

INTEGRITY REAL ESTATE & BUSINESS LISTINGS

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LONG TRACK RECORD OF SUCCESS STRONG STAFF

LISTING INFORMATION

PRICE REDUCED TO SELL

BUSINESS: Italian Pizzeria, Catering, Established,
Popular, Well Run

PRICE: \$299k Down Payment: **NEGOTIABLE** w strong buyer

LOCATION: Reading/Woburn, Parking-parking lot, street

SALES VOLUME: Ave. \$18,000 Dine-in, take-out, delivery service
incl. 3rd. party

LEASE: \$4200 Excellent Rent Ratio *only* 3 ½% -4% 5 years + 5 year option

SQUARE FOOTAGE: approx. 2400 sq. ft.

Bathroom-Handicapped accessible

SEATING: 25-30 **EMPLOYEES:** 9 including a Manager

HOURS OF OPERATION: 7 days a week 11 a.m.-9 p.m.

COMMENTS: Turn-Key established and popular pizzeria. Profitable location w an experienced staff, a big plus in this day and age. Although still very profitable, sales were affected somewhat from the recent pandemic. However sales have been climbing back steadily w/a projected profit of over 16% (approx. \$165,000) this year, which is *better than average* for most pizza locations. Equipment is older but in very good working condition. Owner is sadly selling this great business, as his various business locations are too far apart. Seller will share financials with a serious buyer.

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

Appointments are being scheduled now!

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ALL INFORMATION IS FURNISHED BY SELLER; BROKER DOESN'T CERTIFY, WARRANT THIS INFO. Broker tries to be as accurate as possible, however Broker is not responsible for accuracy of listing given by owner.

