

INTEGRITY REAL ESTATE & BUSINESS LISTINGS

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CLASSY, POPULAR & PROFITABLE ITALIAN RESTAURANT & BAR BONUS: *TURN KEY-SOLID PROFIT-STRONG STAFF*



BUSINESS: Casual-Classy Italian Cuisine

Restaurant, Catering & Takeout

LOCATION: Merrimack Valley, Busy Main Rd., and Parking Lot

SELLING PRICE: \$499,000 Priced to Sell!

OWNER FINANCING: May be negotiable w a strong, financially established buyer.

SALES VOLUME: Average \$32k-\$34k week 20-25% delivery

LEASE: \$7600 in total 4 Yrs. Left +5 yr. option

(Rent/NNN 7%-8% of sales)

SQUARE FOOTAGE: 3800 sq. ft. approximately

OF BATHROOMS: 2

DAYS/HOURS OF OPERATION: Mon.-Wed. 4 p.m.-8:30 p.m.,

Thurs. 11:30 a.m-9 p.m. Fri-Sat. 11:30 a.m.-9 p.m., Sunday 3 p.m.-8:00 p.m.

EMPLOYEES: 15-17 Employees including 5 cooks and assistant manager

REASON FOR SALE: Partners expanding to other businesses in different directions.

COMMENTS: Strong Net Profit. Long track record of success!

Beautiful facility! SALES HAVE GONE UP IN THE LAST YEAR!

Excellent equipment and very clean.

***SHORT HOURS* so plenty of upside: Add hours, build catering.**

If you are experienced, financially qualified and have serious interest, please contact either of us by *text, phone or email.* NDA required.

Appointments: First come, first serve.

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Subject to errors, omissions, prior sale or withdrawal from the market...all without notice. Broker tries to be as accurate as possible, however Broker is not responsible for accuracy of listing information given by the owner..