

NATIONAL RESTAURANT EXCHANGE

(617)721-9655 Fax: (781)246-5000

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LISTING INFORMATION



TYPE OF BUSINESS: Pizza, Roast Beef & Subs

LOCATION:Wilmington – N. Reading

SELLING PRICE:\$160K**DOWN PAYMENT:**\$60K

SALES VOLUME: \$7k/wk. (in 5 days) closed sat. & Sun. **% Delivery:**none

LEASE: \$3500mo. (NNN included) **YRS. LEFT:**4 yrs. w/ 5yr option

SQUARE FOOTAGE:1500 sf.

HOURS OF OPERATION:11am -7pm M- F **(OR change it up and open 6am-3pm)**

SEATING: (inside) 28 (outside)0

REASON FOR SELLING:Retiring

COMMENTS: Want a great looking, well laid out operation, this is it. Very modest rent at \$3500/mo. (all Inc.), in the middle of a huge office park and many homes. Right off of a major interstate, Four years left on the original lease with a five year option. The current owner only wants to work minimal hours, but by changing the hours and offerings the sky is the limit. **Change the hours to 6am to 3pm and add coffee, muffins, danish and breakfast sandwiches. Add delivery and open Sat. and Sunday and the dollars will just flow in.**Can't be duplicated, for the asking price, of \$160K and only \$60K down.

Don't wait, won't last long at this price. !!!

Contact John Ruggieri at 781-858-2343 or jkruggie@comcast.net