

METRO

BUSINESS BROKERAGE &
COMMERCIAL REAL ESTATE

Business Opportunity Experts

FOR SALE or LEASE
RT # 9 RETAIL / OFFICE BUILDING
Including Operating Restaurant with Full Liquor License

250 Worcester Road, Framingham, Massachusetts



Here's a chance to own or lease a piece of the "Golden Mile."

Located just west of Shopper's World with a 60,000 car per day traffic count can be medical, retail, office, hair salon, jeweler, bank or a full building restaurant.

PC Healthstop occupies the front 865 s.f. and will relocate.

TOP SHELF RESTAURANT, occupies approx. 1,000 s.f. of the main level and the entire finished lower level.

Food neighbors include Honey Baked Ham, Uncle Cheung's (authentic Shanghai style cuisine), Schezuan Gourmet, Bertucci's, Olive Garden, Outback Steakhouse (opening soon), British Beer Company, Ken's Steakhouse, Paparazzi, Aegean Restaurant, John Harvards, Legal Seafood, Bollywood Indian Restaurant etc.

FOR SALE - \$1,250,000 or FOR LEASE - \$8,000/M NNN
entire building

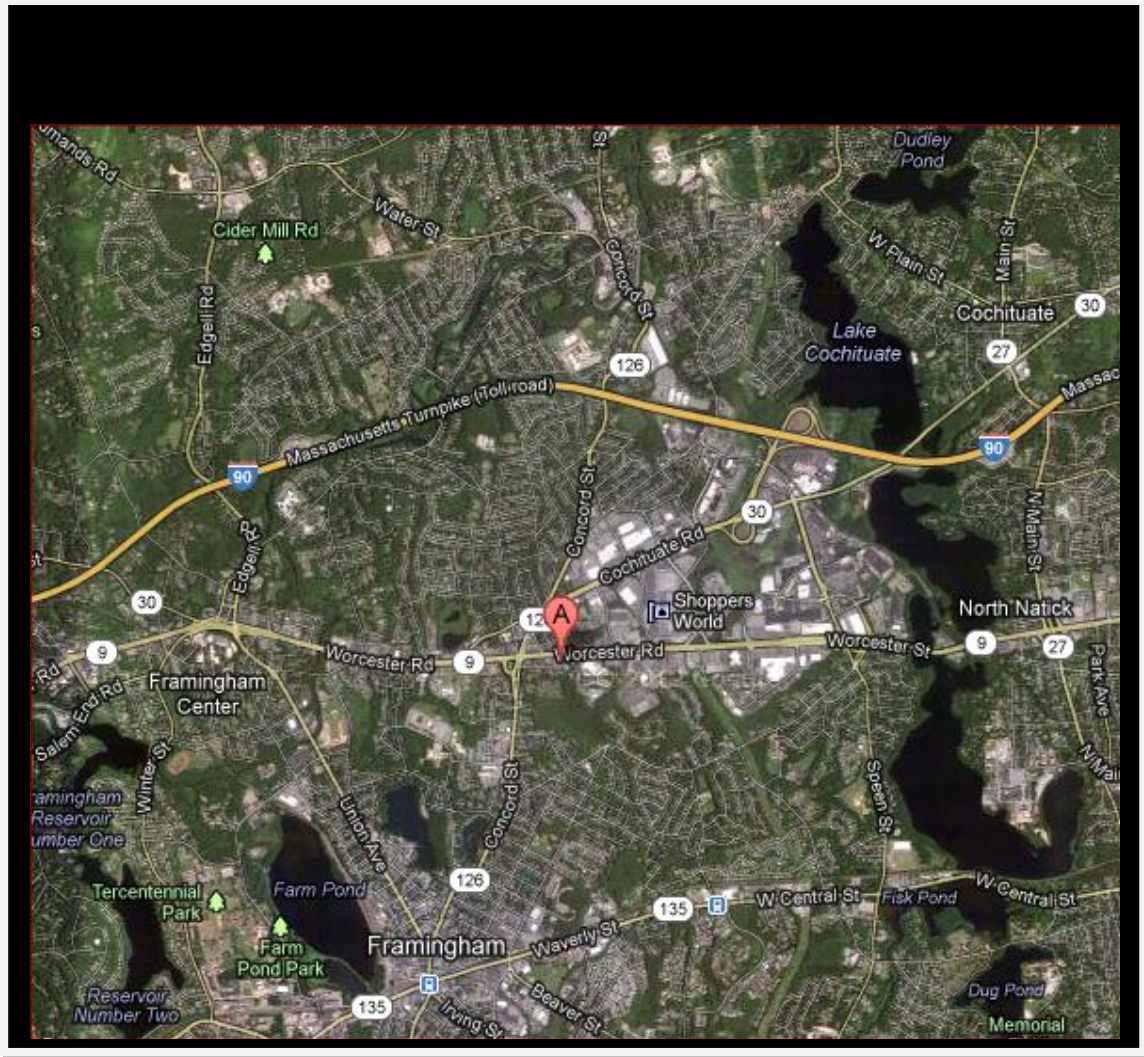
Please call for details

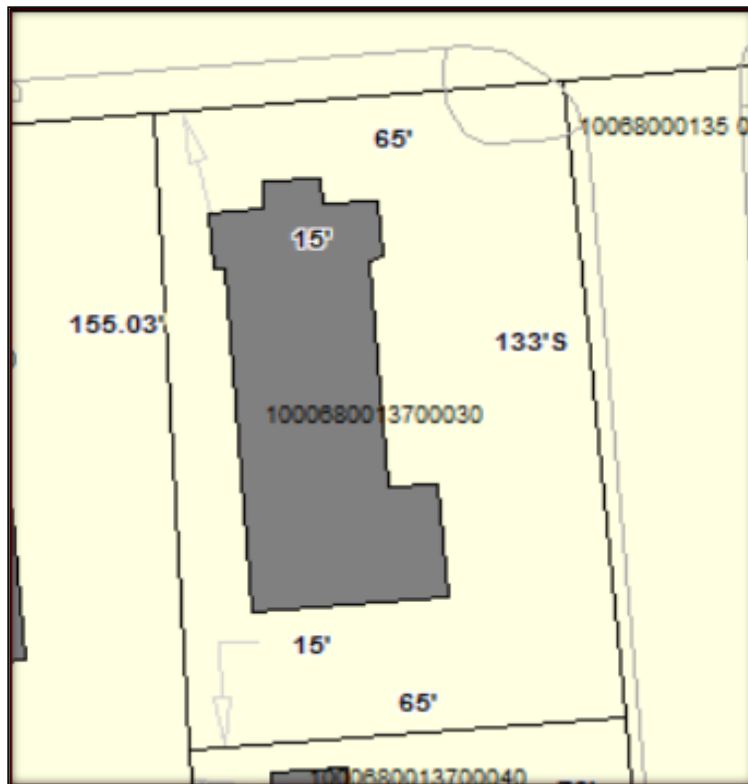
SHOWINGS BY APPOINTMENT ONLY – PLEASE CALL EXCLUSIVE BROKER:

METRO Business & Commercial R. E. LLC (781) 444-6110

Please visit: www.metrobb.com for more listings

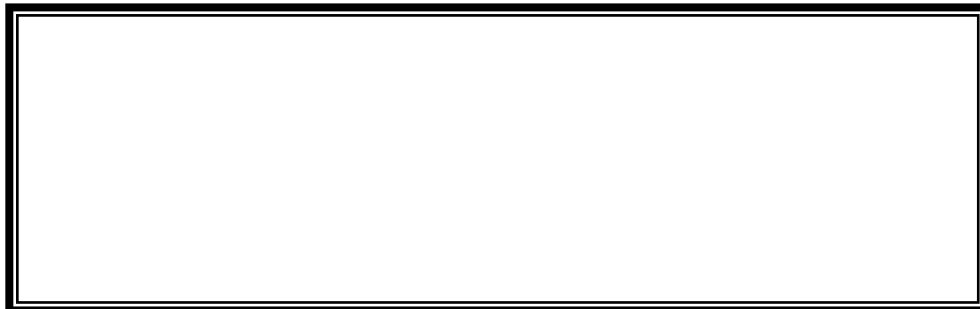
