

# ***NATIONAL RESTAURANT EXCHANGE***

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## **LISTING INFORMATION**



**Metro West- Neighborhood Pub with Real Estate at FMV**

**SELLING PRICE: \$175K**

**DOWN PAYMENT: \$75K**

**SALES: \$14K/wk...40% food**

**LEASE: \$3,000/mo. plus NNN**

**YRS. LEFT: New Lease**

**SQUARE FOOTAGE: 4,500sf on 2 flrs. (2<sup>nd</sup> flr meeting room)**

**HOURS OF OPERATION: only 6 days...T-W : 3-11pm TH – Sun: 11am-11pm**

**SEATING: (inside) 70 seats (outside) 50 seats on 2 Patios (bar) 11 seats**

**REASON FOR SELLING: Retiring**

**COMMENTS: Perfect for chef/owner in this quaint rural community. It's a pub, with a full bar and Keno(Keno adds \$20k a year to the bottom line in commission). Second floor is a complete Function room with its own bar, bathrooms and a dumb-waiter directly to the kitchen. Closed on Mondays and does not do lunch on Tues. & Wed. The menu is diverse doing burgers, sandwiches, dinners as well as pizza. This is an opportunity to be the only full service operation for miles around. Parking for 70 cars and on a major road right in down town. NO COMPETITION! For more info**

Contact John Ruggieri at 781-858-2343 or [jkruggie@comcast.net](mailto:jkruggie@comcast.net).