

NATIONAL RESTAURANT EXCHANGE

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

DSerpone@comcast.net

LISTING INFORMATION

CLASSIC IRISH PUB with ENTERTAINMENT



LOCATION: Franklin-Walpole...downtown; across from T-station

SELLING PRICE: \$295K

DOWN PAYMENT: only \$100K cash req'd

SALES VOLUME: \$20K/wk (\$1.2K/yr)

LEASE: \$3,500/mo. + NNN (real estate is available...3 more units)

SQUARE FOOTAGE: 2,500sf. (big, dry basement)

SEATING: (inside 85 seats...20 seat horseshoe bar) (patio:30 seats)

COMMENTS: This is one of the best real Irish bars...great reputation, strong loyal clientele, and located in the center of town, across from an active T' station, and loads of free parking. Known for its terrific bands on the weekends. Hundreds of new apartments being built in the area. **NO COMPETITION!**

NETS OVER \$180K/yr. Only seasoned pub operators will be considered.

Contact Bob at Bobcioffi14@gmail.com or 781-820-9288