



# Something Special **CAFE & CATERING**



## COMPANY PROFILE

A fully operational dining venue with state-of-the-art facilities, quaint charm, and an impeccable brand built over nearly 40 years in business.

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

REALTY PROFESSIONALS

COMMERCIAL DIVISION

Business & Real Estate Offered for Sale

Courtesy of:

Elizabeth Salois

413-695-2634



# FEELS LIKE HOME

because it is ...

## The Farmhouse

*The early twentieth century farmhouse that is home to Something Special Café and Catering and the surrounding property has a rich history. The farmhouse once served as a dairy farm - Granby's main source of commerce by the end of the nineteenth century - and at another time was a boarding house for passing travelers.*



## Our Story

Our story began over 45 years ago in 1976 when Chef Barry started his career in the Coast Guard working as a cook on a buoy tender at Woods Hole, and was then appointed Chef on the USCGC Eagle serving the officers. After his service, he operated his own restaurant here in Granby called Something Special, which was located at the Chateau Harmony right next door to our current location. His career brought him to explore other opportunities where he met Chef Laurie working together in the food industry in the Pioneer Valley. They have worked together and separately at many community staples including Hotel Northampton, the Yankee Pedlar, Mount Holyoke College, Berkshire Hills Music Academy and more.

Together, they moved to Nantucket and opened their first venture together, the Nantucketeers Restaurant, before coming home to western Massachusetts to revive Something Special once again at the Chateau Harmony. Years later, they renovated the 1900s farmhouse that was their family home to spend more time with their kids while pivoting their business to Something Special Catering - a mobile catering service for special events at venues such as the Carriage House at Forest Park, the Garden House at Look Park, Quontquont Farm, the Warfield House at Valley View Farm and countless quaint and intimate backyard weddings and gatherings.

Their lifelong dream has been Something Special Cafe - operated out of the very house where they have lived and raised a family for over two decades - offering a locally sourced breakfast and lunch menu for the Granby community. With over 50 years of professional culinary experience between them, and an innate desire to answer their guests' every whim, the Berniers have garnered a pristine reputation among both their clients and peers in the hospitality industry. Now as they approach their "real" retirement, they are looking for an energetic investor to take over and carry on the legacy of serving the community, supporting other local businesses, and producing high quality food at an affordable price.



# Granby, MA



## ***Welcome to the Town of Granby, MA***

Granby, Massachusetts, a small town in Hampshire County, boasts a population of approximately 6,400 residents across its 28 square miles. It enjoys proximity to esteemed colleges such as Amherst College, Hampshire College, and the University of Massachusetts Amherst, all reachable within a short drive. For entertainment, Granby is about 20 miles north of Springfield, home to the MGM Springfield casino, making it accessible in roughly 30-40 minutes by car. The town features several parks including Dufresne Park and the Granby Bow and Gun Club, offering ample outdoor recreational opportunities. Granby's educational landscape is served by one elementary school (East Meadow School), one middle school, and one high school (Granby Junior Senior High School), providing a robust educational foundation for its community. Additionally, Granby maintains a quaint agricultural tradition with small farms dotting its landscape, contributing to a local farm-to-table ethos and community-supported agriculture initiatives. Dining options include a handful of restaurants, adding to the town's charm and community feel, which includes Something Special Cafe & Catering, voted best Cafe by Restaurant Guru!



# AT-A-GLANCE

a turn-key business ...



## Proven Business Concept

A dining option in a historic venue with a menu sourced from local farms and vendors has maintained steady profitability since opening 2+ years ago



## Loyal Customer Base

The majority of customers are repeat customers and/or habitual patrons



## Established Staff & Vendors

Low turnover of key staff and strong relationships with farm and food suppliers with competitive pricing



## Fully Equipped

Current owners have invested significantly in industry leading facilities designed for ultimate efficiency & quality



