



## INVESTMENT / RESTAURANT

±0.75 Acres Available For Sale

290 Dresser Hill Road, Charlton, MA



Kelleher & Sadowsky Associates has been named the exclusive sales agent for The Clam Box at Dresser Hill located at 290 Dresser Hill Road in Charlton, Massachusetts. The Clam Box at Dresser Hill has been serving fresh seafood and ice cream for over 30 years. This sale includes the business, real estate, and equipment. It also includes 2 apartments and an automotive repair business which provides additional rental income. This entire property contains 0.750 acres of land with well water, private septic system, propane for cooking, and oil heat.

The 2019 property tax is: \$9,975.00

Updated electrical

Exterior wall: vinyl siding

New roof on office/apartment building with 30 year architectural shingles

Well water, private septic system

**Asking Price: \$700,000**

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.



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## Property Photos



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