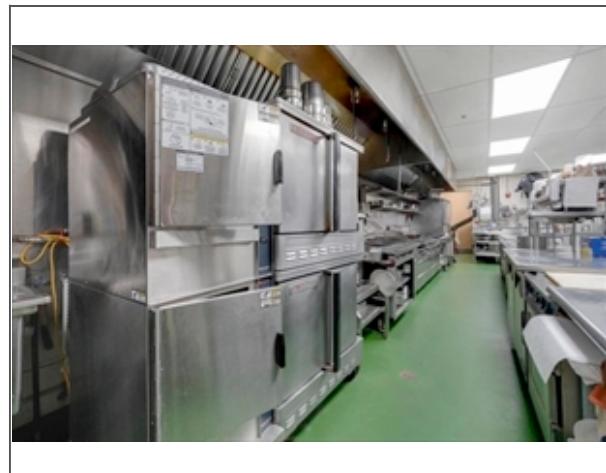
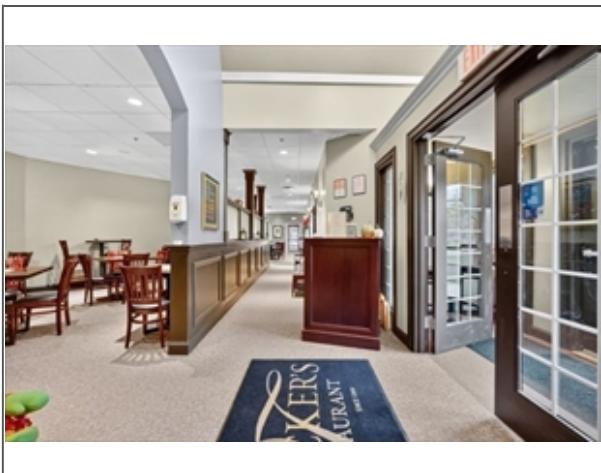
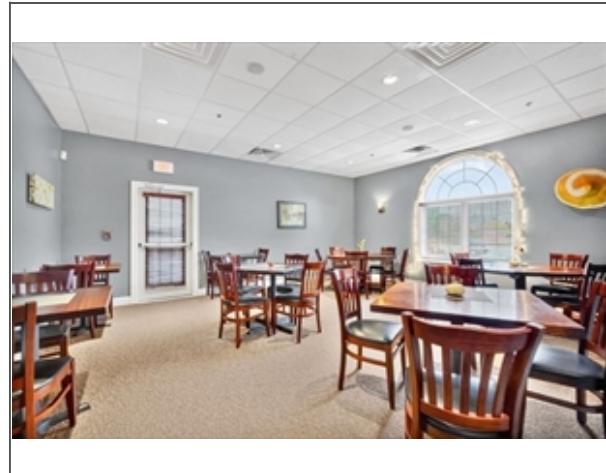
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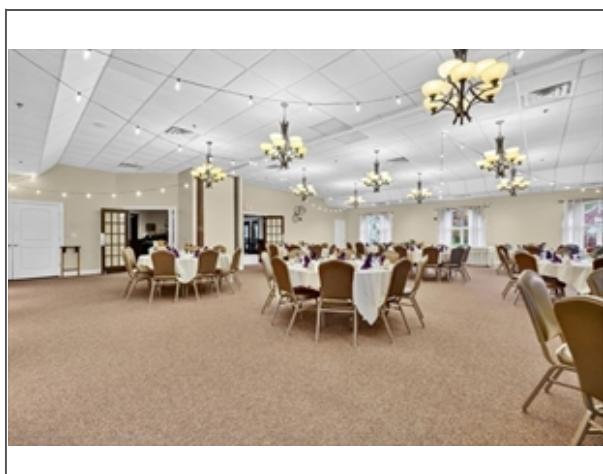