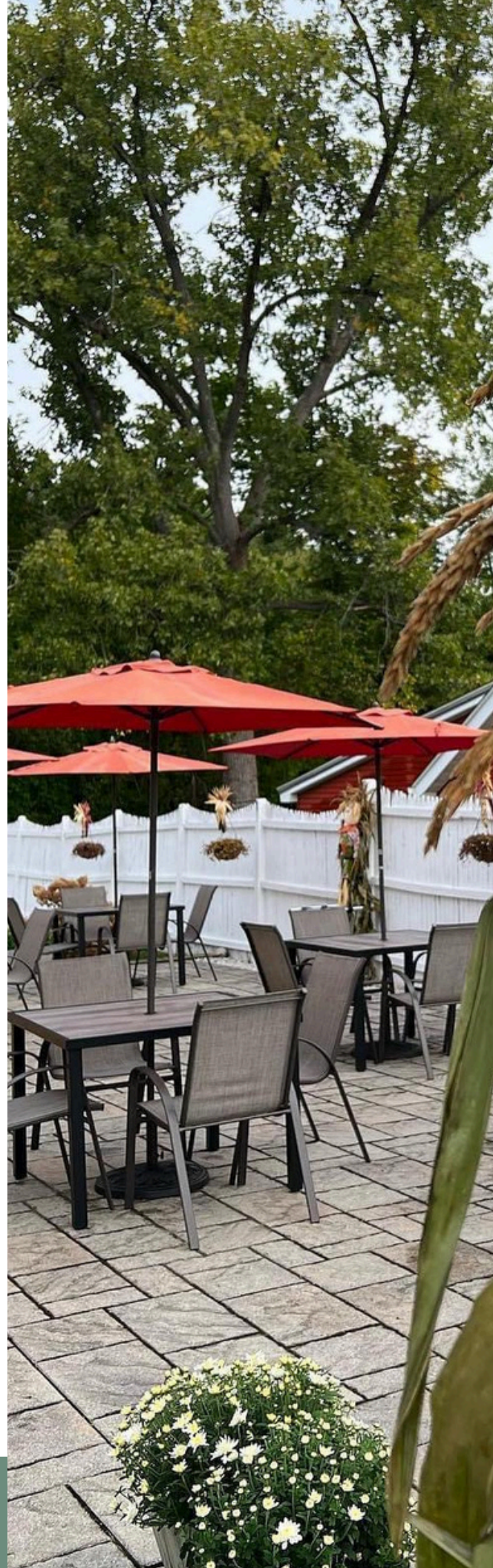
## Mixed Use Zoning

Situated close to area residents while also leveraging foot traffic to neighboring businesses



## Permits & Licensing

All permits & licenses necessary to operate a food establishment have been obtained and maintained



# AT-A-GLANCE

Future business ...



## **Increase Hours**

Currently closed two days a week



## **To-Go Orders**

Use the unused counter area for to-go orders, door dash, fast pickup etc.



