

FOR SALE

\$2,900,000

138 Main Rd (Route 66), Westhampton, MA



OUTLOOK FARM- fully operational agritourism destination

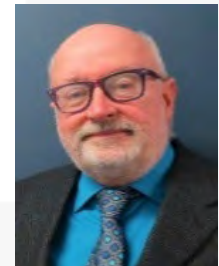
PROPERTY HIGHLIGHTS

Outlook Farm represents an extraordinary investment opportunity - a fully operational agritourism destination that has served as the heart of Westhampton for over 100 years. This turn-key enterprise combines productive farmland, retail operations, dining facilities, craft beverage production, and event venues into a cohesive, profitable business model.

- 10+ Acres of Land with frontage on Main Rd. (Rt 66) and Southampton Rd.
- 11,883 sq ft retail/restaurant space
 - Farm market & specialty food store
 - Restaurant with commercial kitchen
 - Full-Service Deli
 - Bakery – Famous Pies & Breads
 - Custom Butcher Shop
- Craft brewery & cider house
- Apple orchards with pick-your-own
- Event venue and catering services
- Backyard Tap Room – Weekend Entertainment
- Historic 5-bedroom colonial farmhouse (circa 1781)

Contact

For more information, contact:



Jim Reardon

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EXECUTIVE SUMMARY

NAI Plotkin is pleased to present an exceptional investment opportunity -Outlook Farm a fully operational agritourism destination that has served as the heart of Westhampton for over 100 years. This turn-key enterprise combines productive farmland, retail operations, dining facilities, craft beverage production, and event venues into a cohesive, profitable business model. With established customer loyalty, diverse revenue streams, and endless growth potential, Outlook Farm offers a rare chance to own a piece of New England's agricultural heritage while operating a thriving modern business.

Location

Strategically located on Route 66 (Main Road) in Westhampton, Outlook Farm enjoys high visibility and easy access from throughout the Pioneer Valley. Just minutes from Northampton, Southampton, and Easthampton, the property serves an affluent demographic while maintaining its authentic rural character. As Westhampton's only restaurant, brewery, and specialty food store, Outlook Farm holds a monopoly position in the local market while drawing destination visitors from throughout New England.

History

Dating back to 1781 when Eliza Norton built the Norton Tavern, this property has been a cornerstone of the community for over 240 years. The property has operated continuously as Outlook Farm since 1962, building generations of customer loyalty and becoming an integral part of the region's agricultural heritage.

Investment Highlights

- Established profitable business with 60+ year operating history
- Multiple revenue streams providing stability and significant growth potential
- Complete turn-key operation with trained staff in place
- Prime agricultural land with development potential
- Low property tax burden relative to revenue generation



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BUILDING INFORMATION

Property Address: 138 Main Rd (Rt. 66) / 185 Southhampton R.

Occupancy: Fully Operational

Type of Property: Multi-use

Buildings: Post & Beam Barn with Retail / Restaurant - 11,883 SF
Colonial Farmhouse – Circa 1781 – 3,344 SF
Outbuilding with Brewing Operation

Number of Floors: Main Post & Beam Building has a 2nd floor

Building Layout: 4 buildings?

Main Building Produce Market
Business Office
2nd floor event space
Butcher Shop
Bakery / Commercial Kitchen
Deli
Restaurant
Retail / Convenience Store

Farmhouse: 5 Bedrooms
Kitchen
Game Room
Living Room
Dining Room
2 Bathrooms

Add'l Buildings:	Brewery Barn	Small Barn	Shed
	Large Barn	Greenhouse	Smoke House

Year New Barn Built: 2012

Construction Type: Post & Beam

Exterior: Barn Wood

Retail Original Front Section

Year Built: 1962

SITE INFORMATION

Total Land Area: 10 + Acres (435,600 Square Feet)
Additional 10 acres may be available

