

NATIONAL RESTAURANT EXCHANGE

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LISTING INFORMATION

WALTHAM~~PIZZA, SUBS, and CHARCOAL PIT ...REAL ESTATE AVAIL!!!



SELLING PRICE: Asking only \$80K

DOWN PAYMENT: \$40K

SALES VOLUME: \$6,500/wk

% Delivery: 15%...mostly P/U

LEASE: Rare...\$1,000/mo. **YRS. LEFT:** new lease or BUY THE REAL ESTATE

SQUARE FOOTAGE: 1,000 sf.

HOURS OF OPERATION: 6 days, 11 am-9 pm; CLOSED SUNDAYS

SEATING: 9 seats

REASON FOR SELLING: After 33 yrs., time for a change.

COMMENTS: This is your classic, local pizza shop that needs a shot-in-the-arm. No advertising, no website, no social media. Basic equipment, walk-in frig, and plenty of storage. Buy the real estate as two commercial condo's...at FAIR MARKET VALUE. Perfect for **two** first-time buyers or husband & wife. Get your cash investment back in the first year.

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