

**PIZZA AND SEAFOOD RESTAURANT  
with REAL ESTATE OPTION**



**ITALIAN PIZZERIA  
FRESH SEAFOOD with BEER & WINE**

Free standing, popular pizzeria in country setting near routes 495, 3, and 2. Serving pizza, grinders, fresh seafood, pasta, and pick-up catering including party platters for all occasions. Family owned business operating for 30 years. Loyal customer base. Real estate is 2.55 acres with septic system permitted for 100 seat restaurant. Great restaurant development opportunity.

**BUILDING:** 1366 sq.ft. Seating for 25 inside, 25 on three season deck.

**REAL ESTATE:** 2.55 acres.

**PARKING:** Large parking lot.

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

**GROSS SALES:** \$9,000/wk.

**PRICE: Business \$185,000 – Real Estate \$375,000**

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

**Listing Broker: FARA KHEDMATY  
781-444-6110 – fara@metrobb.com**

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