



SOUTH END NEIGHBORHOOD BISTRO & BAR

<u>LOCATION:</u>	<i>South End, Boston, Massachusetts – Prominent corner in the heart of the South End – Boston’s destination for fine dining, gourmet options, and cutting-edge independent operations. Easy access to Back Bay, I-90 90, Northeastern University and multiple T Stops.</i>
<u>RESTAURANT:</u>	<i>4,000 Square Feet (2,000 SF Ground Floor, 2,000 SF Lower Level)</i>
<u>CAPACITY:</u>	<i>100+ Seats</i>
<u>CONCEPT:</u>	<i>Neighborhood full-service restaurant with full kitchen, corner windows, generous patio and two levels of comfortable dining. Great for events with separate rooms.</i>
<u>SALES RATIO:</u>	<i>85% food to 15% beverage.</i>
<u>LICENSE:</u>	<i>Beer, Wine, & Cordials</i>
<u>HOURS:</u>	<i>Open for lunch and dinner seven (7) days a week.</i>
<u>HISTORY:</u>	<i>Location has been home to a series of long-lasting and successful eateries. It has been well maintained with periodic updates. Owner is looking to move on to a new venture.</i>
<u>CONDITION:</u>	<i>Recently refreshed. Excellent build-out. Turn-key condition.</i>
<u>TRADE AREA:</u>	<i>Within a 1-mile radius we see a population of 94,648 with an average household income of \$171,381. 116,379 employees work in this area.</i>
<u>RENT:</u>	<i>\$13,500 per month plus tax and utilities.</i>
<u>SALES:</u>	<i>Weekly sales average \$25,000.</i>
<u>PRICE:</u>	<i>All business assets: \$575,000 \$450,000</i>
<u>FURTHER INFO:</u>	<i>Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.</i>
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