

**Restaurant for Sale/Lease**  
**2 Beacon Street**  
**Framingham, MA 01701**

**For Sale: Asking \$2.6M**

**For Lease: Asking \$12,500/Month NNN**

**Great Framingham Location**  
**At Junction of Routes 9 and 126 near Route 30**



**5,940 SF Turnkey Restaurant with Full High-Ceilinged Basement and Upper Level**

This turnkey opportunity is just one parcel from Route 9 and adjacent to three highly trafficked roads; Routes 9, 126 and 30 and close to Exit 13 of the Mass Pike. This centrally located site is easy to access from all directions.

This recently closed modern restaurant building with a large sports bar, dining area and a private function room has a full liquor license, an entertainment license, capacity for 195 and a large fully equipped kitchen. The high-ceilinged 5,960 SF basement has a conference room, refrigeration, freezers, laundry, locker room, restrooms & storage. Just hire your staff, transfer the licenses and your good to go.

This building and location would also be good for multiple other types of businesses. Zoning information for other uses can be found on pages 7-12.

**Exclusive Listing Brokers**

**Cheryl Tully Stoll**

Sales Associate and  
Agency Marketing Director  
cheryl@metrowestcre.com  
**508-641-4884**

**Marlene Aron**

Senior Sales Associate  
ma@metrowestcre.com  
**508-740-0000**

## Description of Property

**2 Beacon Street, Framingham, MA 01701**

**Book: 50303 Page: 523**

**Acres:** .918 (Per attached survey)

**Building Type:** Restaurant

**Zoning:** Business (B)

**Building SF:** First Floor 5,940 SF; Basement 5,940 SF; 3rd Floor Unknown

**Built:** 1999

**Frame Types:** Steel

**Foundation:** Concrete

**Roof:** Membrane

**Siding:** Concrete Panel & Glass

**Floor Type:** 1st Floor is Finished Concrete; Basement is Concrete; 3rd Floor Unknown

**Heat:** Gas—Forced Hot Air

**A/C:** Central

**Fire Protection:** 100% Sprinkled

*\* Above From Unofficial City of Framingham Property Record Card.*

**Environmental:** No knowledge of issues.

**Parking Spaces:** 74

**Flood Zone:** No

**Restrooms:** On Every Level



**Plot Survey**

<p><b>RENEY, MORAN &amp; TIVNAN</b> REGISTERED LAND SURVEYORS 75 HAMMOND STREET - FLOOR 2 WORCESTER, MA 01610-1723 PHONE: 508-752-8885 FAX: 508-752-8895 RMT@HSTGROUP.NET A Division of H. S. &amp; T. Group, Inc.</p>	<p><b>MORTGAGE INSPECTION PLAN</b> NAME <u>MAHESH SHARMA</u> LOCATION <u>2-18 BEACON STREET</u> <u>FRAMINGHAM, MA</u> SCALE <u>1" = 50'</u> DATE <u>04-15-16</u></p>	<p>JOB # 04-409-16</p>
<p><b>REGISTRY MIDDLESEX SOUTH</b> BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE 91, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE, AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.</p>		<p>DEED BOOK/PAGE <u>50303/523</u> PLAN BOOK/PLAN <u>1940/557 &amp; 1946/1263</u> WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP: <u>516F</u> DTD <u>07-07-14</u> FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.</p>
<p>REQUESTING OFFICE: DAKOYANNIS &amp; SHERRING, LLC REQUESTED BY:</p>	<p>DRAWN BY: JV CHECKED BY:</p>	

*Mur*

## Map and Traffic Counts



### 2 Beacon St

Restaurant - Framingham/Natick Submarket  
Framingham, MA 01701

**7,072** SF GLA | **1.02** AC Lot | **1999** Year Built

- Summary
- Lease
- Lease Analysis
- Sale
- Tenant
- Analytics
- Changes
- Demographics**
- Assessments
- Contacts
- Images
- Map
- My Data
- News

