

Coffee House with Beer & Wine FOR SALE

Downtown Square, MA .

DEMOGRAPHICS

Major activity generators in the immediate area include: Massachusetts Ave. area shoppers, retail shop owners, community visitors, tourists and employees at surrounding businesses.

Complimentary businesses in the immediate area include:

- US Post Office
- CVS
- Stop & Shop
- Rite Aid • Gym
- Other local Business
- College
- Public transportation

ASKING PRICE: \$59,000
1,200 SF+Full working basement

PARKING: There is ample on-street parking.

SEATING: The restaurant is licensed for approximately 40+ seats.

CONCEPT: Upscale casual theme neighborhood cafe.

MENU: A wide selection of coffees, paninis, sandwiches, soups, salads, light entrees and beverages. Beer & wine and cordial license included.

LICENSES: The restaurant has a Common Victualers License, Beer and Wine and Full entertainment licenses

HOURS: Open daily from 10:00 AM until 10:00 PM. Closed Sundays.

LEASE TERM: Two (2) years with one (2) options for five (5) years.

SALES: Sales average \$4,500 per week with absent owner

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