



3235 Main Street, Becket, MA

From Bill Miner <pinergy@mlspin.com>
Date Wed 4/1/2026 10:56 AM
To jmartin1@costar.com <jmartin1@costar.com>

EXTERNAL EMAIL

Bill Miner
RE/MAX COMPASS
413-977-2757

RE/MAX Compass
108 Elm Street
Westfield, MA 01085
(413) 568-0040



MLS # 73454885 - Price Changed
Commercial/Industrial - Mixed Use

3235 Main Street
Becket, MA 01223-9502
Berkshire County

List Price: **↓ \$599,000**

Directions: **Rt 8 Becket village**

Mixed-Use Income Property in the Heart of Becket! Fantastic investment opportunity featuring three fully rented 1-bedroom residential units with long-term tenants who wish to stay, plus two commercial retail spaces—one currently leased to a well-established restaurant and pub eager to remain, and one vacant unit ready for your next business venture or new tenant. This property was completely gutted and rebuilt to commercial code in 2017, including updated systems and finishes throughout. Key upgrades include windows, roof, and siding (approx. 10 years old), a 10,000-gallon commercial septic system, and a commercial-grade parking lot completed in 2020. Everything has been done for you—just step in and enjoy stable rental income and strong potential for future growth. Don't miss this turnkey investment opportunity in the quaint town of Becket, Massachusetts.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	3	2,500	Land: \$20,600	Space Available For: For Sale
Office:	0	0	Bldg: \$538,400	Lease Type:
Retail:	2	2,500	Total: \$559,000	Lease Price Includes:
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No

Total:	5	5,000	# Stories: 3	21E on File: No
			# Units: 5	
Drive in Doors:		Expandable: Unknown		Gross Annual Inc:
Loading Docks:		Dividable: Unknown		Gross Annual Exp:
Ceiling Height:		Elevator:		Net Operating Inc:
# Restrooms: 5		Sprinklers:		Special Financing:
Hndcp Accessibl:		Railroad siding:		Assc: Assoc Fee:
Lot Size: 60,984 Sq. Ft.		Frontage:		Traffic Count:
Acres: 1.4		Depth:		Lien & Encumb:
Survey: Unknown		Subdivide:		Undrgrnd Tank:
Plat Plan:		Parking Spaces: 15		Easements:
Lender Owned: No		Short Sale w/Lndr.App.Reg: No		

Features

Location: **Downtown, Rural, Historic, Neighborhood**

Parking Features: **Open, 11-20 Spaces, Improved Driveway**

Roof Material: **Asphalt/Composition Shingles**

Utilities: **Public Water, Private Sewer, Leased Propane Tank**

Other Property Info

Disclosure Declaration: **No**

Exclusions: **Cannabis retail license not included in the purchase.**

Year Established: **1875**

Year Established Source: **Public Record**

Tax Information

Pin #:

Assessed: **\$559,000**

Tax: **\$4,897** Tax Year: **2025**

Book: **5808** Page: **26**

Cert:

Zoning Code: **R1**

Zoning Desc: **Legal Conforming**

Map: **2070** Block: Lot:

Office/Agent Information

Listing Office: **RE/MAX Compass**  **(413) 568-0040**

Listing Agent: **Joy Salvini**  **(413) 351-5277**

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent, Accompanied Showings, Appointment Required**

Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**

Special Showing Instructions: **Accompanied showings with a 24 hour notice required**

Firm Remarks

All Restaurant decorations, pots, pans, tables, chairs, oven, refrigerators and freezers belong to the restaurant (tenants)

Market Information

Listing Date: **11/14/2025**

Days on Market: Property has been on the market for a total of **138** day(s)

Expiration Date:

Original Price: **\$650,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **138** day(s)

