

# **METRO** BUSINESS BROKERAGE & COMMERCIAL REAL ESTATE

**Business Opportunity Experts**

## **BUSINESS FOR SALE** *Year Round Ice Cream Shop*



Established year round ice cream cafe on a main street (numbered route). Located in large life style center with many national anchor chains, restaurants, service, and other retail stores with plenty of plaza parking. The facility is only 3 years old with all equipment needed to run a successful business. Café offers a large variety of hard ice cream and soft serve with many toppings and ice cream cakes. Add cookies, candy, birthday parties, light sandwiches or your great idea.

Space: 1100 sq. ft. Seating for 15 plus outside  
Parking: Unlimited

Hours: Summer - noon to 10 pm / 7 days.

Winter - M thru F - 4 to 8 pm. Sat and Sun - noon to 8 pm.

Rent: \$2,300 including NNN plus water

Gross Income: \$150,000

**ASKING PRICE: \$59,000**  
**Some seller financing**

**For more information about this opportunity please call:**

**Listing Broker: FARA KHEDMATY**  
**781-444-6110 – fara@metrobb.com**

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