

RESTAURANT FOR SALE
Business and Real Estate



**POPULAR ITALIAN PIZZERIA IN CAPE ANN
SEASIDE TOWN**

Very popular pizzeria on quaint main street, right across from the ocean. Surrounded by shops and restaurants. 50 seat restaurant serving pizza, sandwiches, salads, and delicious Italian entrees. Also offering party platters for all occasions. Family owned business operating for 20 years. This is a year round business with loyal customer base. **Great development opportunity for apartments or offices, 2nd and 3rd floor.**

SPACE: 1,520 sq. ft. 2 Retail Condos. Seating for 50.

PARKING: 4 assigned parking spots and plenty on street.

HOURS: 11 AM – 9 PM, 6 days/wk. Closed Sundays.

ESTIMATED R. E. TAX: \$2,886 - Fiscal year 2010

GROSS SALES: \$740,000

BUSINESS: \$275,000- REAL ESTATE:\$350,000

For more information about this opportunity please call:

Listing Broker: FARA KHEDMATY

781-444-6110 – fara@metrobb.com

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