Summary Demographics Daytime Employment Consumer Spending **Traffic**

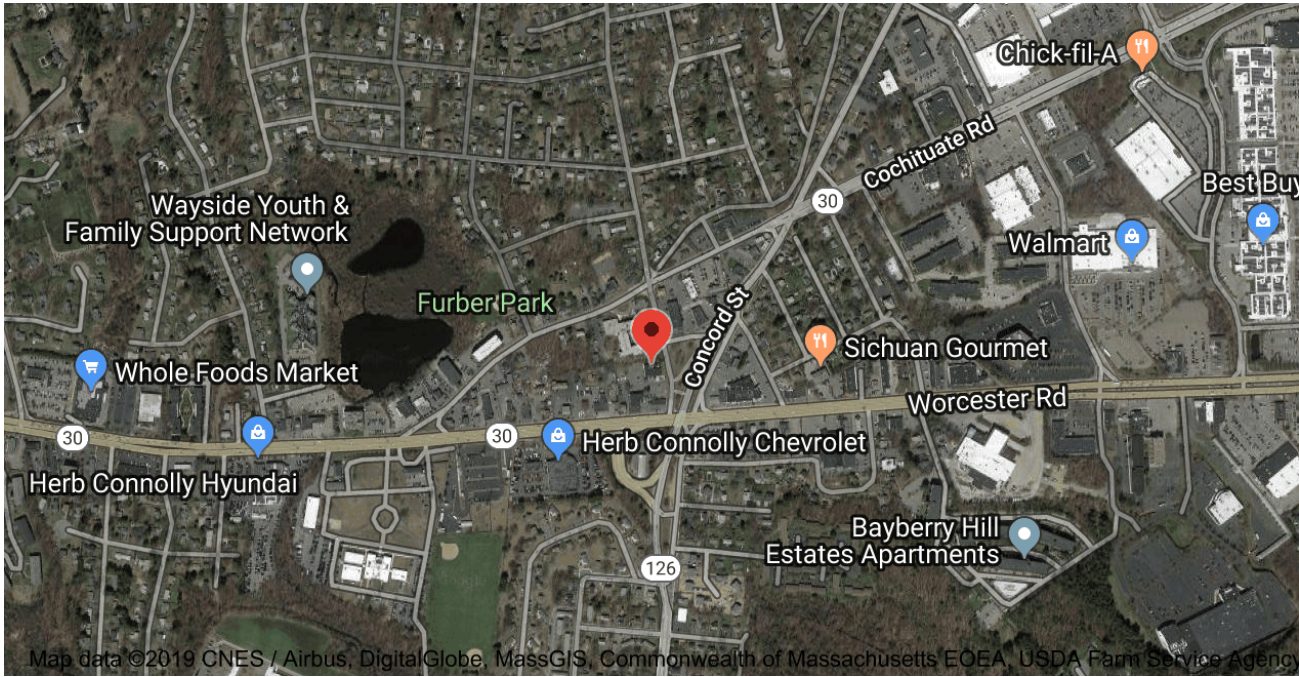
Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
Beacon St	Fairbanks St	0.02 N	6,818	2018	0.02
Sturgis Rd	Worcester Rd	0.02 SE	250	2018	0.14
Worcester Rd	Beacon St	0.14 E	48,847	2018	0.14
Concord St	Palmer Rd	0.03 S	29,471	2015	0.31
Concord St	Guadalcanal Rd	0.03 S	28,457	2018	0.31
Worcester Rd	Lockland Ave	0.02 W	56,013	2018	0.40



