



HARTEL REALTY

Strategic Real Estate Services

FOR SALE - \$449,000

**3 BEDROOM, 2.5 BATH COLONIAL
WITH SEPARATE RESTAURANT/RETAIL BUILDING
321 Elm Street, Dartmouth, MA**



Mixed use with potential restaurant on property

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

email: greg@hartelrealty.com

www.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

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