

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	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	1	7,258	# Stories: 1	Sublet: No
			# Units:	21E on File: Yes
Total:	1	7,258		
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 Accessibl: 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.Reg: 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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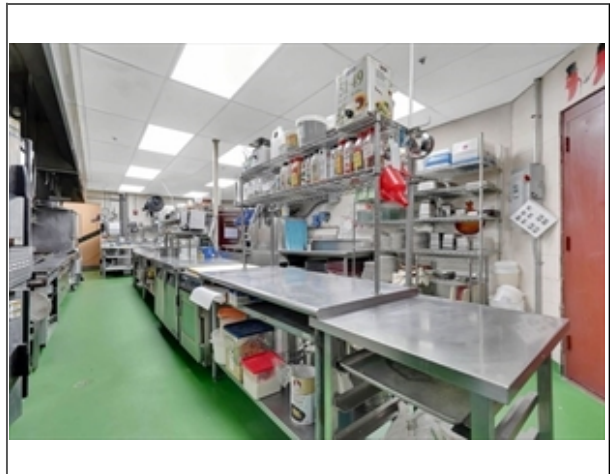
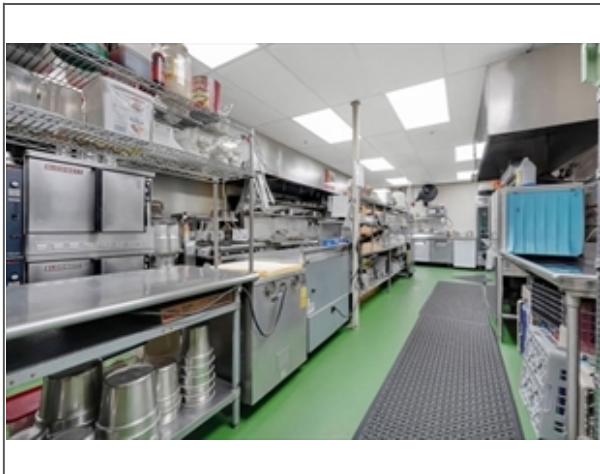
