



## **BACK BAY – NEWBURY STREET - RESTAURANT** **Suitable for Fast Casual, Café or Bistro concepts**

<b><u>LOCATION:</u></b>	<i>Back Bay, Boston, Massachusetts – Prominently located in a high-end retail neighborhood, this location boasts proximity to many Offices, 1st-tier Boston hotels, Restaurants, and storefronts. Strong foot traffic.</i>
<b><u>RESTAURANT:</u></b>	<i>1,950 Square Feet, ADA Compliant. Large walk-in, ADA bathrooms, Bar and dining areas. 2 Dedicated parking space available</i>
<b><u>CAPACITY:</u></b>	<i>49 Seats with private patio opportunity</i>
<b><u>CONCEPT:</u></b>	<i>Readily adaptable Back Bay location perfect for a neighborhood chef-driven bistro, or a fast casual concept. Full kitchen with full hood.</i>
<b><u>LICENSE:</u></b>	<i>Beer and Wine License valued at \$175K included</i>
<b><u>HOURS:</u></b>	<i>Open for lunch and dinner seven (7) days a week.</i>
<b><u>HISTORY:</u></b>	<i>Long history of food service. Recent gut renovation</i>
<b><u>CONDITION:</u></b>	<i>Recent 1<sup>st</sup> class renovation, Well-maintained, turn key condition.</i>
<b><u>TRADE AREA:</u></b>	<i>Within a 1-mile radius we see a population of 93,948 with an average household income of \$183,873. 117,964 employees work in this area.</i>
<b><u>RENT:</u></b>	<i>\$17,000 per month All In</i>
<b><u>LEASE:</u></b>	<i>Current 5 yr term plus Two 5-year options</i>
<b><u>PRICE:</u></b>	<b><i>\$445,000 for all Leasehold improvements, FF&amp;E</i></b>
<b><u>FURTHER INFO:</u></b>	<i>Additional information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.</i>
<b><u>CONTACT:</u></b>	<b>Martin Benoit, 617.877.5257, <a href="mailto:Martin@VantagePointRetail.com">Martin@VantagePointRetail.com</a> Charles Perkins 978.887.9895, <a href="mailto:CPerkins@BostonRestaurantGroup.com">CPerkins@BostonRestaurantGroup.com</a></b>