



THE BOSTON
RESTAURANT
GROUP, INC.



BOSTON – WATERFRONT / FORT POINT / SEAPORT

Full-Service Restaurant Available Now

4,200 SF + Storage - Two Hoods - Patio

- LOCATION:** *A high-profile Seaport location with access to the Waterfront / Greenway near the Federal Reserve Bldg and Atlantic Wharf. Major activity generators nearby include Children’s Museum, Tea Party Museum, Thompson Place, Seaport Square, Intercontinental Hotel.*
- CUSTOMER:** *The primary customer base comes from office workers & professionals along the Greenway, visiting travelers & tourists, museum goers, and the local residential population of Fort Point and Seaport neighborhoods.*
- SPACE:** *The interior footprint is 4,200 sq. ft. plus storage & common areas. The city permits a curbside patio area. There are two full hood systems for the kitchen. Well laid out & adaptable to other concepts.*
- CAPACITY:** *Interior seating for 180 plus patio plus seasonal seating.*
- PARKING:** *There is on-street parking as well as several nearby garages.*
- HOURS:** *Open five days a week for Lunch and Dinner*
- LICENSES:** *The restaurant has a seven-day 2:00 AM All Alcoholic Beverages License*
- RENT:** *\$22K / Month NNN (NNNs ~\$5500/month.)
Landlord will grant new 10 year term in a direct lease.*
- INVESTMENT:** *The owner’s original investment was \$2.2 Million*
- SALES:** *2024: \$2.3M - 2023 \$2.5M – 2022 \$2.3M - Food : Beverage 70/30*
- CONCEPT:** *Full Service, moderately priced, upscale restaurant.*
- PRICE:** *All Assets – Leaseholds, Liquor License, FFE and branding - \$865,000*
- FURTHER INFO:** *Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*
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