

King Phillip Restaurant & Motel



Presented By:
Muroff Hospitality Group

35 State Rd, Phillipston, MA 01331



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Property Details

Don't miss this outstanding opportunity to acquire a successful turn key restaurant and motel on scenic Route 2 in Phillipston, Massachusetts. The King Phillip Restaurant & Motel is a well-established and profitable business. There is an enormous potential to increase revenue with hands on management and increased marketing efforts. The King Phillip Restaurant & Motel offers 12 modern guestrooms outfitted with wall-to-wall carpet, cable T.V., and air conditioning. There is a mix of queen and double-bedded rooms, and cots are available. All rooms are non-smoking and offer daily maid service. The daily motel rates are affordable and special weekly and monthly rates are also available. The property boasts 5 acres and offers plenty of parking; tractor trailer trucks are always welcome with lots of room for potential development.

Located directly adjacent to the Motor Inn is the King Phillip Restaurant, offering traditional American cuisine in a casual setting. The restaurant is known for its creative specialties including chicken, veal, beef and Italian. Guests of the Motor Inn receive preferential reservations for the restaurant. The King Phillip has the coziest lounge in the area offering a 12-tap selection of Microbrews as well as a full bar with Martini and Margarita specials. The Motor Inn is the perfect getaway for anyone...a couple looking for a night away...hunters in this neck of the woods, local wedding guests, construction workers, truck drivers passing through.... whatever your situation, they are more than happy to accommodate you.

Price: \$1,525,000

- Long established motel & restaurant in Central Massachusetts
- Stable management and staff will insure continuity
- Successful banquet business & loyal customers for restaurant
- Great potential to increase revenue with hands on management
- Plenty of land to add rooms or expand business
- Current owner will consider seller financing for qualified buyers

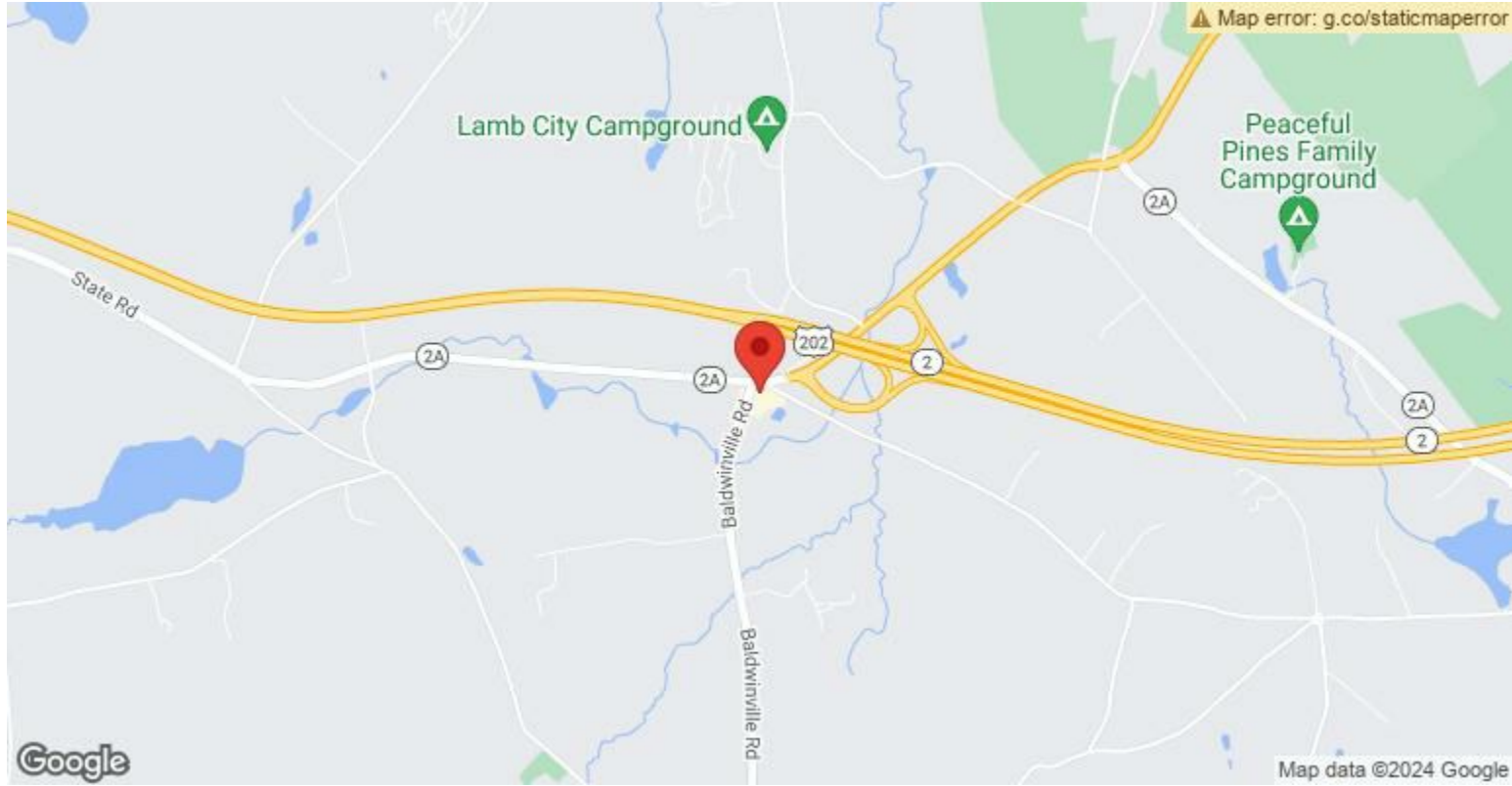
View the full listing here: <https://www.loopnet.com/Listing/35-State-Rd-Phillipston-MA/31117098/>

