



Commercial Sales & Leases
Business Brokerage Services
Investment Properties

35 Railroad St., Great Barrington, MA 01230

THE BRIDGE RESTAURANT - Well known and long time successful restaurant along Route 7 in Sheffield. Steady income, steady and regular repeat customers. The Bridge is an institution & an opportunity. Dining, bar/tavern & banquet room. Property includes all equipment and furnishings, and includes owner's apartment.

Seats ~ 100. Financials available after signing an NDA.

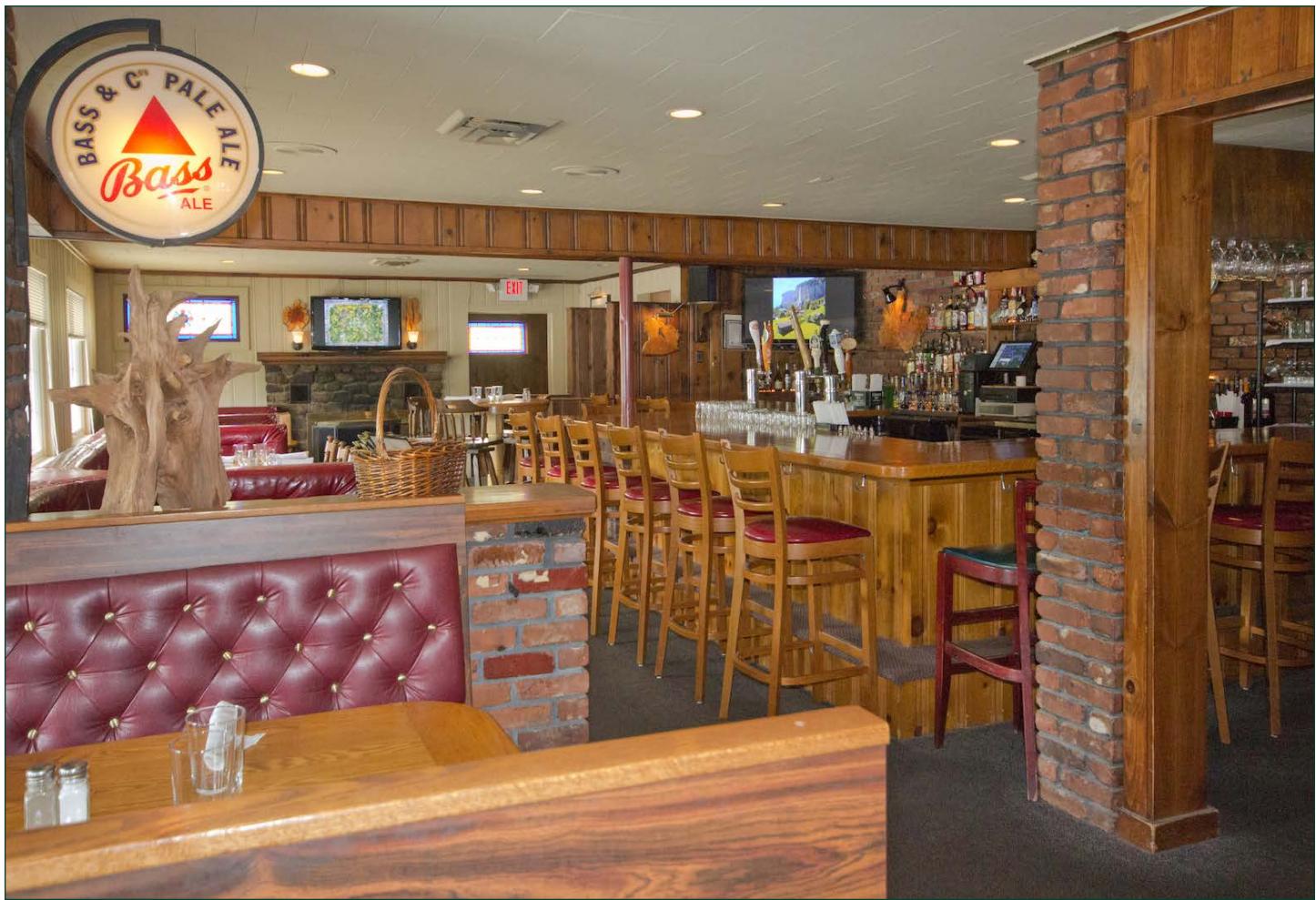
Prime real estate and prime business – great combination!

