

181 W State Street  
Granby, MA, 01033

COMMERCIAL

4 BATHROOMS

0 BEDROOM

5,200 SQFT

1.85 ACRES

MLS # 73199964

PRICE:

**\$980,000**



# NO HOA

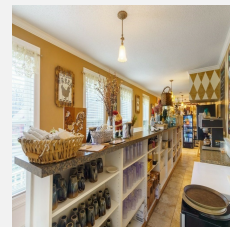
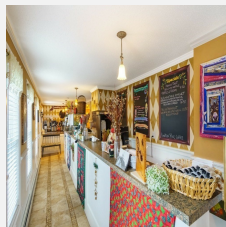
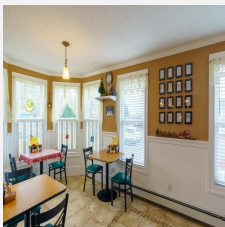
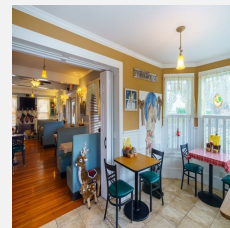
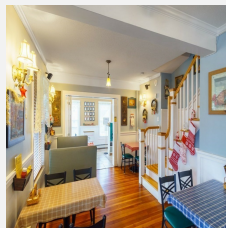
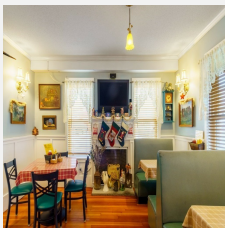
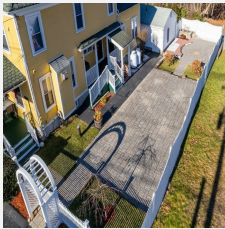
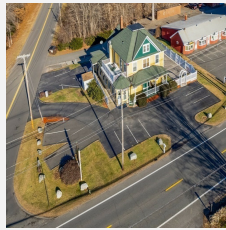
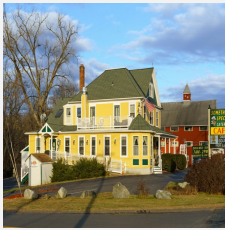
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*Well Established Turn-Key Business & Real Estate in a Bustling Area on RT 202 in Granby. This prime location is surrounded by a mix of residential homes and businesses & is just a short distance to highways & colleges. Currently an established breakfast & lunch destination, this mixed use building offers plenty of opportunity for expanding the existing business as well as living in or renting out the second floor apartment & finished garage space. The potential for increased revenue is endless: expand the current business to offer dinner, utilize the existing ice cream window, offer baked goods, rent out the extra spaces or AirBnb them, expand the current successful pick-up catering business to offer off-site catering and more! The restaurant itself has plenty of cozy seating inside by the fireplace or outside in the fenced in patio. New owners will benefit from the long standing reputat ...*

16 Photographs

## PHOTO GALLERY

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## SCHOOLS

### 1 GRANBY HIGH

Granby - 1.68 miles

### 2 EAST MEADOW ELEMENTARY

Granby/Macduffy - 1.97 miles

Agent

## ELIZABETH SALOIS



Since the age of 25 I have been a business owner. Having owned multiple businesses, my experience communicating with my customers has taught me that KINDNESS and UNDERSTANDING go a long way when serv ...



413-596-6711



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<https://www.bhhsrealtypros.com/mls/73199964>



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