



MLS # 73253212 - New
Commercial/Industrial - Commercial

72 Main St
Charlemont, MA 01339-9711
Franklin County
 Directions: **GPS**

List Price: **\$475,000**

Nestled in the heart of Charlemont, this successful NY style pizza place is a beloved local institution, drawing in both residents and visitors alike. Known for its authentic and mouth-watering pizzas, subs and more, the restaurant has established a loyal customer base that includes local families, white-water rafters, and skiers who frequent the area for its stunning natural beauty and outdoor activities. The restaurant boasts a welcoming atmosphere with a cozy dining area that invites patrons to relax and enjoy a delicious meal. The addition of a beer and wine license and a fantastic outdoor dining space has elevated the dining experience, allowing guests to pair their favorite slices with a refreshing drink, making it a popular spot for social gatherings and casual dining. This thriving pizza place represents a fantastic opportunity for those looking to own a profitable and well-regarded restaurant in a picturesque location boasting a traffic count up to 6,000 cars a day!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$27,200	Lease Type:
Office:	1	0	Bldg: \$112,400	Lease Price Includes:
Retail:	0	0	Total: \$139,600	Lease: No Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 1	21E on File: No
Total:	1	1,488	# Units:	

Disclosures: **Potential Driveway Easement being negotiated in land court. Profit and loss statement reflects business operating within limited hours**

Drive in Doors: 0	Expandable:	Gross Annual Inc:
Loading Docks: 0	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 2	Sprinklers: Yes	Special Financing: Unknown
Hndcp Accessibl: Yes	Railroad siding: No	Assc: No Assoc Fee:

Lot Size: 21,562 Sq. Ft.	Frontage:	Traffic Count: 6000
Acres: 0.49	Depth:	Lien & Encumb: No
Survey: Yes	Subdivide: No	Undrgrnd Tank: No
Plat Plan: Yes	Parking Spaces: 25	Easements: Unknown
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Location: **Downtown**
 Roof Material: **Rolled, Rubber**
 Site Condition: **Dry, Level, Open, Improved**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1950**
 Year Established Source: **Public Record**

Tax Information

Pin #: **M:018.0 B:0000 L:0031.0**
 Assessed: **\$139,600**
 Tax: **\$2,890** Tax Year: **2024**
 Book: **6718** Page: **48**
 Cert: **00000007111**
 Zoning Code: **R1**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
 Facilitator: **1**
 Compensation Based On: **Net Sale Price**