

# METRO

BUSINESS BROKERAGE &  
COMMERCIAL REAL ESTATE

Business Opportunity Experts

## **BUSINESS FOR SALE**

### **Sports Bar, Entertainment & Restaurant**



Popular sports bar with live entertainment located in bustling, high traffic numbered route in Metrowest town in Middlesex County. Attractive end cap with great curb appeal in an active plaza. A favorite place for townies, students, and those from surrounding towns who like sports, night life, live music, DJ's, karaoke and great burgers.

Pleasant and friendly atmosphere with full kitchen & dining room. Sales are 80% beverage & 20% food. This is a great opportunity for someone who wants to own and operate a bar business.

### **This is Buying 13 Years Lease Only.**

SPACE: Approx. 3,900 sq. ft. Seats 123.

PARKING: 15 parking spaces and after 6 pm the whole lot.

LEASE: 3 years plus 5 year option.

RENT: \$5,750 /mo. including NNN

HOURS: 11:00 to 2:00 am.

Licenses: Full liquor (8 am to 2 am), entertainment, CV, food

GROSS SALES: \$800,000

**PRICE: \$110,000 Some Seller Financing**

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

**Listing Broker: FARA KHEDMATY**

**781-444-6110 – fara@metrobb.com**

Disclaimer: The information in this listing has been provided by the Seller. METRO Business & Commercial R. E. LLC has not independently verified this information and has no responsibility for its accuracy or completeness. METRO BCRCRE. recommends that you consult with an accountant, attorney and other professionals to represent and assist you in any transaction. METRO's associate brokers will arrange a meeting between you, your representatives and the Seller, but is not authorized to make any representations or warranties. You agree to hold METRO and its associated brokers harmless of any misrepresentations made by Seller.