



## **JAMAICA PLAIN – CHARMING CAFÉ SPACE FOR SALE**

***2<sup>nd</sup> Gen Space perfect for Coffee, Pastry, Confections, Baked Goods, Wine Bar, or Specialty Items***

- LOCATION:** *Well-located in the heart of Jamaica Plain with heavy pedestrian traffic and municipal lot nearby. Excellent visibility*
- AREA TENANTS** *Café Nero, Case Verde Taqueria, Costello’s Tavern, Noodle Barn, Galway House, Sweet Rice Thai Sushi, CVS, Sherwin Williams, JP Licks, Tonino*
- RESTAURANT:** *650 square feet, plus 440 sf useable basement. Ideal for any light food use (coffee, pastry, dessert, gelato, wine bar, etc.).*
- CAPACITY:** *12 seats*
- PARKING:** *On street parking. Proximate to municipal lot*
- HOURS:** *Daily 11am to 8pm.*
- CONDITION:** *First class build-out. Quality finishes Efficient Layout. Well-maintained, in turn-key condition. Opened 2024. Original investment of \$350,000.*
- TRADE AREA:** *Within a one-mile radius there is a population of 35,981, daytime employees numbering 11,851, and an average household income of \$174,504.*
- LEASE / RENT:** *\$4,400 per month All In.  
Lease Expires June 30, 2027, plus one 5-year option.*
- PRICE:** *\$95,000 for all leasehold improvements, furniture fixtures & equipment. Trade name and brand related items NOT included.*
- FURTHER INFO:** *Additional information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*



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