NATIONAL RESTAURANT EXCHANGE

PREMIER RESTAURANT & HOSPITALITY OPPORTUNITIES

NORTH SHORE | FULL-SERVICE RESTAURANT & BAR

FIRST TIME OFFERED • Formerly a Famous Irish Bar





ASKING PRICE	DOWN PAYMENT	WEEKLY SALES
$295,000	**$100,000**	**$45K–$48K**

BIG PRICE REDUCTION • MOTIVATED SELLER — MAKE AN OFFER!

PROPERTY & OPERATIONS

2025 SALES	$2.4 million
LEASE	Approx. 6% of sales
REAL ESTATE	3-year option to buy at fair market value
RECENT APPRAISAL	$2.25 million
SPACE	Approx. 6,000 SF + 4,000 SF usable basement
SEATING	180 inside + 40 patio; 40-seat bar
HOURS	Tue–Thu 4–10 PM; Fri–Sat 12 AM–12 AM*
OTHER HOURS	Sunday until 10 PM; closed Monday
REASON FOR SALE	Retirement

INVESTMENT HIGHLIGHTS

Top-shelf furniture, fixtures and kitchen equipment; fully sprinklered building, town sewerage, excellent long-term staff and a huge parking lot. Highly visible location with reported traffic of 50,000 cars daily. Potential for a dinner concept or sports bar conversion.

*Seller states that cash investment may be recovered in six months; all financial and operational claims require independent buyer verification. *Operating hours reproduced as stated in the source listing; confirm with broker.*

CONTACT JOHN RUGGIERI | 781-858-2343 | jkruggie@comcast.net

NATIONAL RESTAURANT EXCHANGE • (617) 721-9655 • DSerpone@comcast.net