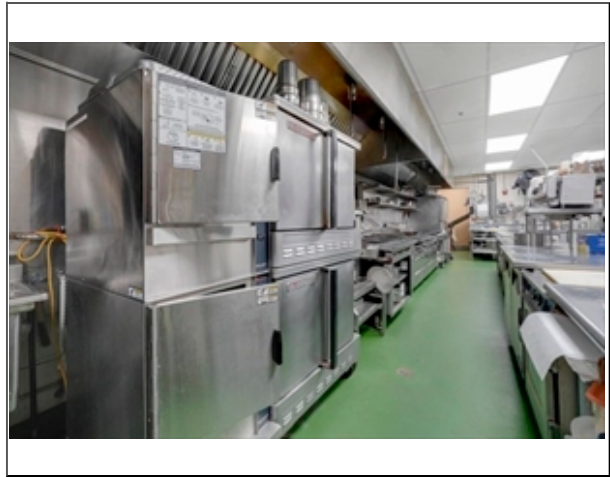
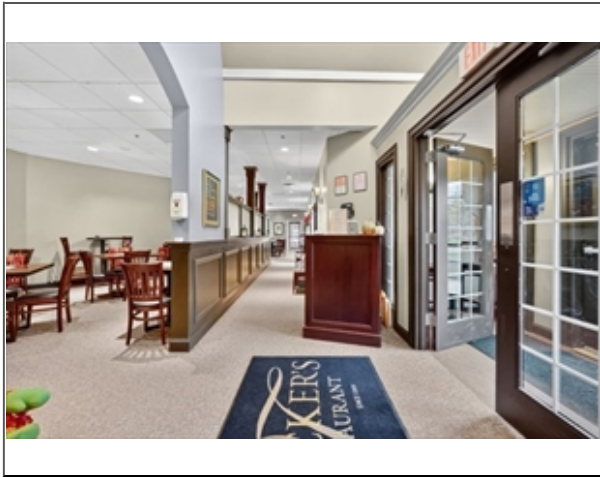
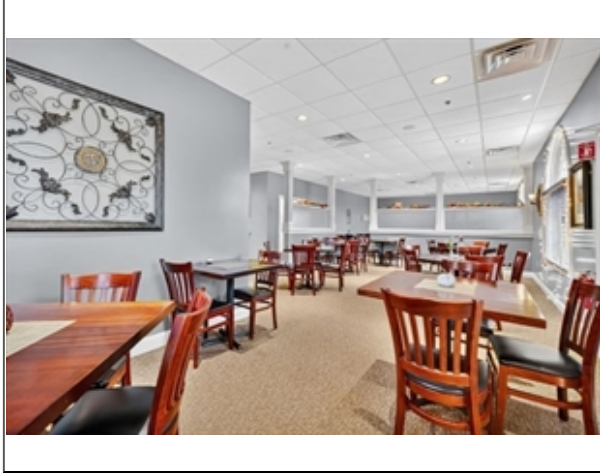
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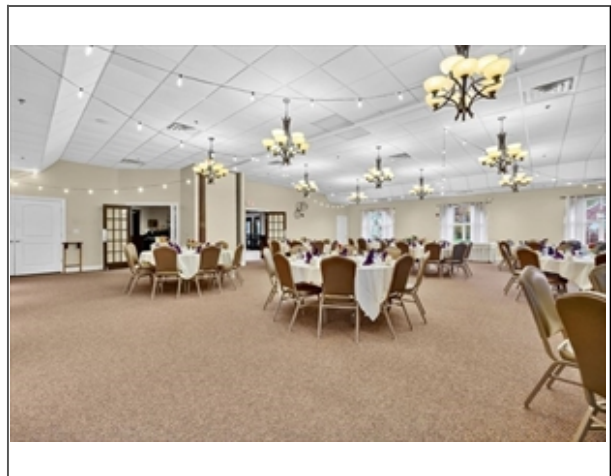
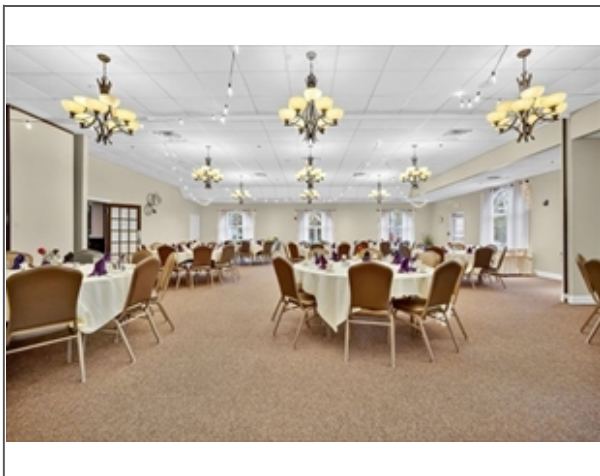
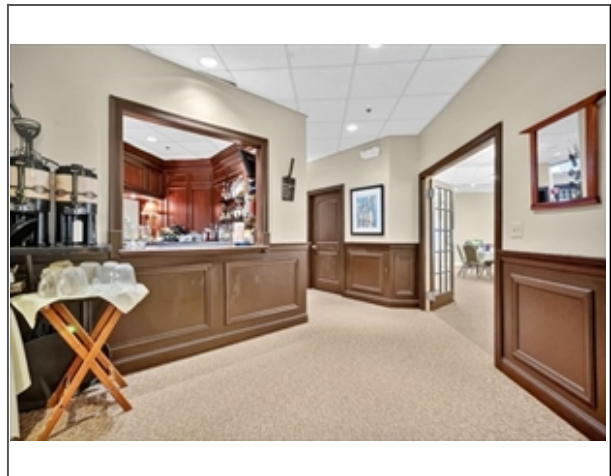
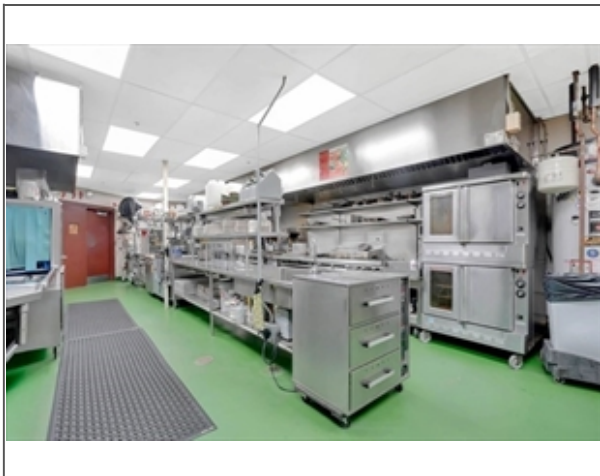
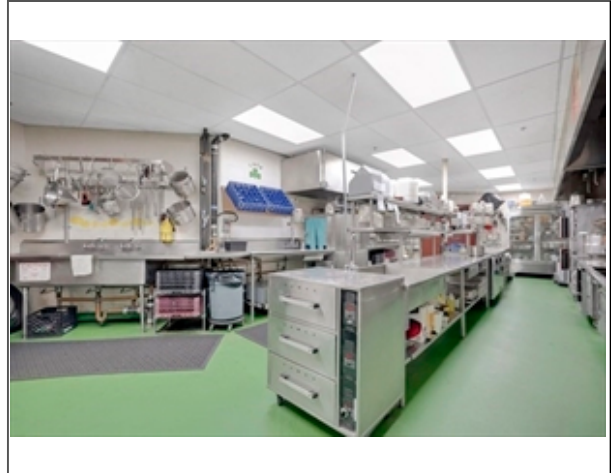
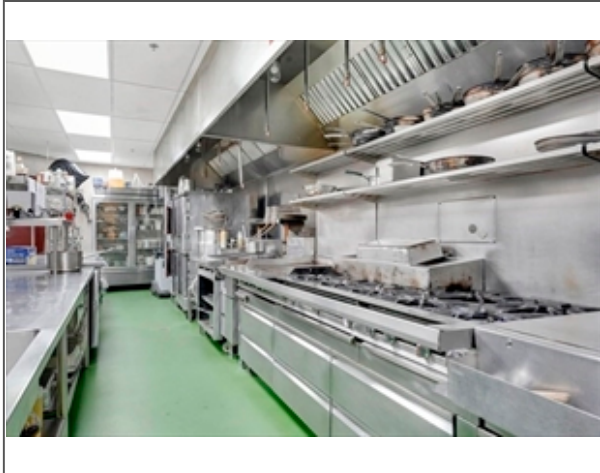
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