

THE NATIONAL RESTAURANT EXCHANGE NEW ENGLAND RESTAURANT BROKERS

DavidLHorn@Gmail.com Tel: (978) 833-4006

BUYING OR SELLING? LET US HELP!

38 Years in Business and \$1 Billion in Sales!

POST PROHIBITION NEW ENGLAND TAVERN



OWN A PIECE OF MASSACHUSETTS HISTORY!

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|----------------------------|--|
| SELLING PRICE: | \$595K with real estate available |
| SALES VOLUME: | \$35K/wk... 1.8M/Yr! |
| LEASE: | \$7500/mo... Just 5.1% of gross! |
| TERMS: | New Lease or Property at Fair Market Value |
| HOURS OF OPERATION: | 11:30 AM – 12 PM Most Days |
| SEATING: | 250 Inside - 30 Outside |

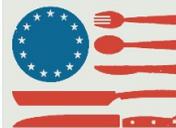
COMMENTS: Leominster area business open since repeal of prohibition (1934). Recently remodeled, beautiful dining/function rooms accommodate 200 guests. Soak up the atmosphere in the authentic large New England style tavern or relax on the covered outdoor terrace. Restaurant food and beverage selections will appeal to discerning guests for fine dining or a quick pint of draft beer from the 32 craft beer delivery system. Catering and delivery service in place. Two HUGE parking lots and separate office space available. Located on extremely high-volume traffic roadway and only blocks away from major university!
NETS OVER \$300K/YR.



David L. Horn
Vice President



Call or email:
(978) 833-4006
DavidLHorn@Gmail.com



580 Salem St., Suite 12
Wakefield, MA 01880
(978) 833-4006
DavidLHorn@Gmail.com
nerestaurantbrokers.com