

NATIONAL RESTAURANTEXCHANGE

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TYPE OF BUSINESS: WATERFRONT RESTAURANT & FUNCTION RM.



LOCATION: General Beverly-Swampscott area

SELLING PRICE: \$250K DOWN PAYMENT: very negotiable
depending on the quality of the buyer

SALES VOLUME: \$15K/wk ...only open for 3 months...
prior owners consistently did \$4.5M per year

LEASE:Approx. \$16K/mo.

SQUARE FOOTAGE: 5,000sf.footprint; 2 flrs (elevator to function rm.) + large patio overlooking the harbor

HOURS OF OPERATION:11:30 - midnight (**1 AM liq. lic.**)

SEATING: (inside180 seats) (outside100seats)

COMMENTS: Magnificent bldg. in and out. Present sellers bought the business being very undercapitalized. Now forced to sell at an incredibly low price. Prior owner ran a seafood operation and **ALWAYS did well over \$4million per year.** The bldg. is fully sprinkled. Seller will make a deal if the new owner is a seasoned operator and has sufficient reserve capital. The restaurant is located amongst several other MAJOR restaurants that draw from a 25 mile radius of people who want the waterfront dining experience. This is truly a unique opportunity for a restaurant group looking to expand. The sellers' loss is your gain!
Call Chuck at 978-317-2943 or cwrollins01@gmail.com or Dennis at 617-721-9655.