



UPSCALE FULL-SERVICE RESTAURANT
SERVING CAMBRIDGE – BELMONT - WATERTOWN

Perfect for a wide range of concepts & cuisines with amply seating, full-service bar, display cooking in a spacious kitchen with basement storage

- LOCATION:** *Greater Cambridge Area. Well-located with nearby shops, eateries, and high-end apartments.*
- RESTAURANT:** *2600 square feet, plus full basement with refrigeration, office & storage. Full-Service Bar, Spacious Kitchen. 2 Bathrooms.*
- CAPACITY:** *130 Licensed Seating Capacity / Currently laid out for 110*
- LICENSES:** *The restaurant has an 11PM All Alcoholic Beverages License*
- HOURS:** *Open for Lunch & Dinner six days a week.*
- LAYOUT:** *Clean, adaptable build-out. Well light interior. Elegant Finishes. Efficient Layout. Well-maintained, in turn-key condition.*
- TRADE AREA:** *Within a two-mile radius there is a population of 92,440, with an average household income of \$206,886, and a daytime pop. of 74,543.*
- LEASE/RENT:** *~\$7600 All In. Current Lease Expires October 2026 with one 5-year Option. Landlord to write a new lease.*
- PRICE:** *\$285,000 for all leasehold improvements, furniture fixtures & equipment. Trade name and brand related items available.*
- FURTHER INFO:** *Additional information can be made available for qualified buyers upon signing a Non-Disclosure Agreement.*



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