

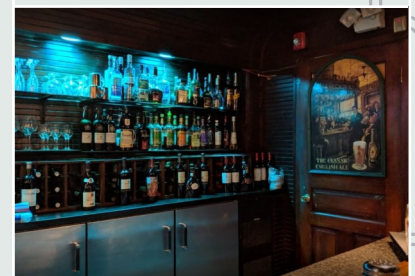
THE NATIONAL RESTAURANT EXCHANGE NEW ENGLAND RESTAURANT BROKERS

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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!

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



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