Price:	\$1,525,000
Property Type:	Hospitality
Property Subtype:	Restaurant & Motel
Building Class:	B
Sale Type:	Investment
Lot Size:	5.00 AC
Building Size:	5,000 SF
Sale Conditions:	Business Value Included
Average Rates:	Varies Seasonally
No. Rooms:	12
No. Stories:	1
Year Built:	1950
Parking Ratio:	10/1,000 SF
Corridor:	Exterior
Zoning Description:	Comm

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Location



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Property Photos



King Phillip Restaurant, Motel, Parking



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Twohey's Lounge



Front Dining Room

King Phillip Restaurant & Motel

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Property Photos



Main Bar



Dining Room Booths

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Property Photos



Lounge



Kitchen

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Property Photos



Kitchen 2



Banquet Reception Lobby

For more listing information visit:

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Banquet Room



Dairy Bar Walk Up Window

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Property Photos



Catering Truck



Picnic Tables

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Property Photos



Five Wooded Acres



Motel Building

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Property Photos



Queen Guestroom



Double - Double Guestroom

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Property Photos



Updated Bathrooms



Modern Guestrooms

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Twohey's Tavern is the coziest lounge in the area, and provides a gorgeous fireplace creating a relaxing atmosphere, enhanced with overstuffed chairs and love seats. You can sit back and watch the ball game or be more intimate by the fireplace; the lounge's size and atmosphere allows both to happen. Stop in for an appetizer and a drink or enjoy burgers and sandwiches. Twohey's offers a 12-tap selection of beer, as well as several margarita and martini specials that accompany its full bar. The extensive cordial list features many fine cordials and scotches. If you want something lighter, the lounge is a great place to sit back and enjoy a variety of homemade desserts and international coffees. Every Friday and Saturday night the King Phillip offers live entertainment. A great place to meet up with friends and enjoy the night!!

The banquet facility can accommodate groups of 10 to 100 for multi-room functions, and features a comfortable lounge for your occasion. There are modern, fully handicapped accessible facilities with an emphasis on comfort. Celebrate your special day in a restaurant setting where the King Phillip's professional and courteous wait staff will provide for your every need. Allow their professionally trained chefs to prepare a fabulous entrée that will make your event a huge success.

The Town of Phillipston is located in Central Massachusetts, about 20 miles west of Fitchburg and is bisected by Route 2. Rural and remote, Phillipston is marked by forests, winding roads and historic stone walls; it serves as the northern entrance to the Quabbin Reservoir. It's one village - the historic town center - is comprised of a town common ringed by numerous municipal buildings, a school and 19th century homes. A small number of retail and food outlets are located along busy Route 2A. Easy access to four-lane state highway Route 2, has made Phillipston an attractive and affordable bedroom community for workers along the Route 2 and 495 corridors.

Don't miss this unique opportunity to own and operate a successful restaurant and motel at a very attractive price. Opportunities like this in Central Massachusetts don't come around every day!



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Muroff Hospitality Group is a boutique hospitality brokerage, management and advisory firm dedicated to personalized service and comprised of seasoned hospitality professionals. With more than 50 years of hospitality experience, we serve the greater New York – New England region as the preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers and restaurateurs alike, with an unparalleled range of personalized services.