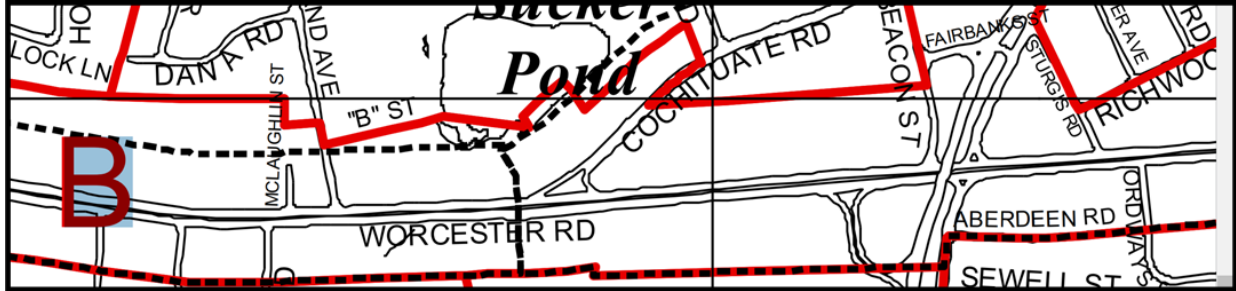
## Area Demographics

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2019 Total Population:	<b>16,134</b>	<b>84,630</b>	<b>142,502</b>
2024 Population:	<b>16,843</b>	<b>86,656</b>	<b>145,968</b>
Pop Growth 2019-2024:	<b>4.39%</b>	<b>2.39%</b>	<b>2.43%</b>
Average Age:	<b>40.20</b>	<b>39.30</b>	<b>39.90</b>
<b>Households</b>			
2019 Total Households:	<b>6,704</b>	<b>33,107</b>	<b>55,553</b>
HH Growth 2019-2024:	<b>4.36%</b>	<b>2.56%</b>	<b>2.59%</b>
Median Household Inc:	<b>\$82,171</b>	<b>\$85,480</b>	<b>\$100,081</b>
Avg Household Size:	<b>2.40</b>	<b>2.40</b>	<b>2.50</b>
2019 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$376,402</b>	<b>\$415,648</b>	<b>\$475,119</b>
Median Year Built:	<b>1963</b>	<b>1962</b>	<b>1964</b>

## Arial View



## Zoning—B



FRAMINGHAM ZONING BY-LAW

SECTION II. USE REGULATIONS

setting while preserving the area as the Town's financial, civic, cultural, and government center. The CB District is intended to generate a livable downtown environment with a strong presence of a multitude of activities that increase pedestrian access and reduce the number of auto-oriented uses. Development should preserve the historic nature and architecturally significant buildings within the CB District, while promoting new and infill development to support a multi-modal transportation, mixed-use environment.



- e. **Business: B**  
The purpose of the Business District is to allow automobile oriented commercial development in areas already predominantly built in this manner. The zone allows for a full range of retail and service business within a local and regional market. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, bicyclists, and the businesses owners.

## Zoning—B

FRAMINGHAM ZONING BY-LAW

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### B. Table of Uses

No building, structure, or land shall be used and no building or part thereof or other structure shall be erected, raised, reconstructed, extended, enlarged, or altered, for any purpose or in any manner other than as permitted as set forth in the Table of Uses or unless otherwise authorized by this Zoning By-law, except that nothing in this By-Law shall affect the existing use of any building or lot. No lot may be used for more than one principal use, except as otherwise specifically allowed by this Zoning By-Law.

TABLE LEGEND (subject to the footnotes)

- Y Uses which are permitted as of right
- N Uses which are prohibited
- SPZ Uses that require a special permit from Zoning Board of Appeals
- SPP Uses that require a special permit from the Planning Board
- SP Uses that require a special permit from either Zoning Board of Appeals or Planning Board depending upon the size of the establishment (see footnotes).

For uses with a dash (-), see footnote 8.

Parking codes refer to the numbered uses set forth in the Table of Off-Street Parking Regulations; see that Table for the applicable parking requirements.

For those uses with an \* under Parking Code, see the Mixed Use Regulations, Section V.G.

Uses which are defined in Section 1.E are in **bold**.



USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	CMU	Parking code
<b>1. RESIDENTIAL</b>															
A. Single-family Detached Dwelling	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	<u>N</u>	1
B. Two-family Dwelling <sup>8</sup>	N	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N	N	N	<u>N</u>	2
C. Multi-family Dwelling	N	N	N	N	N	Y <sup>10</sup>	N	N	N	N	N	N	N	<u>N</u>	2
D. Artist Live/Work/Gallery	N	N	N	N	N	Y	N	N	N	N	N	N	N	<u>N</u>	2

