



**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**

Disclaimer: The information in these listings has been provided by the Seller and METRO Business Brokers, has not independently verified this information and has no responsibility for its accuracy or completeness. METRO BB recommends that you consult with an accountant, attorney and other professionals to represent and assist you in any transaction. METRO's associate brokers will arrange a meeting between you, your representatives and the Seller, but is not authorized to make any representations or warranties. You agree to hold METRO BB and its associated brokers harmless of any misrepresentations made by seller.



**BUSINESS BROKERAGE &  
COMMERCIAL REAL ESTATE**

**Business Opportunity Experts**

121 SCOTICUT 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**

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