

## **NATIONAL RESTAURANT EXCHANGE**

(617) 721-9655 Fax: (781) 246-5000

[DSerpone@comcast.net](mailto:DSerpone@comcast.net)

### **LOCATION & GREAT FOOD IS EVERYTHING!**



**A True Gold Mine! Lines often out the door especially during Breakfast!**

#### **Listing Information**

**TYPE OF BUSINESS:** American Upscale Diner w/ Beer/Wine License

**LOCATION:** Newton/Wellesley Area-Win-Win Location.

Corner spot w/ plenty of foot traffic & parking lot.

**SELLING PRICE:** \$500 K (Cash preferable)

**Down Payment:** Negotiable

**SALES VOLUME:** Ave. \$24K-\$26K/wk

**Delivery & Catering:** Yes

**LEASE:** \$5953. Mo. + NNN \$1500. (Wow! Rent Ratio less 7%) **YRS. LEFT:** 2

(Landlord will Negotiate Contract Options-probably 5+5)

**SQUARE FOOTAGE:** 1,881 sq. ft.

**HOURS OF OPERATION:** M-W 7 a.m.-3 p.m. Th.-Sat. 7 a.m.-9 p.m. Sun 7 a.m.-3 p.m.

**SEATING:** 59 (currently uses 52 seats) (outside potential 8 seats)

**COMMENTS: YOUR DREAM BUSINESS!** Located in one of the most prestigious areas in the country. **Steady sales since 2011.** This very busy diner serves upscale, comfort food for breakfast, lunch and dinner in a retro style setting. **Owner says rent can be made in ONE DAY during weekend and plenty of upside-room to build business higher!** A full time, working owner will significantly reduce payroll cost/expenses. Increasing hours, focusing on liquor sales and a full liquor license (available currently) and/or building up a catering/takeout business will increase sales/**profit significantly.** City is widening sidewalks and more apartments are being added behind the diner! **NDA Required**

Please call, text or email Marie if you have serious interest.

978-902-0350 [ellesell3@gmail.com](mailto:ellesell3@gmail.com)

All information is furnished by seller. Broker doesn't certify or warrant this information.