

**RESTAURANT BUSINESS
with REAL ESTATE**



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**ITALIAN PIZZERIA
FRESH SEAFOOD, BEER & WINE, LOTTERY KENO**

Free standing, popular pizzeria in country setting near routes 495, 3. North of Concord, MA Serving pizza, grinders, fresh seafood, pasta, and pick-up catering including party platters for all occasions. Family owned business operating for over 30 years. Loyal customer base. Real estate is 2.55 acres with septic system permitted for up to 100 seat restaurant. Great restaurant or other business development opportunity.

BUILDING Approx: 1400 s.f. Seating for 25 inside, 30 on three season deck.

REAL ESTATE: 2.55 acres.

PARKING: Large parking lot.

HOURS: Operates 10 AM – 9 PM, 7 days/wk.

GROSS SALES: \$450,000

PRICE: Business and Real Estate \$569,000

For more information about this opportunity please call:

**Listing Broker: FARA KHEDMATY
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