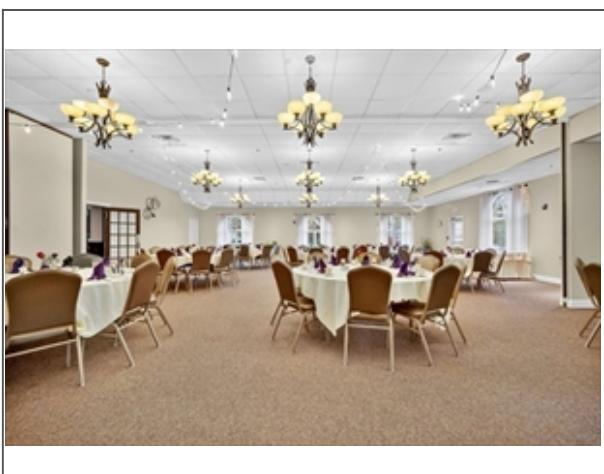
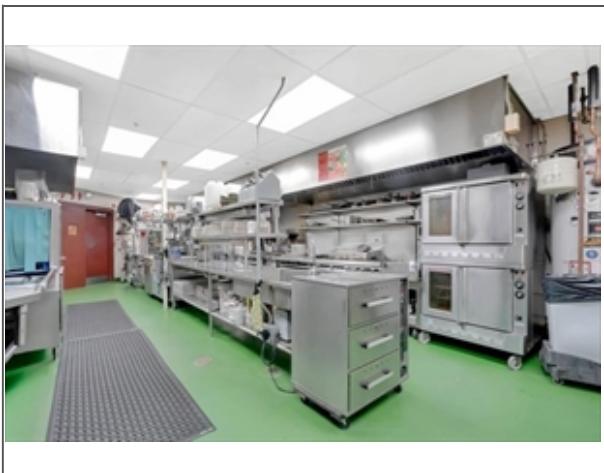
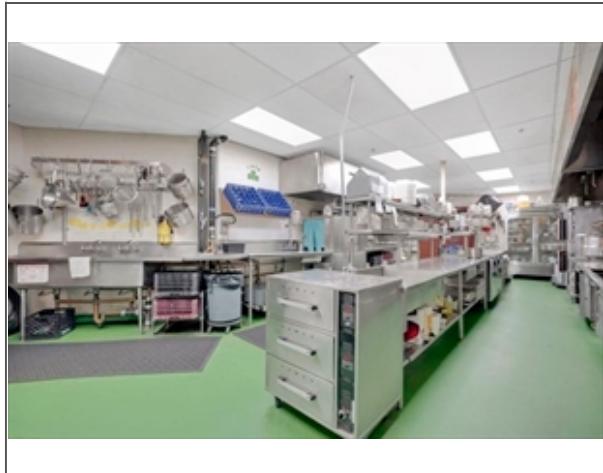
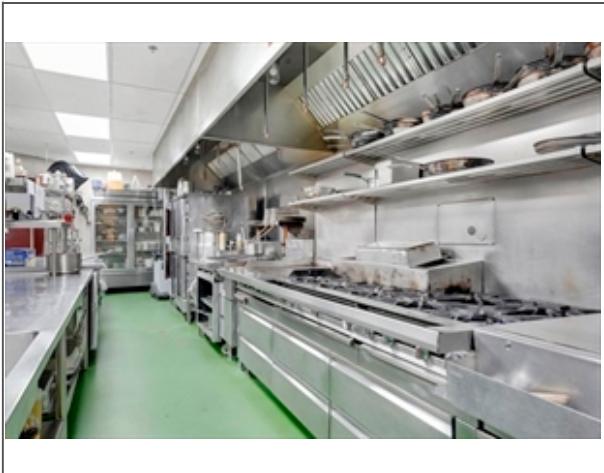
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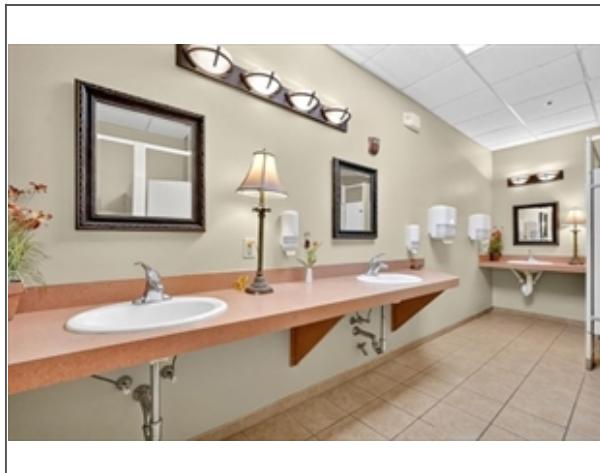
