

WOODS HOLE FULL SERVICE RESTAURANT



OFFERING SUMMARY

Sale Price: \$895,000

Building Size: 1,877 SF

Available SF:

Lot Size: 0.048 Acres

Price / SF: \$476.82

Zoning: B1

PROPERTY OVERVIEW

Rarely does a waterfront restaurant opportunity become available in Woods Hole. 71 Water Street represents the unique opportunity to acquire a waterfront restaurant asset in the heart of Woods Hole. Ownership seeks to divest their ownership in both the real property and business. Originally acquired in 2003 the restaurant was run as “Phusion” and then re-branded in 2016 as “The 41-70”. The restaurant sits on .048 acres, and offers 1,877 SF of interior space plus 517 SF of outside seating totaling 2,394 SF of dining space with seating for 88 patrons. Owner financing available or Lease option purchase!

PROPERTY HIGHLIGHTS

- Reason for Sale: Owner Retiring
- Seasonal Hours of Operation: 11:30 AM - 9:00 PM Lunch and Dinner - Breakfast on Weekends
- Facility approximately total 2,394 SF
- Reviews: Facebook 4.4/Tripadvisor 4 Star/ 3.5 Yelp
- Seating: 44 Inside & 44 Outside
- Fully equipped Full Service Restaurant



DAVE ELLIS

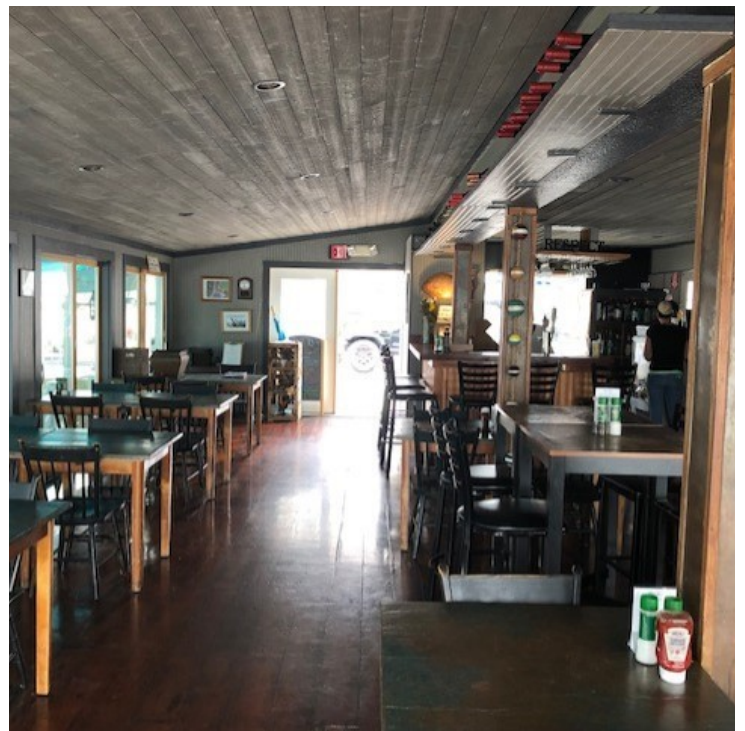
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ADDITIONAL PHOTOS

WOODS HOLE FULL SERVICE RESTAURANT



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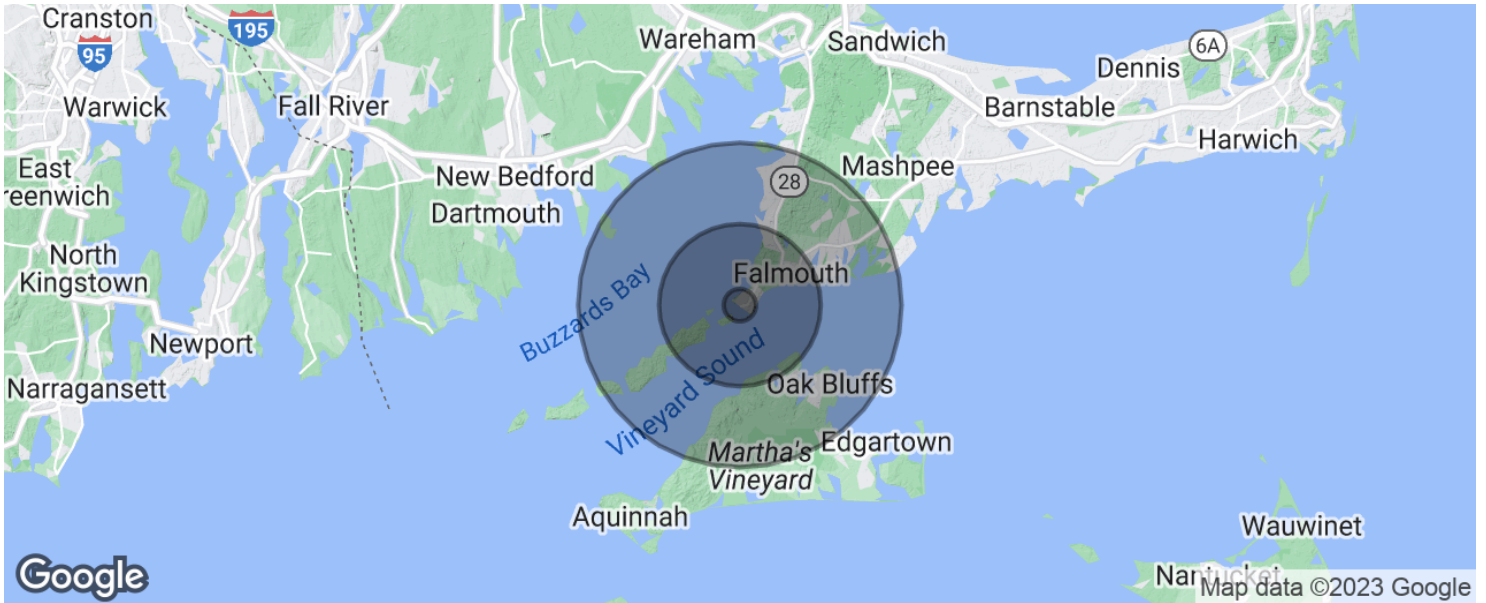
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	929	7,399	41,866
Median age	58.9	58.4	50.8
Median age (Male)	59.0	57.4	48.7
Median age (Female)	58.9	59.2	52.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	484	3,794	18,450
# of persons per HH	1.9	2.0	2.3
Average HH income	\$138,023	\$111,036	\$83,990
Average house value	\$694,415	\$675,766	\$533,456

* Demographic data derived from 2020 ACS - US Census

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