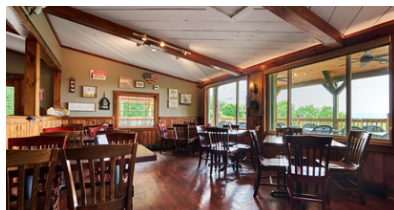




FOR SALE 100 MOUNTAIN RD EASTHAMPTON, MA

EXCLUSIVE
BUSINESS
OPPORTUNITY



RESTAURANT FOR SALE

Be the new owner of this landmark restaurant & bar with a million dollar view. Nestled in the Mt. Tom Range with direct access to both Easthampton and Holyoke. Turnkey, fully operational. Sale includes property, business, all FF&E, inventory, and FULL LIQUOR LICENSE.

VISIT WEBSITE:

[HTTPS://LISTINGS.ASPECTSIX.COM/SITES/100-MOUNTAIN-RD-EASTHAMPTON-MA-01027-16750538/BRANDED](https://listings.aspectsix.com/sites/100-mountain-rd-easthampton-ma-01027-16750538/branded)

DELAP REAL ESTATE
JOSEPH@DELAPREALESTATE.
COM
SPJASINSKI@ICLOUD.COM

Executive Summary

LOCATION: 100 MOUNTAIN ROAD, EASTHAMPTON, MA. 01027
LEGAL DISCRIPTION: BOOK 8237/PAGE 39
LAND AREA: 1.68 ACRES
BUILDING AREA: 3,609 SQUARE FEET
ZONE: R80 (LEGAL NON-CONFORMING)
CAPACITY: SEATS 160 +/-

DELAP REAL ESTATE IS PROUD TO PRESENT THIS RARE OPPORTUNITY TO OWN THE LANDMARK RESTAURANT AT 100 MOUNTAIN RD. EASTHAMPTON, MA. SINGLE STORY RESTAURANT ON A FULL WALKOUT BASEMENT. EXTENSIVE WOOD DECK ON THE BACK OF BUILDING PROVIDES ADDITIONAL SEATING FOR 75 +/- WITH BREATHTAKING VIEWS COMPLIMENTED WITH A FULL, OUTDOOR BAR. THE INTERIOR CONTAINS 3,609 SF OF UPPER LEVEL, FINISHED SPACE LAID OUT TO INCLUDE A LARGE, OPEN DINING ROOM, TAVERN SEATING AREA, FULL BAR, TWO BATHROOMS, AND FULL-SERVICE COMMERCIAL KITCHEN. THE KITCHEN IS FULLY EQUIPPED WITH GAS STOVES, GRILL, DISHWASHER, SERVER'S STATION WITH POS SYSTEM, AND SEVERAL COOLERS. THE LOWER LEVEL, WHICH IS EXCLUDED FROM BUILDING AREA, CONTAINS 500 +/- SF OF SPACE UTILIZED AS A PREP KITCHEN WITH STOVE/OVEN, WALK-IN COOLERS, PREP STATIONS, TWO COMMERCIAL SMOKERS, AND HALF BATHROOM. THE REST OF THE BASEMENT IS USED FOR STORAGE AND MECHANICAL SPACE. THE KITCHEN IS FURNISHED AS A FULL-SERVICE RESTAURANT AND HAS BEEN UPDATED OVER THE YEARS. IT INCLUDES STAINLESS STEEL EQUIPMENT, PREP AREAS, AND HOOD VENTING SYSTEM. CENTRAL HEAT AND COOLING. 3-PHASE, 200-AMP SERVICE. LARGE, PAVED PARKING LOT WITH 75 SPACES. SITUATED ON HEAVILY TRAVELED RT. 141. 4 MILES TO I-91, 2.5 MILES TO DOWNTOWN EASTHAMPTON.

FINANCIAL STATEMENT AND FULL EQUIPMENT LIST AVAILABLE TO QUALIFIED BUYERS

JOSEPH BIALEK
413-404-8191



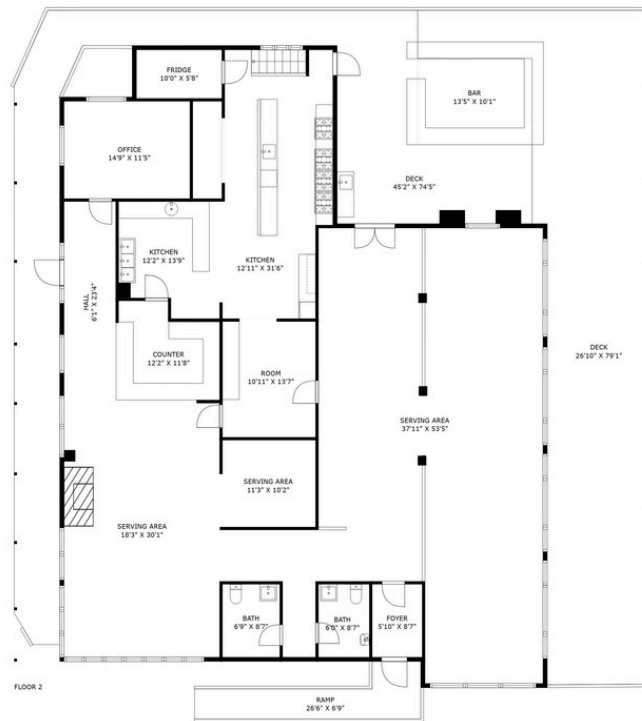
STEVE JASINSKI
413-329-0263

**VISIT WEBSITE FOR ALL PHOTOS AND FLOOR PLANS:
[HTTPS://LISTINGS.ASPECTSIX.COM/SITES/100-MOUNTAIN-RD-
EASTHAMPTON-MA-01027-16750538/BRANDED](https://listings.aspectsix.com/sites/100-MOUNTAIN-RD-EASTHAMPTON-MA-01027-16750538/BRANDED)**





FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.