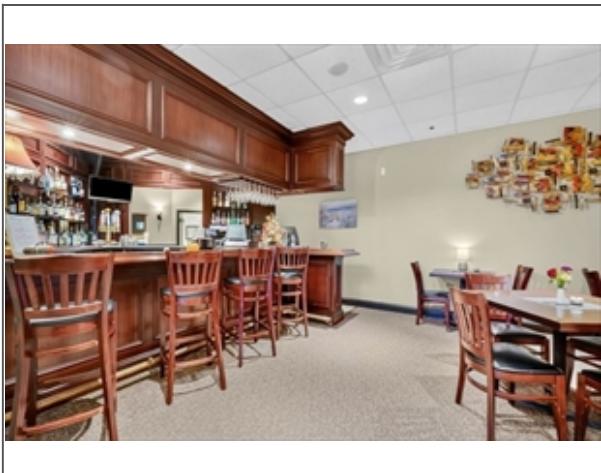
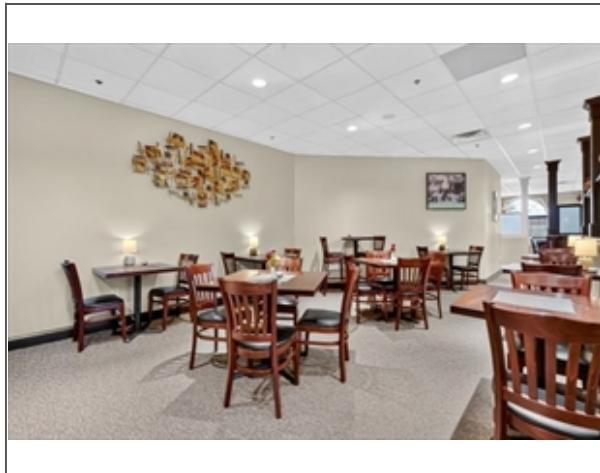
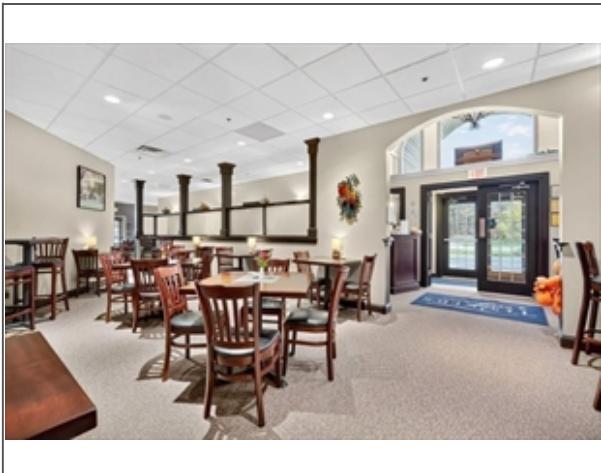
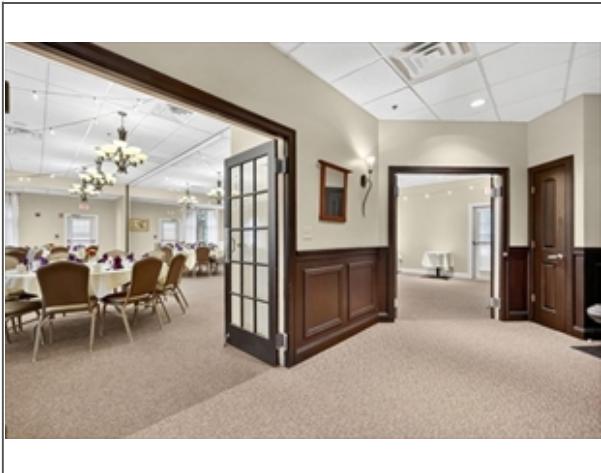
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