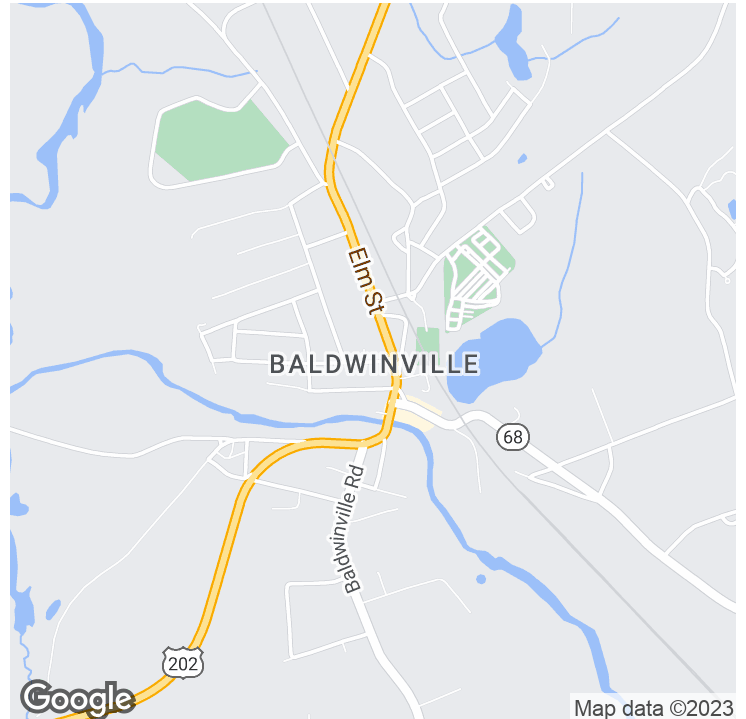


## RETAIL FOR SALE

### WELL MAINTAINED RETAIL PROPERTY SETUP AS RESTAURANT

Confidential, Baldwinville, MA



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$210,000
<b>NUMBER OF UNITS:</b>	1
<b>CAP RATE:</b>	36.38%
<b>NOI:</b>	\$76,394
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.17 Acres
<b>BUILDING SIZE:</b>	2,862 SF
<b>RENOVATED:</b>	2015
<b>ZONING:</b>	VD
<b>TRAFFIC COUNT:</b>	5,693
<b>PRICE / SF:</b>	\$73.38

#### PROPERTY OVERVIEW

Motivated Seller! Priced well below Market Value for just the property, and you gain a well established Family Restaurant.

This nicely maintained retail property in the Village District of Baldwinville is ready for you. Property is approx. 2862 sf, Roof was replaced in 2012, Windows in 2017, Furnace in 2014 and walk in Freezer compressor is only 3 months old. Upper level currently seats 50 w/2 baths, kitchen, 2 serving stations, sm. bar and waiting area. Kitchen is well equipped using propane. Storage 2 walk ins and office in full walk out basement to parking in rear. Plenty of parking with 14 on-site spaces, along with on plenty of on-street parking. Close to Baldwinville Village, this Property has been in business for over 30 years. As a Restaurant this property is Turn Key Ready!

NDA will be required to review business information. Want the property without the business, no issues. You want the business but can't afford the property, owner will lease, lease to own, or partially finance highly qualified buyers. Business has lots of upside potential with new blood and energy. Current owners have closed 2 1/2 days/week due to illness and the month of July for family vacation. Adding back these hours can increase sales approx. 35%.

Owner's retiring and looking for the next generation to take over. Buy Property and gain a business. Priced to help the new owner get started. Ideally looking for someone to take over this Family Restaurant with large menu including Seafood, Italian & Greek dishes, Pizza/Subs, Take Out AND a Beer and Wine Liquor license. Owners want you to be successful so they are willing to stay on for training.