## **Ice Cream Window**

Open up the unused ice cream window



## **Expand Catering**

Bring back off-site catering. Currently a pick-up style catering service



## **Bakery**

Provide baked goods for purchase



## **Brand Success**

Use the current brand success and add a food truck



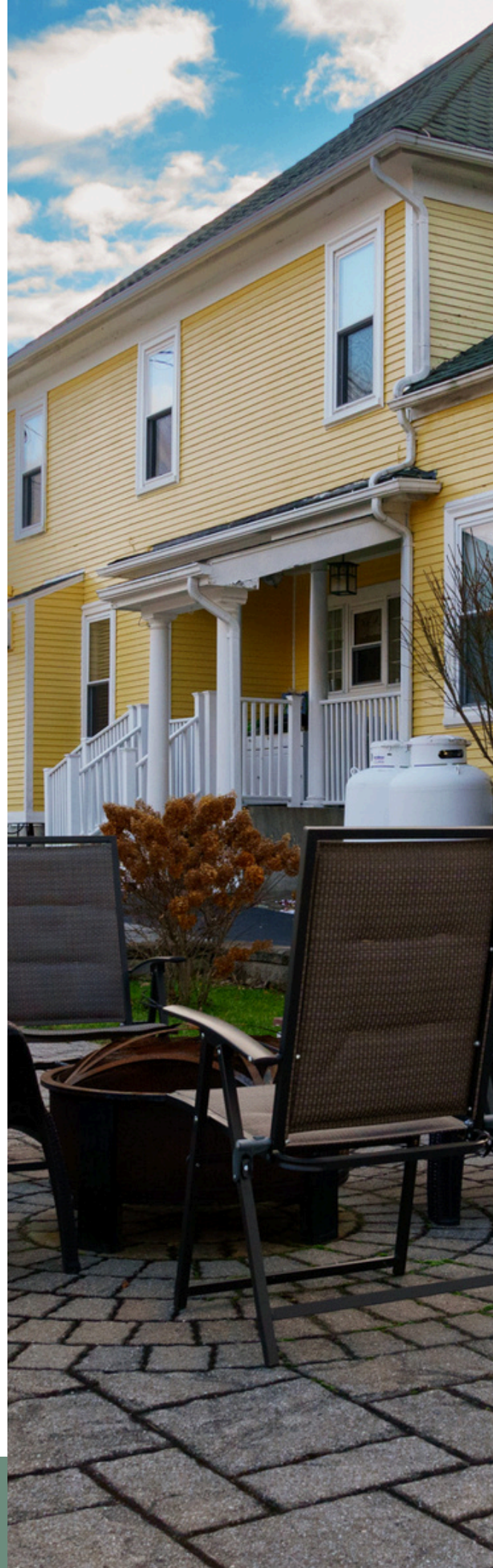
## **AirBnb**

AirBnb the converted garage and/or the second floor apartment



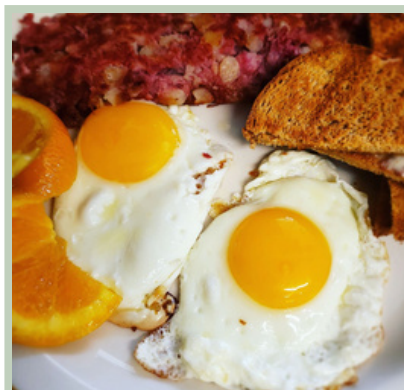
## **And More...**

So much untapped potential!!



# MENU GALLERY

Some of our most popular dishes...



# TESTIMONIALS

Hear what our customers have to say...

“

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*I LOVE THIS PLACE! Staff are attentive and genuinely nice! Food excellent - atmosphere is quaint and cozy- felt like I was on holiday. So happy to make Something Special Cafe a regular part of my weekends!*

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”

“

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*One of the best breakfast/lunch places around. All locally sourced meats and eggs and everyone is super nice. Food is amazing.*

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“

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*Charming turn of the century colonial dining experience. Tastefully furnished with tables in nooks and comfortable booths. The menu was well thought out and the combinations are flavorful! With a wonderful attentive staff.*

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”

“

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*Great prices, great food! And the staff is pleasant. I just had their Polish breakfast special (eggs, kielbasa, perogies), and I'm definitely coming back! There's a lovely patio outside! And if the weather doesn't permit, the inside is quite quaint!*

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“

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*Staff is always friendly, prices are great, produce is always fresh and the food is always on point! I have yet to try a meal I was unsatisfied with. My go to is the build your own omelette with a side of some of the best hollandaise I've had.*

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# THE KITCHEN

Where all the magic happens..



## Equipment List

*Detailed list available*



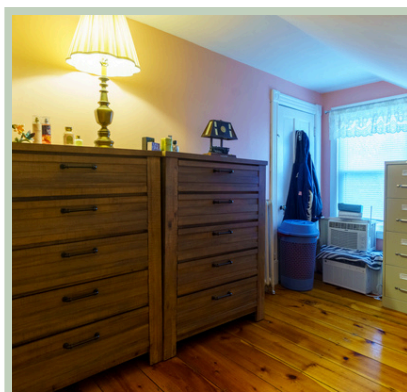
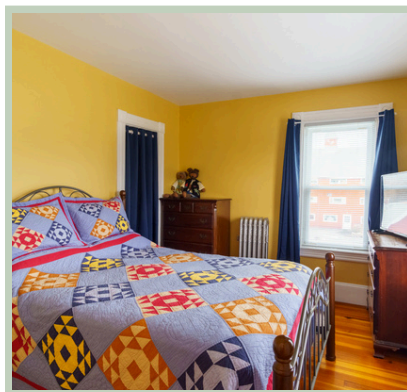
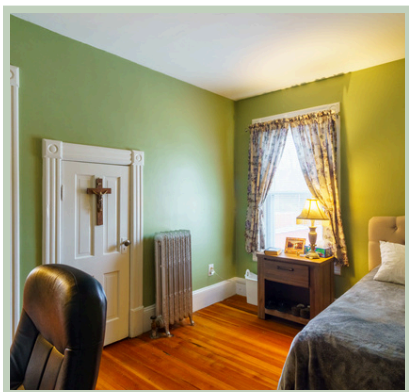
## Equipment List