Office Market Time: Office has listed this property for **138** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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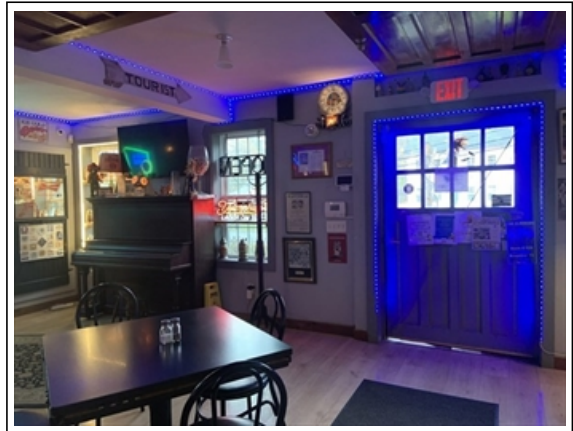
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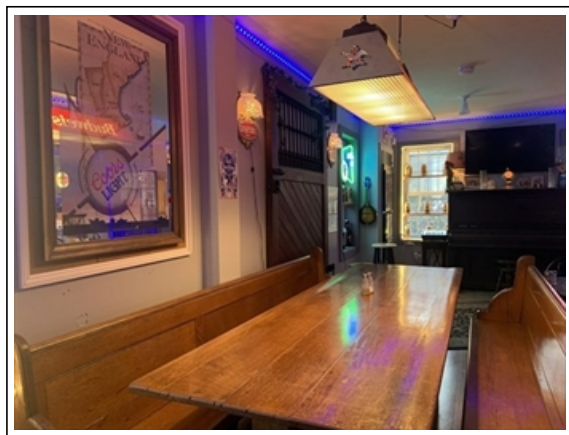
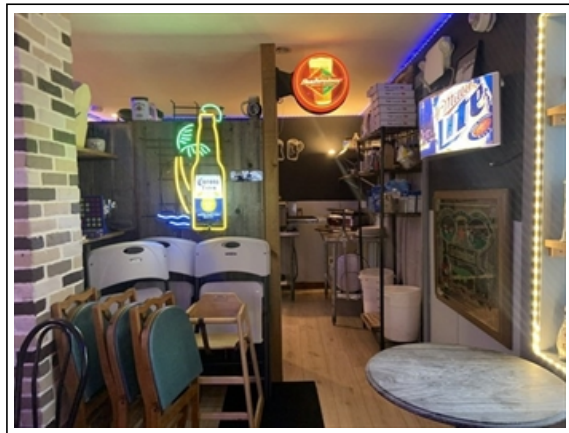
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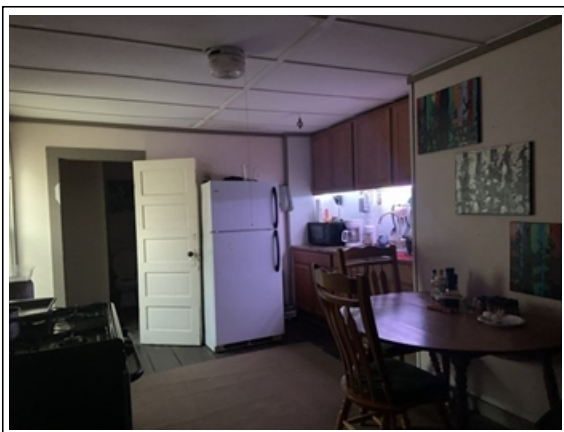
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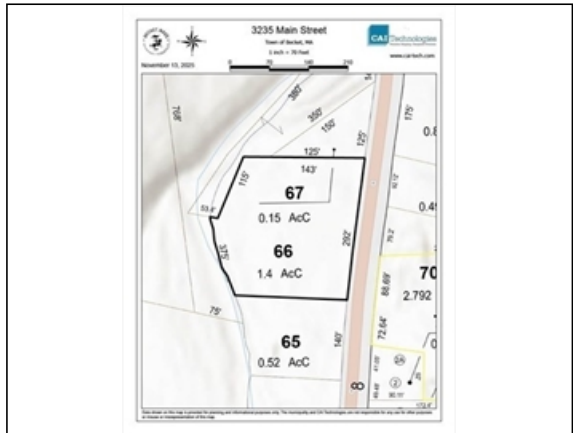
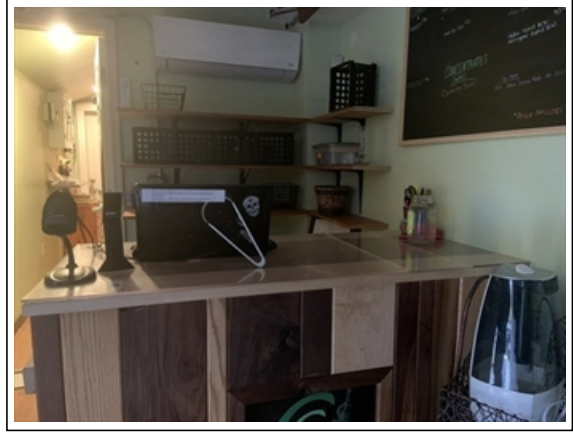
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