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ASSESSOR'S MAP SHOWING 65' RT. 9 FRONTAGE AND 133' FRONTAGE ON PIERCE STREET

ADDITIONAL INFORMATION:



TOP SHELF RESTAURANT, A FINE DINING XX SEAT RESTAURANT WITH A FULL LIQUOR LICENSE WILL LEAVE ALL ITS ASSETS, TO BE INCLUDED WITH THE SALE. MOST EQUIPMENT WAS PURCHASED LESS THAN 2 YEARS AGO, A FULL INVENTORY LIST WILL BE PROVIDED.

THE BUILDING WAS APPROVED FOR 200 SEATS WHEN MIYABI 9, THE JAPANESE RESTAURANT THAT FOLLOWED SHOGUN 9 OPERATED AT THIS SITE. TODAY, A FULL SPRINKLER SYSTEM WOULD BE REQUIRED FOR OVER 99 SEATS.

TO OPEN THE DEMISING WALL BETWEEN PC HEALTHSTOP AND TOP SHELF RESTAURANT WOULD BE BEST FOR A RESTAURANT TO GAIN FULL RT. 9 EXPOSURE.

- **PARKING** : APPROX 12-14 SPACES ON SITE AND OFF-SITE PARKING AT 248 WORCESTER FOR \$600/M.
- **UTILITIES** : SEPARATELY METERED
- **ROOF** :

- **LOT SIZE** : 20,037 S.F. – CORNER LOT
- **BUILDING SIZE** : 1,857 S.F. GROUND LEVEL & 1,857 S.F. LOWER LEVEL (TOWN’S RECORD)
- **ENVIRONMENTAL** : **SOIL & GROUNDWATER TESTING IN 2007 WAS DONE BY LOITHERSTEIN ENVIRONMENTAL WITH NO REPORTABLE FINDINGS.**
- **R.E. TAXES** : APPROX \$25,010/YR.

ASSESSMENTS	CURRENT YEAR	PREVIOUS YEAR
Total Value:	657,300	657,300
Building Value:	473,300	473,300
Land Value:	184,000	184,000
Market Land Value:	184,000	

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