



**BUSINESS BROKERAGE &
COMMERCIAL REAL ESTATE**

Business Opportunity Experts



CONVENIENCE STORE WITH REAL ESTATE AND INCOME FOR SALE

Free standing building(former Cumberland farms) on corner lot with large parking area. Located in Bristol County on busy route. Turnkey, all new build-out, fully equipped. Offers general merchandise, coffee bar, MA lottery, Beer & Wine license. Rental income from Pizzeria.

Real Estate: Two retail spaces (Pizzeria, Convenience Store).

SPACE:	1,825 sf. C/Store & 1,200 sq.ft. Pizzeria
LOT SIZE:	0.33 Acres (14,566 sf)
GROSS SALES:	\$570,000
RENTAL INCOME:	\$19,200 (available)
PRICE:	\$500,000

For more information about this opportunity please call:

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

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121 SCONTICUT NECK Road, FAIRHAVEN, MA 02719

Building Descriptions

General Data

Current Use Retail/ Restaurant
 Building Area 1,825 s.f. – convenience store and 1,200 s.f. - pizzeria
 Building Height One story
 Half baths 2
 Basement Yes

Property Information

Foundation Poured concrete slab
 Exterior Concrete Block
 Heat Type Forced Air
 Fuel Type Natural Gas
 Roof Type Flat
 AC Yes

Expenses

Utilities Paid by tenants
 Snow removal Paid by tenants
 RE Taxes \$5,305
 Insurance \$2,000

INCOME STATEMENT

RENTAL INCOME:	
Convenience Store 1,825 s.f.	\$28,800 (Projected)
Pizzeria 1,200 s.f.	\$19,200
TOTAL RENTAL INCOME:	\$48,000 (Projected)
EXPENSES	
R.E. Taxes	\$5,305
Insurance	\$2,000
TOTAL OPERATING EXPENSES	\$7,305
PROJECTED NET OPERATING IN- COME	\$40,695
PROJECTED BUSINESS REVENUE	Sales exceed \$11-13k weekly Lottery exceeds \$10k weekly