



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR SALE - \$449,000**

**3 BEDROOM, 2.5 BATH COLONIAL  
WITH A SEPARATE RESTAURANT/RETAIL BUILDING  
321 ELM ST., DARTMOUTH, MA**



- Mixed use property with a potential restaurant on the same property

HARTEL REALTY

230 Jones Road, Unit 6, Osterville, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: [greg@hartelrealty.com](mailto:greg@hartelrealty.com)

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## Executive Summary

Property Address:	321 Elm Street, Dartmouth, MA
Assessor's Reference:	117/179
FY 2011 Assessments:	\$382,900
Tax ID #	117 179 Dart
Tax Assessment 2011:	\$3,231.68
Total Land Area::	0.26 Acres
Total Living Area:	House 1,977 SF +/-, Restaurant 1,454 SF
Zoning	GR (General Residential (15,000 SF))



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## Detailed Summary

<b>Total Room Count</b>	8
<b>Number of Bathrooms</b>	2.5
<b>Floor Levels</b>	3
<b>Garage/Parking</b>	Off Street
<b>Additional Features</b>	Deck
<b>Town Sewer or Private Septic</b>	Town Sewer
<b>Town Water or Well</b>	Town Water
<b>Heating Type</b>	Gas, FHA
<b>Basement Type</b>	Full
<b>Gutters</b>	Yes



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## Property Description

### **General Site Overview:**

The property is located in the Padanaram Village section of Dartmouth. The property is located one block from Apponagansett Bay.

### **Neighborhood Description:**

Located in an area of nice year round homes with easy access to Apponagansett Bay and the New Bedford Yacht Club.

### **Home Details:**

The main house was built in 1920. The restaurant was built in 1950. The house has eight rooms, three bedrooms and 2.5 baths. The restaurant has a main dining area, a large first floor kitchen and a roof deck. The restaurant is the former Bridge Street Café. There is the potential to use the restaurant location as a retail operation.



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## Aerial View



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## Area Map



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## Photos



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