



1 PRINCETON STREET | HOLDEN, MA

**ESTEEMED RESTAURANT WITH  
PRIME VISIBILITY FOR SALE**



*Harvest Grille*



# Harvest Grille

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# RESTAURANT PROPERTY OVERVIEW

LOCATED IN THE HEART OF HOLDEN, MASSACHUSETTS, THE HARVEST GRILLE EPITOMIZES THE CHARM AND WARMTH OF NEW ENGLAND. MERGING MODERN CONVENIENCE WITH RUSTIC ALLURE, THIS DISTINGUISHED RESTAURANT OFFERS PRIME VISIBILITY AND ACCESSIBILITY AT THE CROSSROADS OF 122A.

THIS PROPERTY BOASTS COMPREHENSIVE EXTERIOR AND INTERIOR UPGRADES, INCLUDING A FULLY RENOVATED KITCHEN. THE HARVEST GRILLE IS WELL-PREPARED TO HOST EVENTS IN ITS SMALL PRIVATE FUNCTION ROOM, ENSURING VERSATILITY FOR VARIOUS OCCASIONS.

THE HARVEST GRILLE PROVIDES AMPLE ON-SITE PARKING AND ALSO INCLUDES HALF AN ACRE OF COMMERCIALY ZONED LAND JUST ACROSS THE STREET. WITH RECENTLY REPAVED PARKING FACILITIES AND THE POTENTIAL FOR EXPANSION OR DEVELOPMENT ON THE ADJACENT LAND, THIS UNIQUE COMBINATION OPENS THE DOOR TO NUMEROUS BUSINESS OPPORTUNITIES.



To request P & L, NDA is required. Please contact broker directly.

# PROPERTY HIGHLIGHTS

## EXECUTIVE SUMMARY

ASKING PRICE:	\$925,000
TOTAL SQUARE FOOTAGE	10,653 SF
RESTAURANT SQUARE FOOTAGE	4,402 SF
LOT SIZE	0.48 ACRES
YEAR BUILT	1850
YEAR RENOVATED	2015
CAPACITY	150
TOTAL PARKING	60
SECOND LOT/DEVELOPMENT	0.43 ACRES
SECOND LOT ZONING	COMMERCIAL



# HIGHLIGHTS



HIGHLY REGARDED, ESTABLISHED RESTAURANT BUSINESS



GEOGRAPHICAL LOCATION SERVES A LARGE AND HIGHER INCOME TRADE AREA; EXCELLENT VISIBILITY ON 122A



FULLY EQUIPPED WITH CAPITAL IMPROVEMENTS TO EXTERIOR | INTERIOR



NEWLY UPDATED KITCHEN: NEW WALK-IN FREEZER | TABLES | BOOTHS | EXPOXY GRANITE FLOOR



HALF ACRE OF ADJACENT COMMERCIAL ZONED LAND ACROSS STREET



OUTDOOR PATIO | AMPLE PARKING



# APPLIANCES

- 1 BAKERS PRIDE 4 BURNER STOVE AND OVEN
- 1 BAKERS PRIDE 6 BURNER STOVE AND CONVECTION OVEN
- 1 36' TECH CHAR BROILER
- 1 36' FLAT TOP VULCAN WITH CONVECTION OVEN
- 1 36' VULCAN SALAMANDER
- 2 40# GAS FRYERS
- 1 90' BEVERAGE AIR BAR BACK COOL
- 1 48' BEVERAGE AIR MEGATOP SANDWICH UNIT
- 1 65' TRUE BOTTLE COOLER
- 1 TRUE TS 49 2 DOOR WORK TOP COOLER AND FREEZER
- 2 60' EVEREST MEGATOP SANDWICH COOLERS
- 1 60' EVEREST 2 DOOR WORK TOP COOLER AND FREEZER
- 1 20 QUART HOBART MIXER
- 1 12 QUART HOBART MIXER
- 1 R-2 ROBOT COUPE FOOD PROCESSER
- 1 EACH WASHER AND DRYER
- 1 12HP HONDA COMMERCIAL PRESSURE WASHER
- 3 STATION BPS POINT OF SALE STATIONS
- 1 70' LG TV
- 1 SMALL ICE CREAM FREEZER
- 1 NEW CMA DISH MACHINE
- 1 ICE MACHINE
- 1 BIZERBA SLICER

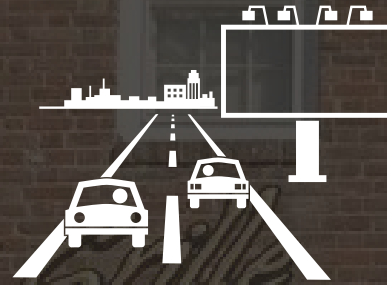


# HOLDEN MARKET



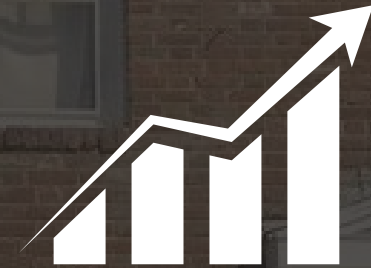
## RETAIL | DINING OPTIONS

The town boasts a variety of retail stores, boutiques, and dining establishments, contributing to a vibrant local economy.



## ACCESSIBILITY | TRANSPORTATION

Situated near major highways, including I-190 and I-290, Holden offers convenient transportation options for both residents and businesses.



## BUSINESS DEVELOPMENT

The Holden market and adjacent communities have seen significant growth in recent years, with various businesses, shops, and restaurants establishing themselves in the area, providing diverse economic opportunities.

# RESTAURANT EXTERIOR PHOTOS





# RESTAURANT INTERIOR PHOTOS



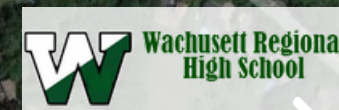
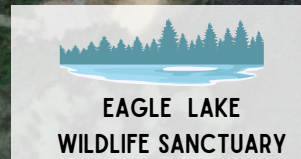
# ADJACENT MIXED USE PROPERTY OPTION

LOCATED ADJACENT TO THE HARVEST GRILLE AT 1650 MAIN STREET, YOU WILL FIND A 2,654 SQUARE FOOT RESIDENTIAL PROPERTY, FORMERLY UTILIZED AS AN OFFICE BUILDING FOR A LOCAL NEWSPAPER COMPANY. THIS VERSATILE STRUCTURE OFFERS THE OPPORTUNITY FOR CONVERSION INTO A DISTINCTIVE MIXED USE SPACE OR CONTINUATION AS AN OFFICE.

THE ADJOINING MIXED USE PROPERTY IS AVAILABLE AS AN OPTION TO PURCHASE IN CONJUNCTION WITH THE HARVEST GRILLE.



# LOCATION MAP



HOLDEN, MA



PROPERTY MAP

122A

 Harvest Grille

122A

HOLDEN, MA

High

  
Harvest Grille

GIS MAP



HARVEST GRILLE LOT  
0.48 ACRES

PROPERTY  
OPTION



PRINCETON ST

1650

1



SECOND LOT - 0.43 ACRES

HIGH ST

HOLDEN, MA

122A



CONTACT US



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