In excellent condition and priced to sell at \$735,000.



Contact Rich Aldrich at 413-243-1739 or at rich.aldrich01238@gmail.com
or contact Tony Blair at 413-329-3879 or at tonyblair@att.net

The information provided herein has been supplied to us by the owner of this property and from other sources that we believe to be reliable and accurate. However, we do not guarantee its accuracy. We encourage the prospective buyer or lessee to independently verify the information prior to purchase or lease.



Bar and Tavern area provides intimate booth seating & a comfortable bar to meet friends for a drink.



Cozy dining area with booths as well as table seating. Lots of light, rustic barnboard interior.



Banquet Space is currently used by the local Kiwanis Club one night a week.

Currently The Bridge opens only for dinners on six nights a week. If you are looking to grow the business then adding lunches, staying open on Monday and additional banquet and catering all offer opportunities for taking this successful business to the next level.



Kitchen and other back of house areas are well organized and capable of handling a steady flow of customers.



Plenty of parking, great visibility and immediate access to Route 7 (N. Main St.) makes this a prime restaurant location. Owner willing to remain involved to train new owner. Experienced staff have remained through earlier ownership transitions and could do so again. Loyal and repeat local and long distance customers.

Commercial Property Record Card

Parcel ID:	267/032.0-0001-0006.0	MAP:	032.0	BLOCK:	0001	LOT:	0006.0	Parcel Address:	650 N MAIN ST	FY:	2017					
PARCEL INFORMATION	Use-Code:	031	Sale Price:	475,000	Book:	1744	Road Type:	T	Inspect Date:	06/08/2011						
Owner:	Tax Class:	T	Sale Date:	01/02/2007	Page:	158	Rd Condition:	P	Meas Date:	06/08/2011						
DUTTON MICHAEL C & CYNTHIA M	Tot Fin Area:	6007	Sale Type:	P	Cert/Doc:		Traffic:	H	Entrance:	C						
Address:	Tot Land Area:	0.800	Sale Valid:	O			Water:	PS	Collect Id:	RRC						
650 NORTH MAIN STREET	Sewer:		Grantor:	LIMEY			Sewer:	SP	Inspect Reas:	C						
SHEFFIELD MA 01257	Exempt-B/L%	0/0	Resid-B/L%	1/100	Comm-B/L%	99/0	Indust-B/L%	0/0	Open Sp-B/L%	0/0						
COMMERCIAL SECTIONS/GROUPS								LAND INFORMATION								
Section:	ID:101	Use-Code:326				NBHD CODE: 8				NBHD CLASS: 1		ZONE: C				
Category	Grnd-Fl-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg	Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
2	5627	1.0	D	1947	1986	461500	1	P	101	A	0.800	N	99,008			
DETACHED STRUCTURE INFORMATION																
Groups:	Id	Cd	B-FL-A	Firs	Firs		Str	Unit	Msr-1	Msr-2	E-YR-Bit	Grade	Cond	%Good P/E/R	Cost	Class
	1	326	4527	1	0		AS	S	8000	1.00	1970	A	A	///50	10,900	3
	2	326	400	1	1		OT	C	1		1970	A	A	///100	1,500	3
	3	326	540	1	0		SE	S	28	20.00	1983	A	A	///50	4,800	
	4	326	540	1	0											
VALUATION INFORMATION																
	Current Total:	577,700	Bldg:	478,700	Land:	99,000	MktLnd:	99,000								
	Prior Total:	552,200	Bldg:	444,600	Land:	107,600	MktLnd:	107,600								

