



DAVIS SQUARE SOMERVILLE - CHARMING CAFÉ FOR SALE

Perfect for a wide range of lighter food offerings - Sandwiches, Coffee, Pastry, Confections, Baked Goods, or Specialty Items

- LOCATION:** *Well-located in the heart of Davis Square Plenty of pedestrian traffic and the MBTA Redline is across the street. Tufts University nearby*
- AREA TENANTS** *CVS, Somerville Theatre, Boston Sports Club, H Mart, Mortadella Head, Prik Nam Pla Thai, Shirley, JP Licks, Boston Burger, Life Alive, Mr Crepe, Mike's, Los Amigos, Tsurumen, Chipotle, Diesel Café, Foundry, Five Horse Tavern*
- RESTAURANT:** *600 square feet, plus 600 sf basement. Basement is fully built out for prep & storage. One Employee Bathroom.*
- CAPACITY:** *10 Occupancy*
- LAYOUT:** *Clean, adaptable build-out. Well light interior. Efficient Layout. Well-maintained, in turn-key condition.*
- TRADE AREA:** *Within a one-mile radius there is a population of 66,124, daytime population numbering 28,816, and an average household income of \$193,858. Tufts University nearby with ~14,000 students*
- LEASE / RENT:** *Currently \$3,700 month All In. Current Lease term til 2032.
Landlord to write a new lease.*
- PRICE:** *\$165,000 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.*



Contact: Martin Benoit, 617.877.5257

Martin@VantagePointRetail.com