

# ***NATIONAL RESTAURANT EXCHANGE***

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

Broker-Bobcioffi14@gmail.com

## **LISTING INFORMATION**



### **RARE-PRIME LOCATION- TURNKEY RESTAURANT-BAR**

**TYPE OF BUSINESS:** Popular-Restaurant-Bar

**LOCATION:** Greater Needham area

**SELLING PRICE:** \$495,000 **DOWN PAYMENT:** 250K/ W/20K Security

**SALES VOLUME:** 42.5K wk.-(Pre covid) **DELIVERY:** (2%)

**LEASE:** 11,030mt. NNN \$2,907mt-(Includes water-sewer) Yrs. Left. 9 + 5 yr. option.

**SQUARE FOOTAGE;** 3,600 sf,

**HOURS OF OPERATION:** 11am-11pm -7 days

**SEATING:** Inside- 99

**REASON FOR SELLING:** Relocating out of state.

**COMMENTS:** Full Liquor & entertainment licenses, located in the heart of one of the Hottest spots anywhere. Annual Personal income exceeds 150k pp. Cannot miss. Over 1000 new high-end apartments/Condo's being built to an already Heavy traffic area. This Prime location is geared for the proven restaurateur with strong draw for entertainment/jazz. Excellent lay out, large Bar w/high tops and open table seating for visible interaction. Add lottery-a social media giant-Thousands of customers at your fingertips. Hurry, this will not last-Contact Bob at 781-820-9288 or [Bobcioffi14@gmail.com](mailto:Bobcioffi14@gmail.com)

Your Ship has arrived !