- 36x20 Stainless Steel Table
- Two Avatoast THD1800 Heavy-Duty Switchable Bread and Bagel 40 Slice
- Commercial 60" 6 burner range
- Refrigerated Sandwich Prep Table
- Artic Air Table
- Stainless Steel Vegetable Sink w/Drain Board
- Traulsen Frezzer
- Picco Fryaloator
- Turbofan Convection Oven
- Hood & Ansul R-102 System
- Traulsen refrigerator 2-door
- Washer/Dryer
- Traulsen refrigerator 1-door
- Several 4-foot stainless steel storage racks
- White Chest freezer
- 12x16 Hand Sink with Splash Mounted Extended Faucet
- Univex SRM20 Commercial Mixer
- Beverage Air Refrigerator 2-door
- Stainless Steel 3-bay sinks
- Commercial Diversy Dishwasher
- Four foot Pot & Pan Rack
- Mop Sink & Mop & Broom Mounted Wall Rack
- EdgeStar 25 Lb. Capacity Built-in Ice maker
- Galaxy CRG-4 Countertop Display Refrigerated Merchandiser
- Floors are all commercial grade vinyl composition tiles except dining room
- All lighting LED shatter resistance bulbs



# THE RESIDENTIAL RENTAL UNIT

Second & Third Floor..



## Rental Units

*This property offers two additional opportunities for income including a residential rental and office/retail space. The residential rental unit and a converted garage space which previously housed a pet grooming business.*

# Features & Benefits

## Residential Unit

- 4 Bedrooms
  - Wood Floors
  - One Tandem Bedroom
- Bathrooms
  - 2nd Floor Full Bath
    - Jet Tub
    - Walk-in Shower
    - Wood Floors
    - Separate 1/2 bath w/toiler and sink
- Kitchen
  - Open to Living Room
  - French Doors w/access to Patio
  - Overhead Lighting
  - Ceiling Fan
  - All appliances Remain
  - Wood Floors
- Patio
  - Wired for a Hot Tub
  - Built to withstand the weight of a hot tub

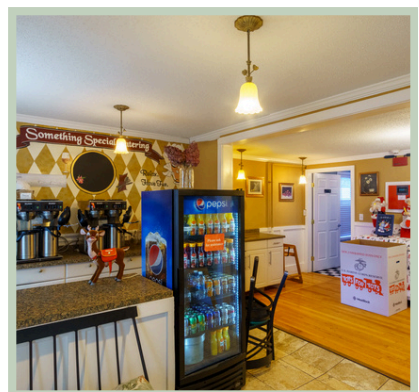
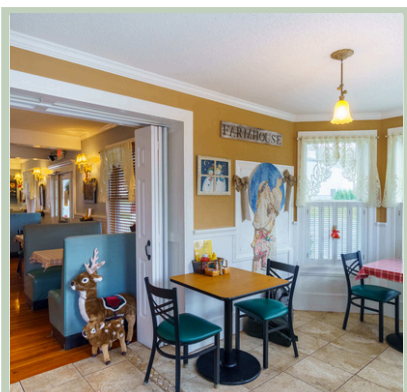
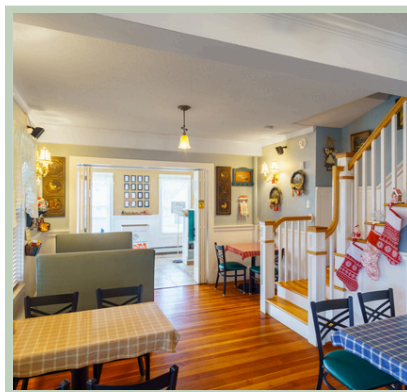
## Exterior Unit

