

**BUSINESS and REAL ESTATE FOR SALE**  
**South of Worcester County**



**C-Store, Grocery Market, Beer & Wine,  
Keno, High Lottery Commission.  
Real Estate with Potential Rental Income.**

*Free standing building with parking. Operating C-Store/Market in business over 30 years. There was a restaurant operating in the lower level for many years but it closed in 2016.*

*Second floor is currently used for storage but could be residential units. (Town may allow 2 apartments in the space.)*

*The store is located in a family neighborhood and has always had a steady customer base for groceries, lottery & Keno. The business is fully equipped and ready for a new owner with fresh ideas and vision. Right next to the new bike path that will draw bicyclists and walkers.*

**BLDG:** 5,500 SF total. 1<sup>st</sup> floor 2,000 SF store.  
1,500 SF lower level with outside patio.  
1,500 SF above the store used as storage.  
Each floor is separately metered for both electric & gas.

**LAND :** .17 Acres

**ASSESSMENT:** \$307,800

**HOURS:** 6:00 AM- 9:00 PM daily

**EMPLOYEES:** 1 FT Owner + 1 Part-time

**PARKING:** 10+ spaces

**SALES VOLUME:** \$450k + lottery commission of \$60k

**R.E. TAXES:** \$5,928.23

**UTILITIES:** Gas, Town Sewer & Water

**Business & Real Estate Asking Price: \$399,000**  
*Plus Inventory*

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

**781-444-6110 – info@metrobb.com**

Disclaimer: The information in this listing has been provided by the Seller.

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