Shape/Topography: Irregular/Level

Frontage: Approx. 284' on Main Rd (Rt 66) &
410' On Southhampton Rd

Zoning: Agriculture / R1

Parking/Yard Area: approx. 100 cars for events

Utilities

Water & Sewer: Private Water & Sewer

Propane Gas: Leased Tank

Electric: 3 Phase

RE Assessment: \$ 815,340

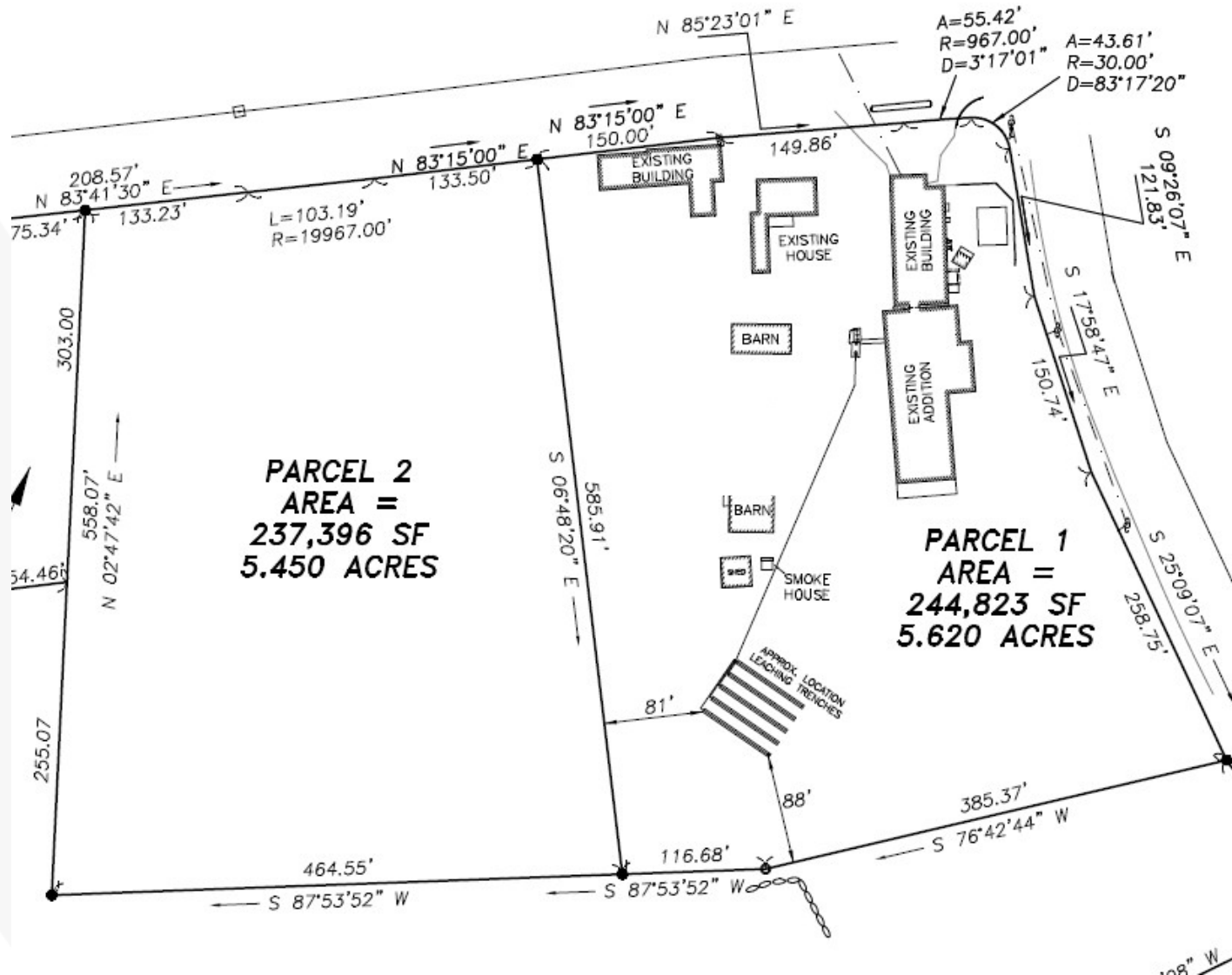
Real Estate Taxes: \$ 16,700

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Land Plan



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AERIAL



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EXTERIOR PHOTOS



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MAIN BUILDING:
INTERIOR PHOTOS



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MAIN BUILDING: INTERIOR PHOTOS



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MAIN BUILDING: INTERIOR PHOTOS



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Farmhouse:
INTERIOR PHOTOS



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MAP