Buyer to do their own Due Diligence

#### PROPERTY HIGHLIGHTS

COASTAL LAND & COMMERCIAL GROUP AT KELLER WILLIAMS C  
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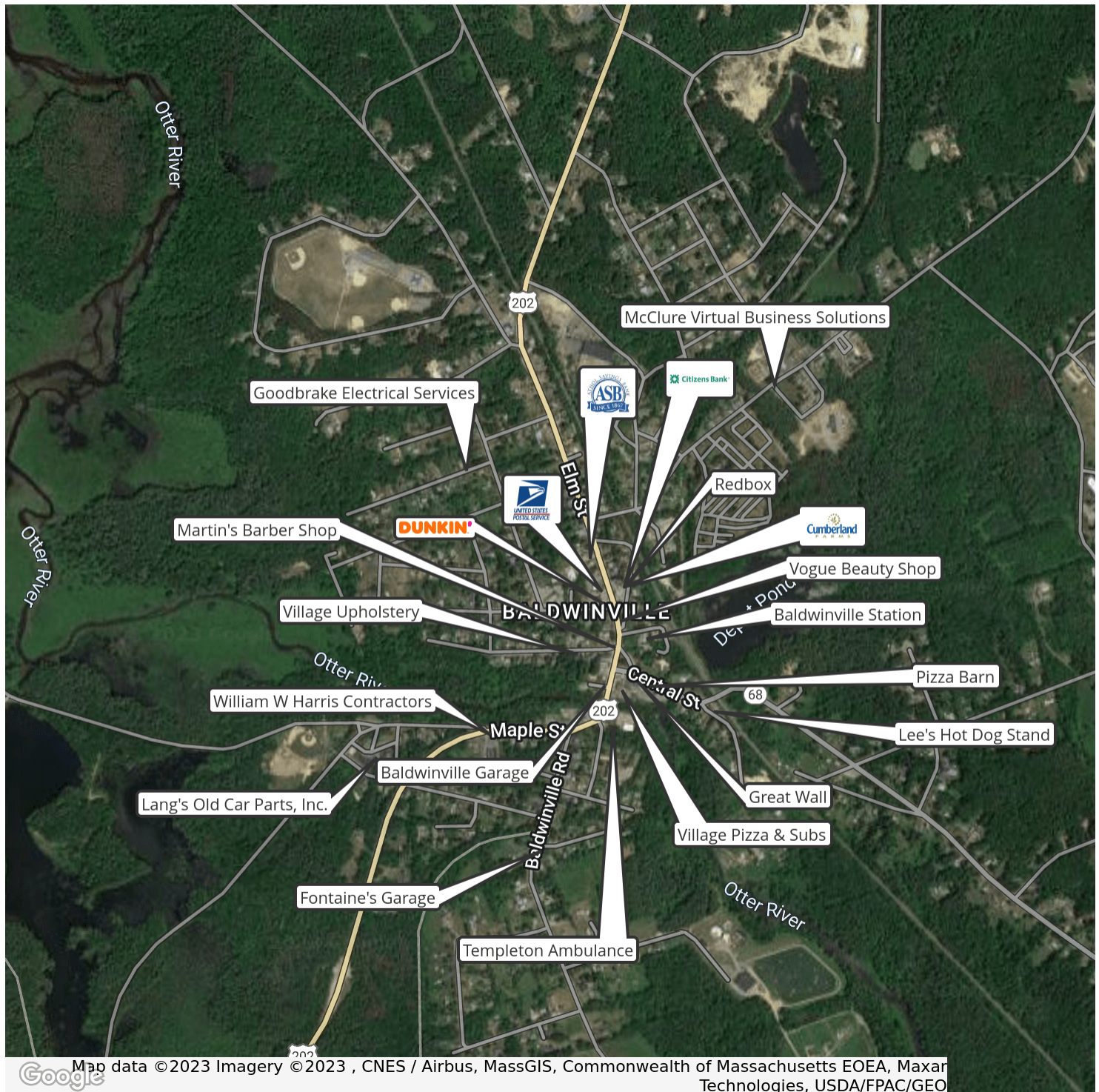
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	757	20,809	68,188
Median age	41.0	39.9	40.0
Median age (male)	42.8	40.8	40.0
Median age (Female)	39.7	38.8	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	268	7,529	25,350
# of persons per HH	2.8	2.8	2.7
Average HH income	\$70,370	\$67,016	\$66,476
Average house value		\$306,972	\$248,042
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	1.6%	1.9%	3.6%
RACE (%)	1 MILE	5 MILES	10 MILES
White	97.2%	96.2%	93.5%
Black	0.1%	0.6%	1.7%
Asian	0.9%	1.5%	1.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.2%
Other	0.0%	0.3%	0.8%

\* Demographic data derived from 2020 ACS - US Census

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