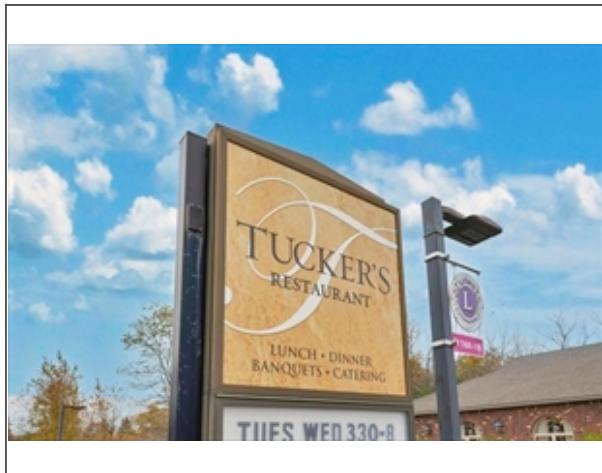
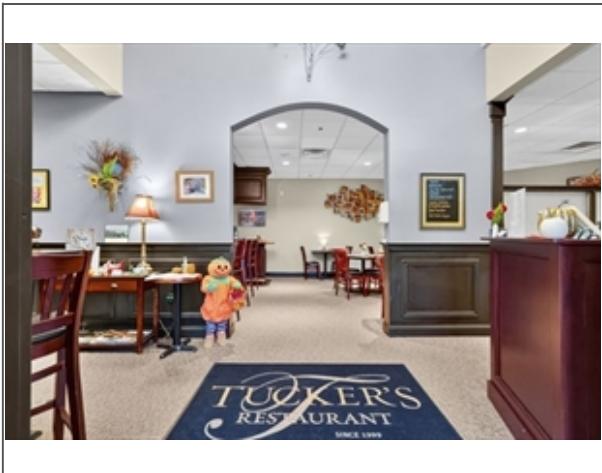
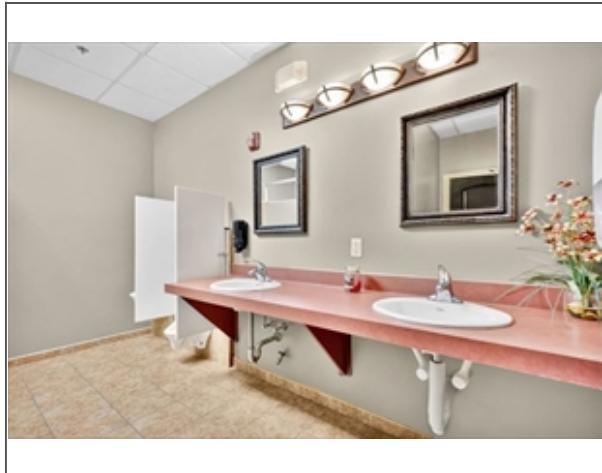
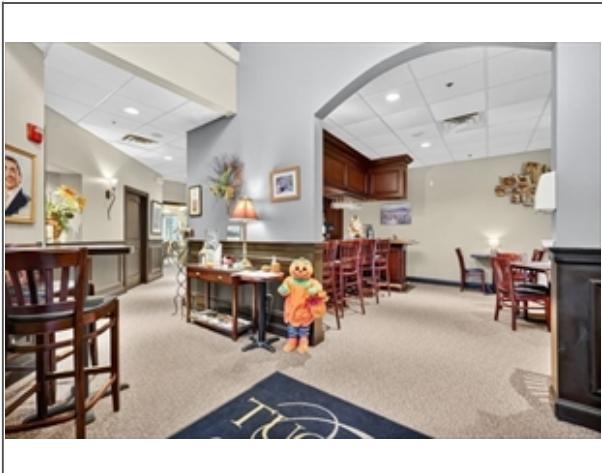
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