- Converted Garage
- 1/2 Bath
- Heated
- Large Area and Back Room



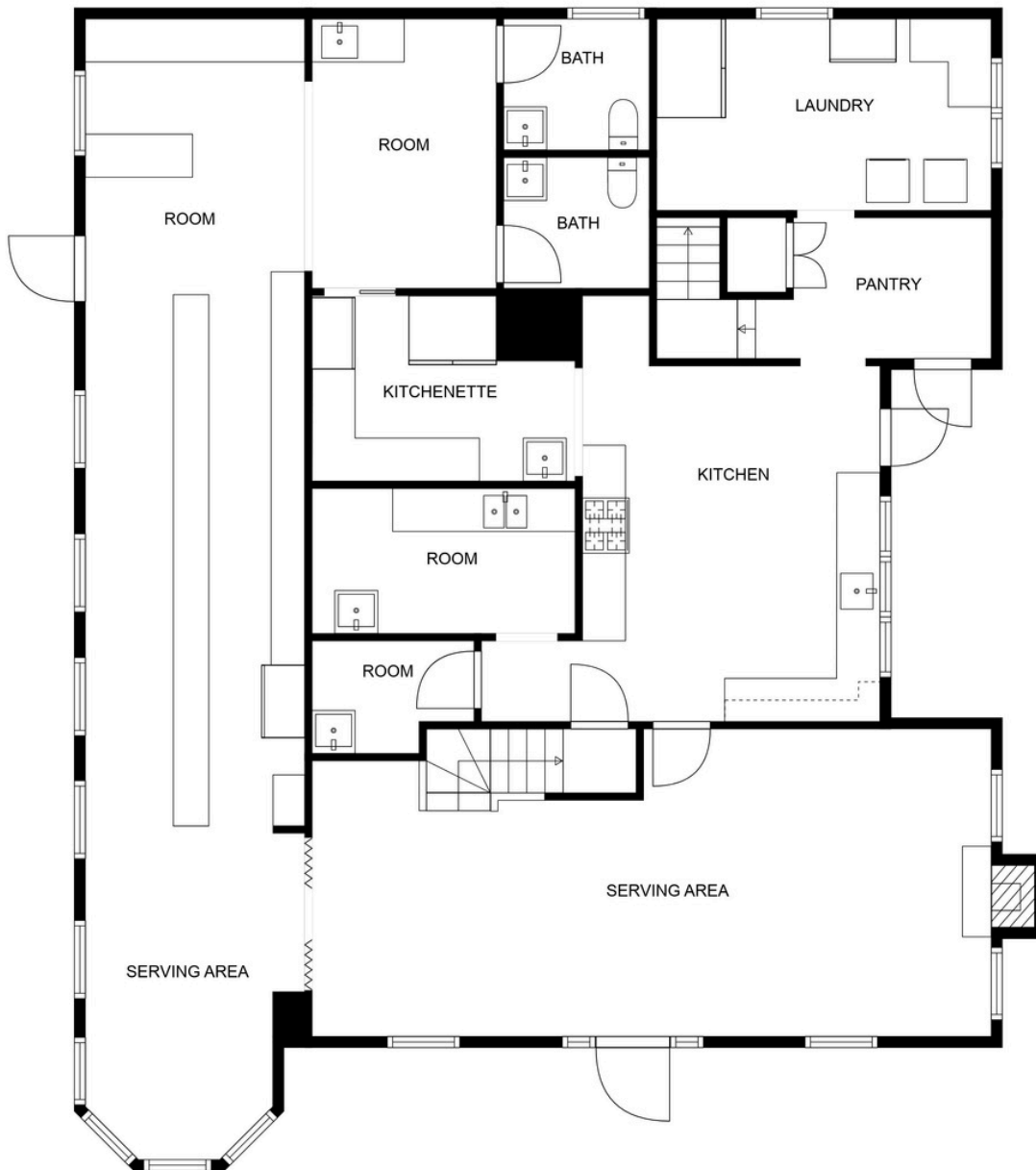
# RESTAURANT GALLERY

A look inside...



