



THE BOSTON
RESTAURANT
GROUP, INC.



FULL-SERVICE RESTAURANT FOR SALE WITH REAL ESTATE

- LOCATION:** *Marlboro-area within 2 miles of I-495*
- TRADE AREA:** *Prominently located in a dynamic trade area with retail stores, restaurants, office buildings, and residential areas.*
- DEMOGRAPHICS:** *137,000 residents with an average household income of \$177,000, and 71,000 employees.*
- RESTAURANT:** *Freestanding 4,000 square feet plus basement*
- CONDITION:** *Turn-key condition with fully renovated interiors and exterior, updated mechanicals, revised layout, and new furniture, fixtures & equipment.*
- CONCEPT:** *Creative comfort food and signature cocktails in a casual setting*
- HOURS:** *Open daily for breakfast, lunch, and dinner*
- CAPACITY:** *99 seats*
- SALES RATIO:** *70% food and 30% beverage*
- SALES:** *\$1,735,740 (2024), \$2,069,047 (2023)*
- APPRAISAL:** *The property is appraised for \$1,400,000 (2025)*
- PRICE:** *\$1,700,000 for the business and real estate combined*
- FURTHER INFO:** *Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*



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