

**483 East Housatonic St
Pittsfield, MA 01201**



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MLS# 249002



\$1,800,000

8,000 Sqft

PROPERTY FOR SALE ONLY-businesses are not for sale. Positioned prominently along Route 20, a high-traffic major highway, this versatile commercial property offers a rare mixed-use investment opportunity with strong income potential. The site is currently home to 2 separate parcels of land with three established tenants, providing immediate cash flow and diversified revenue streams. The property features a well-known restaurant drawing consistent local and pass-through clientele, a boat retail business catering to recreational and seasonal demand, and a licensed motor vehicle inspection station that ensures steady year-round traffic. Together, these tenants create a dynamic commercial hub with built-in customer synergy. A standout feature of the property is its expansive outdoor storage area, ideal for boats, trailers, and heavy equipment. This large, flexible yard space adds significant value and opens additional income opportunities for storage or expansion. With excellent visibility, easy access, and substantial frontage along a major roadway, this property benefits from constant exposure and high daily traffic counts. Whether you're an investor seeking stable returns or an owner-operator looking to capitalize on a strategic location, this property offers both immediate income and long-term growth potential.



Timothy Gallagher

Phone: (413) 822-1008

Stone House Properties

Office: (413) 528-4211

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