



Greater Northampton Area Restaurant for Sale

Prominent restaurant for sale serving the Five College communities of Amherst College, Hampshire College, UMass Amherst, Mount Holyoke and Smith College with over 30,000 students and 2,200 faculty. This upscale 1,650 square foot restaurant comes with all furniture, fixtures and equipment included. Full liquor license is also included.

<u>LOCATION:</u>	Greater Northampton area, Massachusetts.
<u>TRADE AREA:</u>	30,000 college students, 2,200 faculty, 900 hotel rooms and over 140 independent restaurants.
<u>DEMOGRAPHICS:</u>	Within a 10-minute drive time there is an estimated population of 42,240 with an average age of 31. The average income is \$86,402 and the number of daytime employees is 22,882. Over 60% of the population has a bachelor's degree <i>or higher</i> . Students are <u>not</u> included in these demographic figures.
<u>RESTAURANT:</u>	Approximately 1,650 square foot fine dining restaurant with a full kitchen, dining room, bar, restrooms and storage. All furniture, fixtures and equipment are included in the sale.
<u>CAPACITY:</u>	44 seats indoors plus 20 patio seats.
<u>HOURS:</u>	Dinner 6 days a week.
<u>PARKING:</u>	On-street parking.
<u>HISTORY:</u>	Opened in 2004, fully renovated in 2011.
<u>LEASE TERM:</u>	Through May 2021 with additional term available from Landlord.
<u>RENT:</u>	\$4000 per month plus utilities.
<u>GROSS SALES:</u>	\$750,000 per year.
<u>PRICE:</u>	\$185,000 for all leasehold assets of the business.



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