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B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	none
C. Cemeteries	SPP	SPP	N	N	N	N	N	N	SPP	N	N	SPP	N	N	none
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	9
E. Cultural Center.	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N	N	SPP	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	N	Y	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	SP	N	SP	SP	N	N	Y	7
H. Licensed nursing, rest, or convalescent home, Hospice Facilities, and/or Nursing Care Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	N	11
I. Outdoor Recreational Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	Y	5 or 6
J. Indoor Recreational Facilities	N	N	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	Y	6
K. Indoor Entertainment Facility	N	N	N	Y	Y	Y	Y	N	N	SP	SP	N	SPP	Y	6
L. Outdoor Entertainment Facility	N	N	N	N	SPP	N	N	N	N	SPP	SPP	Y	-	Y	6
M. Cultural and Educational Centers	N	N	SPZ	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	Y	13
N. Center for Performing Arts	N	N	SPP	Y	Y	Y	Y	SPP	N	N	N	N	SPP	Y	13
USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	CMU	Parking code
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	N	N	Y	Y	N	Y	Y	23


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<b>4. AGRICULTURAL</b>																
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	17
B. Farms and/or Agriculture	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	<u>N</u>	none
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	<u>SPZ</u>	19
<b>5. COMMERCIAL</b>																
A. Business or Professional Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	<u>Y</u>	15
B. Medical Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	<u>Y</u>	14
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	<u>Y</u>	16
D. Retail Services	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	-	<u>Y</u>	19
E. Retail Stores/Custom Work shops	N	N	Y	Y	Y	SPP	Y	N	Y	Y	Y	Y	N	-	<u>Y</u>	19
F. Service Establishment	N	N	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	<u>Y</u>	18
G. Veterinary Services	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	SP	N	-	<u>Y</u>	14
H. Undertaker or funeral establishment.	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	SP	N	N	<u>N</u>	26
USE CATEGORY	<b>R</b>	<b>G</b>	<b>B-1<sup>1</sup></b>	<b>B-2<sup>2</sup></b>	<b>B-3 B-4<sup>3</sup></b>	<b>CB<sup>4</sup></b>	<b>B<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>PRD<sup>5</sup></b>	<b>M-1<sup>3</sup></b>	<b>M<sup>3</sup></b>	<b>OSR<sup>6</sup></b>	<b>TP<sup>7</sup></b>	<b>CMU</b>	<b>Parking code</b>	
I. Workshop	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	Y	N	-	<u>N</u>	21
J. Restaurant	N	N	SP	Y	Y	Y <sup>11</sup>	Y	SP	N	SP	SP	SP	N	-	<u>Y</u>	9
K. Fast Food Establishment	N	N	SPP	SPP	SPP	Y	SPP	N	N	N	N	N	N	-	<u>SPP</u>	10

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L. Brew Pubs	N	N	SP	SP	Y	Y <sup>11</sup>	Y	N	N	N	N	N	N	Y	10
M. Accessory drive-thru for financial institution	N	N	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	N	-	N	None
N. Accessory Drive-thru for Fast Food Establishment or Pharmacy	N	N	N	N	SPP	N	SPP	N	N	N	N	N	-	N	None
O. Personal Health and Exercise Facility, or Health Club.	N	N	N	Y	Y	Y	Y	N	N	Y	Y	N	-	Y	6
P. Gasoline service station	N	N	N	N	SP	N	SP	N	N	N	N	N	N	N	21
Q. Parking facility	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	-	SPP	None
R. Radio or Television Studio	N	N	N	SP	SP	SP	Y	N	N	Y	Y	N	Y	Y	24
T. Carwash	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	N	27
U. Automobile Repair	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	21
V. Automobile Dealer	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	22
W. Motel	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	N	4
X. Hotel	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	N	SPP	4
USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	CMU	Parking code
6. <u>MANUFACTURING AND INDUSTRIAL</u>															
A. Research, Development & Laboratories	N	N	N	SP	SP	SP	SP	N	N	Y	Y	N	Y	Y	25


