



MLS # 73269846 - New
Commercial/Industrial - Commercial

146 State St
Belchertown, MA 01007-7900
Hampshire County
Directions: **USE GPS**

List Price: **\$999,000**

This well-established fast-food restaurant offers a range of dining options to suit every customer's needs, including comfortable indoor seating, plenty of outdoor seating, and a convenient drive-thru window for those on the go. Situated in a high-traffic area with excellent visibility, this location ensures a steady flow of customers. Ample parking is available for both dine-in and drive-thru patrons. This turnkey operation is fully equipped and ready for you to take over, boasting a strong community presence and a loyal customer base with opportunities for further growth and expansion. Don't miss out on this fantastic opportunity.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$96,300	Lease Type:
Office:	1	2,095	Bldg: \$199,700	Lease Price Includes:
Retail:	1	2,095	Total: \$296,000	Lease: No Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 1	21E on File: No
Total:	1	2,095	# Units: 1	

Drive in Doors: 0	Expandable:	Gross Annual Inc:
Loading Docks: 0	Dividable:	Gross Annual Exp:
Ceiling Height: 0	Elevator:	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 80,934 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1.86	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 27	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Location: **Free Standing**
Parking Features: **21+ Spaces**
Roof Material: **Shingle**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **2013**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:250 L:58.01**
Assessed: **\$296,000**
Tax: **\$4,535** Tax Year: **2024**
Book: **14472** Page: **225**
Cert: **00000000004465**
Zoning Code: **B1**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Compensation

Sub-Agency: Buyer's Broker:
Facilitator:
Compensation Based On:

Office/Agent Information

Listing Office: **RE/MAX Partners** (508) 635-1600 Ext. 277
Listing Agent: **James Kalogeropoulos** (508) 635-8259
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Call List Agent**
Showing: Buyer's Broker: **Call List Agent**
Showing: Facilitator:
Special Showing Instructions: **Call listing agent Jimmy K 508-635-8259**

Market Information

Listing Date: **7/25/2024**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$999,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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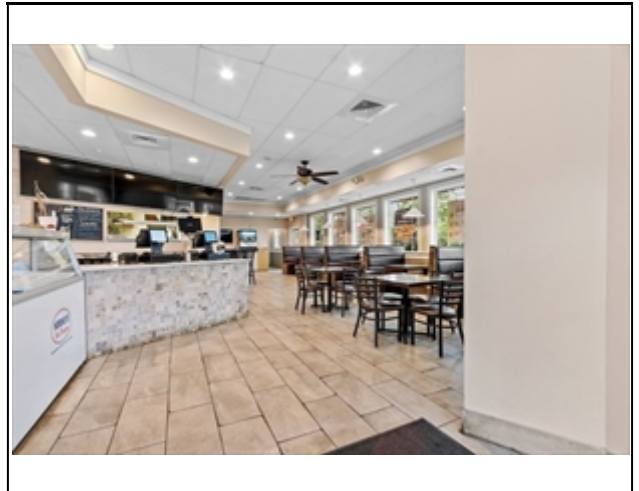
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