



WATERTOWN RESTAURANT WITH TWO HOODS FOR SALE

Prominent corner location on major commuter road serving Watertown & surrounding neighborhoods.

- LOCATION:** *Watertown, Massachusetts. Functional layout with 2 hoods and ample basement storage. Good for dine-in and take out concepts.*
- RESTAURANT:** *1,000 square feet plus full basement. Full kitchen with 2 hoods, Bathroom, Dining Area, and ample basement storage with Walk-Ins, etc.*
- CAPACITY:** *20 seats.*
- PARKING:** *On street parking.*
- HOURS:** *Open for lunch and dinner six (6) days a week.*
- CONDITION:** *Well-maintained, turn-key or conversion.*
- TRADE AREA:** *A two-mile radius contains a population of 101,567, daytime employees numbering 46,100, and an average household income of \$193,436.*
- RENT:** *\$3,158 per month NNN, tenant pays roughly \$650 for RE Tax & Water. Lease expires October 2029.*
- SALES:** *2024: \$550,000. 2023: \$550,000. 2022: \$600,000.*
- PRICE:** *\$165,000 for all assets, furniture, fixtures, equipment, and rights to lease.*
- FURTHER INFO:** *Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*



Contact:
Martin Benoit, 617.877.5257, Martin@VantagePointRetail.com

or implied, are made as to the accuracy of the information contained herein. Property is offered subject to prior sale, lease, or withdrawal, without notice.