



BEAUTIFUL SOUTH END CAFE

Perfect for Coffee, Pastry, Confections, Baked Goods, Specialty Items

- LOCATION:** *Well-placed to serve the South End, Northeastern University and the Back Bay. Highly trafficked by locals, students, office workers and pedestrians.*
- RESTAURANT:** *851 square feet, ADA compliant. Ideal for a light food use (coffee, pastry, dessert, etc.).with patio.*
- CAPACITY:** *14 seats, plus 14 seasonal.*
- PARKING:** *On street parking.*
- HOURS:** *Daily 8am to 5pm.*
- CONDITION:** *First class build-out. Well-maintained, in turn-key condition. ADA Bathroom. Original investment of \$350,000.*
- TRADE AREA:** *Within a one-mile radius there is a population of 98,167, daytime employees numbering 54,539, and an average household income of \$169,795.*
- LEASE / RENT:** *\$6,500 per month All In. 5 years remain, plus one 7-year option.*
- PRICE:** *~~\$245,000~~ **\$185,000** for all leasehold improvements, furniture fixtures & equipment. Trade name NOT included.*
- FURTHER INFO:** *Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*



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