

REGION

Commercial Real Estate

146 STATE STREET
BELCHERTOWN, MA 01007

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to offer 146 State Street in Belchertown, MA, for sale on an exclusive basis. The property features an approximately 1,623 square foot building on 1.86 acres and is currently home to Krispy's, a well-known local restaurant. The sale includes the opportunity to purchase both the real estate and the existing restaurant business. The property also features a convenient drive-through, providing added functionality and accessibility for customers.

Located along State Street, the property offers great visibility and easy access to the surrounding community. Its location provides convenient access to Route 9 and Route 202, connecting the site to Amherst, Northampton, and the greater Pioneer Valley.

With an established restaurant in place, a drive-through, generous 1.86-acre parcel, and a convenient location along one of Belchertown's main roadways, this is a great opportunity for a restaurant operator, investor, or buyer looking for a well-positioned commercial property.

BUILDING & SITE DETAILS

Square Footage	1,623 SF
Taxes	$8,500
Stories	1
Foundation	Slab
Roof	Shingle
Roof Age	9-10 years old
Year Built	2013
Land Area	1.86 Acres
Flooring	Ceramic Tile
On-site Parking	20 spaces
Ceilings	12'
Recent Improvement Projects	New floor tiles on walls and dining room, updated bathroom fixtures. All equipment except for walk in fridge freezer combo are 4 yrs old.
Frontage	412'

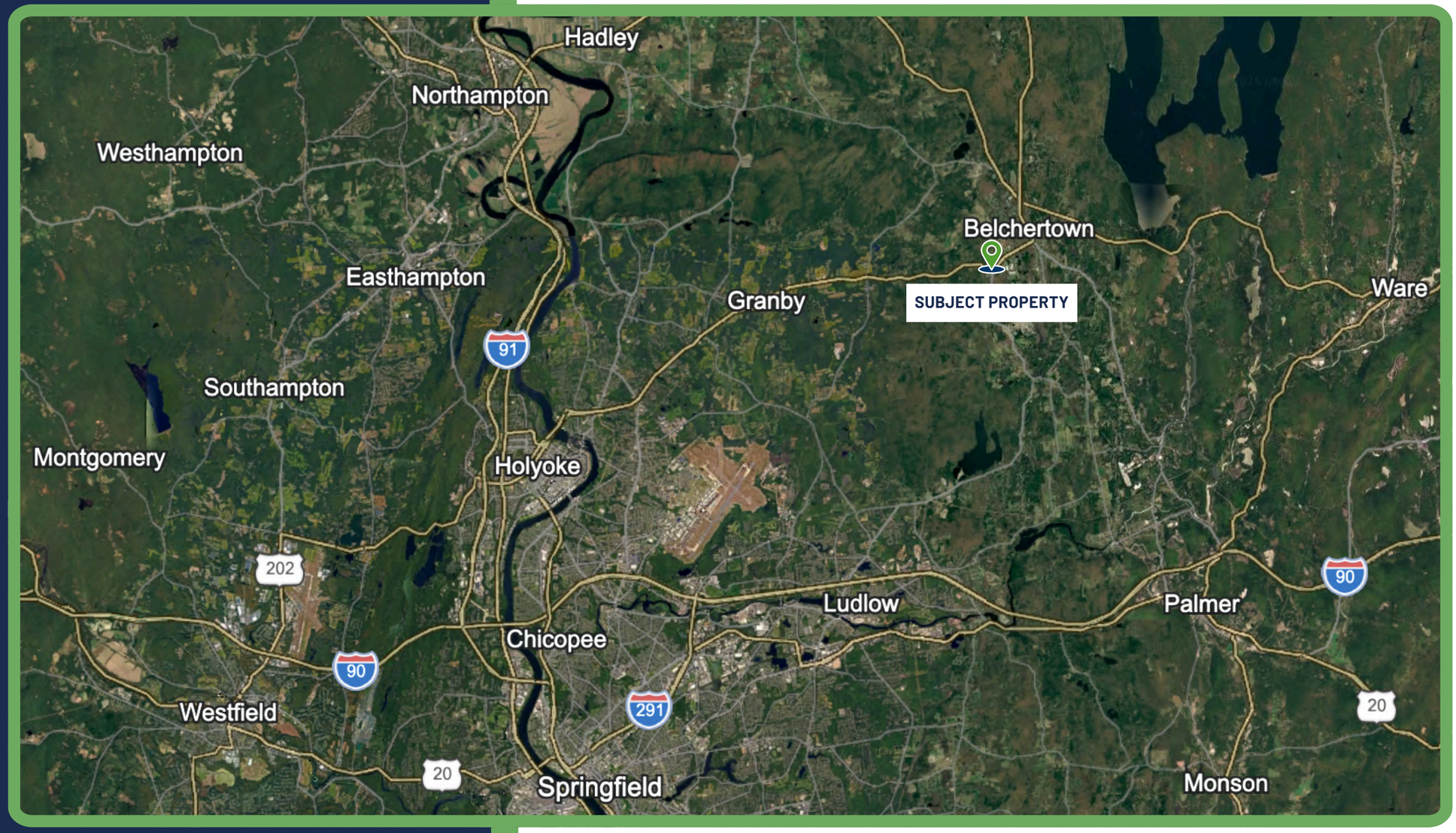
Kitchen	±10' hood system with Ansul fire suppression; 48" self-cleaning grill (approximately 1 year old); fryers with four baskets; 3-bay sink; prep sink; two handwashing sinks; mop sink; soda fountain plumbing with two dispensers; walk-in freezer and refrigerator; upright freezer; two under-counter freezers; two under-counter refrigerators; two 4' deli prep stations; ice cream display case; soft-serve machine; slushie machine; two ice makers; multiple food warmers; drive-through with headset system and in-ground vehicle sensor; POS system with employee time-clock functionality; digital menu boards inside and at drive-through; ±10' x 12' dry storage area; small office; and employee locker area.
Bathrooms	2
Sprinkler	Yes
Basement	No
Water & Sewer	Municipal
Electric Provider	National Grid
Electrical Power Provided	3 phase
Heat	Forced H/A
AC	Central Air
Zoning	B1
Internet/Phone Provider	Verizon

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AREA MAP

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REGIONAL MAP

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Before placing your order, please inform your server if anyone in your party has a food allergy.
JOIN OUR VIP CLUB
TELL US HOW WE DID
HERSHEY'S Ice Cream


EXIT


Franky the Frog's Sundae!


pepsi
EXIT
CAUTION
WET FLOOR

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HELP
WANTED
APPLY
WITHIN


HELP
WANTED
APPLY
WITHIN


KENS
KENS
Packed By:
Distributed by:
Stauffer Hulling
Farms Inc.
QUEEN
ICEBERG LETTUCE
THANK YOU


Ice-O-Matic

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