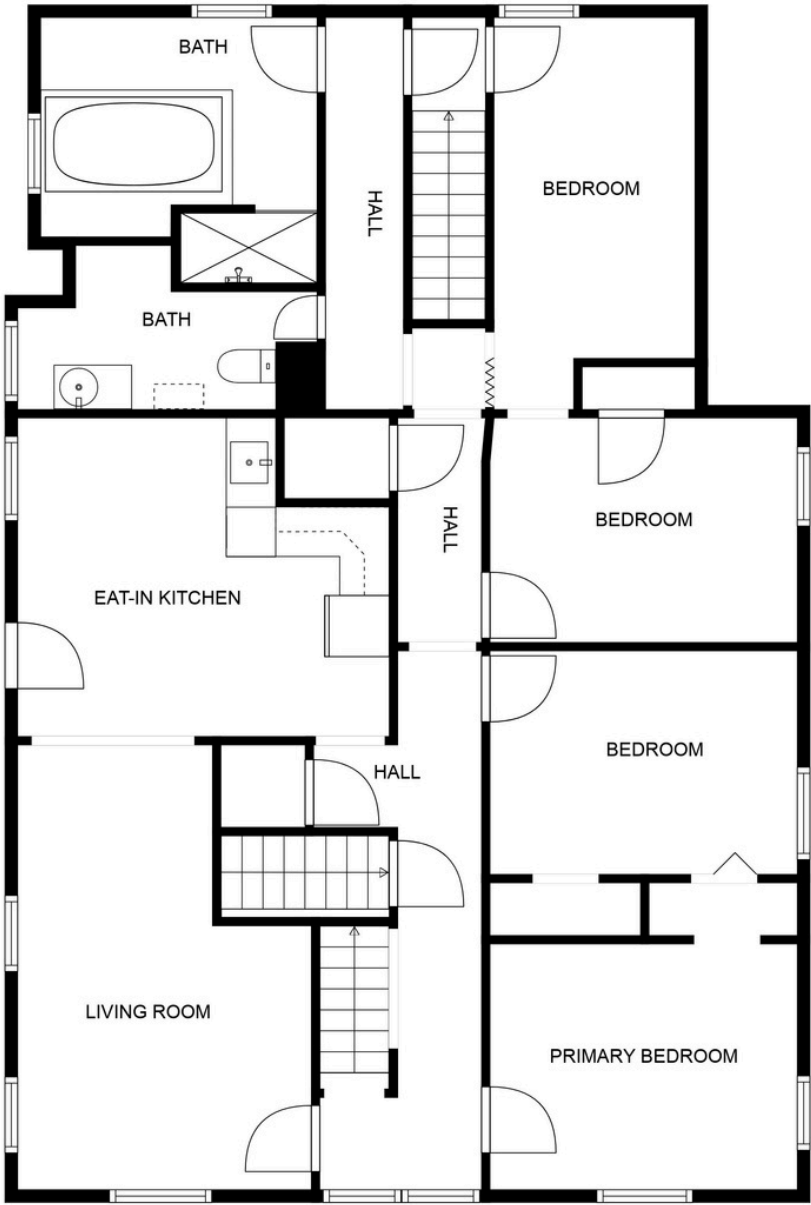
# First Floor Layout

The Restaurant



# Second Floor Layout

The Residential Unit



## Business History

*Something Special began its journey in 1980s as small breakfast and lunch eatery with off-site catering at the Chateau Harmony right next door. In the 90s it was expanded to offer on-site catering and dinner in the larger Chateau building. As business increased and family dynamics changed Barry & Laurie purchased and renovated the home right next door to create a more intimate experience for their growing customer base while allowing them to raise their family right above the restaurant*



## Planning for the Future

When renovating this home to fit a growing restaurant, many things were taken into consideration including future growth and business opportunity. The current restaurant space is approved for 35 patrons inside with additional seating in the fenced-in patio area outside and 16 designated parking spaces. Additional parking along the side street is available but not designated. With the fast turnover that a breakfast and lunch eatery provides, parking has never been an issue. Inside the restaurant there is a working station for wait staff, a full kitchen which includes a bakery area, separate dish-up and dish washing stations, and a laundry room along with plenty of storage areas. (Exact equipment list available upon request). The restaurant area also includes a counter area and an ice cream window, both of which are currently not being used and provide opportunity for growth and expansion of current services. There is also a working gas fireplace within the restaurant seating area and a hostess station. The restaurant is fully ADA compliant and now includes a beer and wine license for potential further expansion.

Your investment includes a loyal customer base from Granby and surrounding towns such as, Belchertown, Amherst, Chicopee, Holyoke, South Hadley etc. The location is prime being on heavily traveled Rt. 202, with a highly visible LED sign, and approximately 15 minutes from the MA Pike, and 20 minutes or less to the local colleges!

The detached garage was recently renovated and includes a back room along with a bathroom and two separate entrances. The main area of the heated garage was left a blank canvas for the new owner. Previously this was used as a pet grooming business. This could serve as office space or an Airbnb considering the proximity to the colleges.

The second and third floors consist of living space. This includes four bedrooms, an eat-in kitchen, a living room with french doors leading to a balcony, a full bathroom with spa-tub and stand-up shower, and a huge finished attic room. During renovation, the balcony was made with the intention to hold the weight of a hot tub and has the appropriate exterior electrical. The floors are all nicely redone wood floors throughout the entire apartment and restaurant area.



# More Information Available

## CONTACT:

Elizabeth Salois | Realtor®

Berkshire Hathaway HomeServices

Realty Professionals | Commercial Division

2040 Boston Rd, Wilbraham, MA, 01095

 413.695.2634

 ElizabethSaloisRealtor@gmail.com

 www.SomethingSpecialGranby.com



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