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<b>B. Wholesale Business</b>	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	<u>SPP</u>	24
C. Processing, assembly and manufacturing	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	<u>Y</u>	25
<b>D. Commercial Dealers</b>	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	<u>SPP</u>	24
E. Retail and wholesale ice dealers	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	<u>N</u>	24
G. Bottling works	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	<u>SPP</u>	25
<b>H Stone or Monument Works</b>	N	N	N	N	N	N	N	N	N	Y	Y	N	N	<u>N</u>	25
I. Large scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	Y	N	Y	<u>Y</u>	25
J. Delivery services	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	<u>SPP</u>	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	<u>N</u>	25
L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	<u>N</u>	25
M. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	<u>N</u>	24
<b>N. Artisan Production/Creative Enterprise</b>	N	N	N	Y	Y	Y	Y	SPP	N	N	N	N	N	<u>SPP</u>	
<b>USE CATEGORY</b>	<b>R</b>	<b>G</b>	<b>B-1<sup>1</sup></b>	<b>B-2<sup>2</sup></b>	<b>B-3 B-4<sup>3</sup></b>	<b>CB<sup>4</sup></b>	<b>B<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>PRD<sup>5</sup></b>	<b>M-1<sup>3</sup></b>	<b>M<sup>3</sup></b>	<b>OSR<sup>6</sup></b>	<b>TP<sup>7</sup></b>	<u>CMU</u>	<b>Parking code</b>
<b>O. Brewery, Distillery, or Winery with Tasting Room</b>	N	N	N	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	<u>SPP</u>	25

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## EQUIPMENT LIST

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Included with Lease additional cost with purchase

### In Kitchen:

- One Hobart dishwasher
- One 3-compartment sink operating system
- One prep sink
- One Pepsi refrigerator
- One table with lower 2 door fridge
- One large Vulcan oven
- One 36 inch broiling station
- One True lowering shelf with a left side fridge
- One Turbo Air deli toppings station with lower fridge
- One American Range six broiler stove with oven (new acquisition from Gillette RE)
- One Star flat top grill (new acquisition from Gillette RE)
- One True table and lower freezer
- One deli steam table
- Two Royal fryalators
- Various metal tables and shelving
- One Pitco fryaltor
- One Bridgett pizza oven (top oven working)
- One deli meat slicer
- One anemic pizza warmer
- One True deli toppings fridge with lower compartment
- Two Koolco full walk-ins (in kitchen)
- Two white in kitchen freezers (one vertical; one horizontal)
- Full contingent of plates, utensils, kitchen pots, pans etc., and spices etc.

## **EQUIPMENT LIST**

(Page 2 of 2)

### **Front of House:**

Full bar setup with vertical and horizontal coolers

Approximately 10 mounted televisions, including a Sharp Aquos over bar (60 inches or larger)

A full contingent of sports and auto related decorations and art pieces

One TouchBistro POS system with TouchBistro server and iPads connected through AirPort  
Extreme WiFi stations to iPads (with Square connectivity for payments)

Fully furnished:

Tables, Chairs, High Tops, Stools, Many other Amenities

Sound System and multiple speaker setup for live music

### **In Basement:**

One full size deep freeze walk-in

One full size walk-in for beer kegs, etc.

Out of service deli slicers, warming lights, grill(s), stoves, etc.

Additional glassware and kitchenware

One full disassembled pool table

One full wooden large bar top (with perhaps a second upstairs)

**2 BEACON STREET ESTIMATED OPERATING EXPENSES**

<b>Operating Costs</b>			
	<b>CY 18 Estimates Monthly</b>	<b>CY 18 Estimates Annual</b>	<b>CY 18 Estimates Per SF</b>
Property Taxes	\$5,833	\$69,996	\$11.78
Personal Income Taxes	\$167	\$2,004	\$0.34
City Licensing Fees	\$325	\$3,900	\$0.66
Insurance (For building with \$16K Annual Deductible)	\$1,000	\$12,000	\$2.02
Internet/Phone/TV	\$600	\$7,200	\$1.21
Music Licensing (ASCAP)	\$65	\$780	\$0.13
Landscaping	\$400	\$4,800	\$0.81
Snow Removal	\$333	\$4,000	\$0.67
Pest Control	\$50	\$600	\$0.10
Annual Sprinkler\Fire Hood Inspection	\$85	\$1,020	\$0.17
Trash Removal	\$215	\$2,580	\$0.43
Building Maintenance	\$700	\$8,400	\$1.41
Other	\$1,000	\$12,000	\$2.02
	<b>\$10,773</b>	<b>\$129,280</b>	<b>\$6.97</b>

<b>Additional Expenses</b>			
	<b>CY 18 Estimates Monthly</b>	<b>CY 18 Estimates Annual</b>	<b>CY 18 Estimates Per SF</b>
Gas	\$2,500	\$30,000	\$5.05
Electric	\$3,000	\$36,000	\$6.06
Water & Sewer	\$1,500	\$18,000	\$3.03
Vent and Grease Trap Maintenance \$350 per removal			

