

## RESTAURANT / BUILDING FOR SALE

±5,500 SF Available For Sale

602 Main Street, Sturbridge, MA



Kelleher & Sadowsky is pleased to offer for sale Rovezzi's Restaurant in historic Sturbridge. The restaurant has 120 seats with a full bar and seasonal outdoor seating. There is a private dining room for small functions. This place has a great vibe. Meticulous kitchen and recently refurbished front of the house. The lower level has walk in coolers as well as addition prep kitchens. The property has ample parking on its two lots. Excellent opportunity to purchase the business along with the 5,500-sf. free standing building. Call today for a showing.

**Asking Price: \$829,000**

### BUILDING DETAILS

- **Building SF:** 5,500 SF
- **Land Area:** 0.64 Acres
- **Year Built:** 1850
- **Parking:** ±40 spaces
- **Roof:** Asphalt Shingle
- **HVAC:** FHA Oil / Propane Cooking
- **Zoning:** CM
- **2019 RE Taxes:** \$9,525

### RESTAURANT DETAILS

- **Furniture, Fixtures, & Equipment (FF&E):** Included
- **Facilities:** 120 seats with a full bar
- **Competition:** Great area with heavy traffic
- **Growth & Expansion:** Could open for lunch.

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