**Note: Liquor to food ratio was 70%  
liquor 30% food**

**\*\* The information above is estimated based on a consultant's analysis--they are only estimates due to poor record keeping by management. Neither Metrowest Commercial Real Estate LLC nor the property owner takes any responsibility for the accuracy of the data.**

## Restaurant Photos

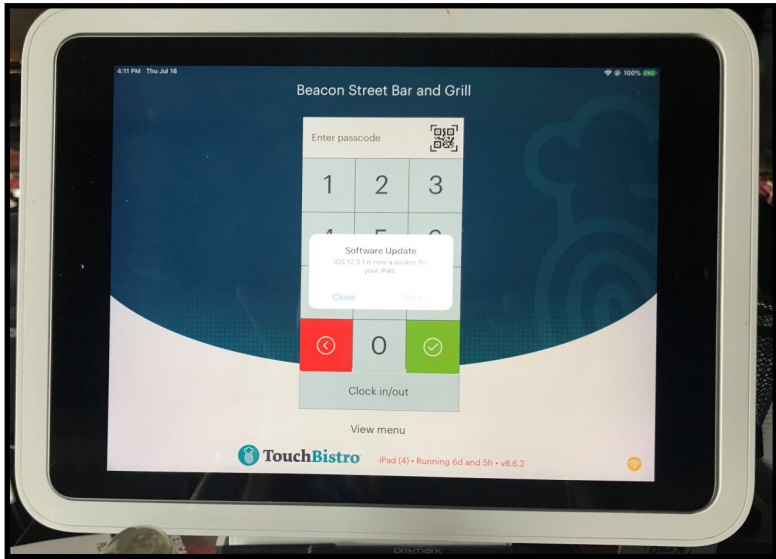




## More Restaurant Photos

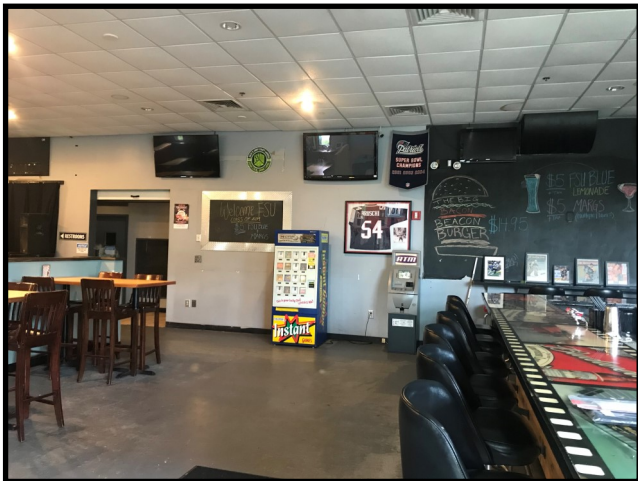


## Bar Photos





### More Bar Photos



## Function Room Photos





## Kitchen Photos



### More Kitchen Photos





## Basement Conference Room Photos

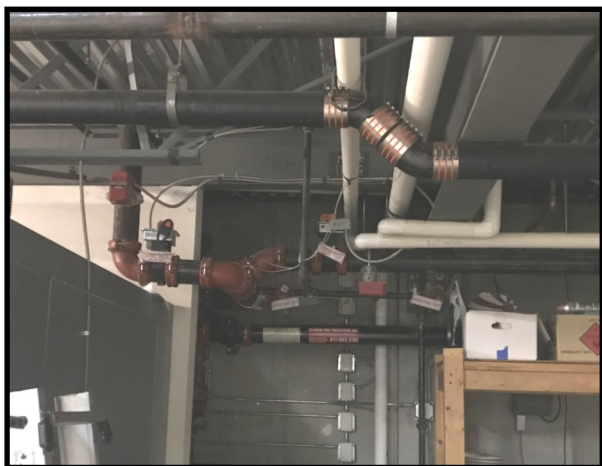


### Open Basement Photos





## Basement Mechanicals Photos





### Basement Locker Room & Washer and Dryer Photos



**END**

**Call Cheryl today to schedule a showing  
508-641-4884**

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