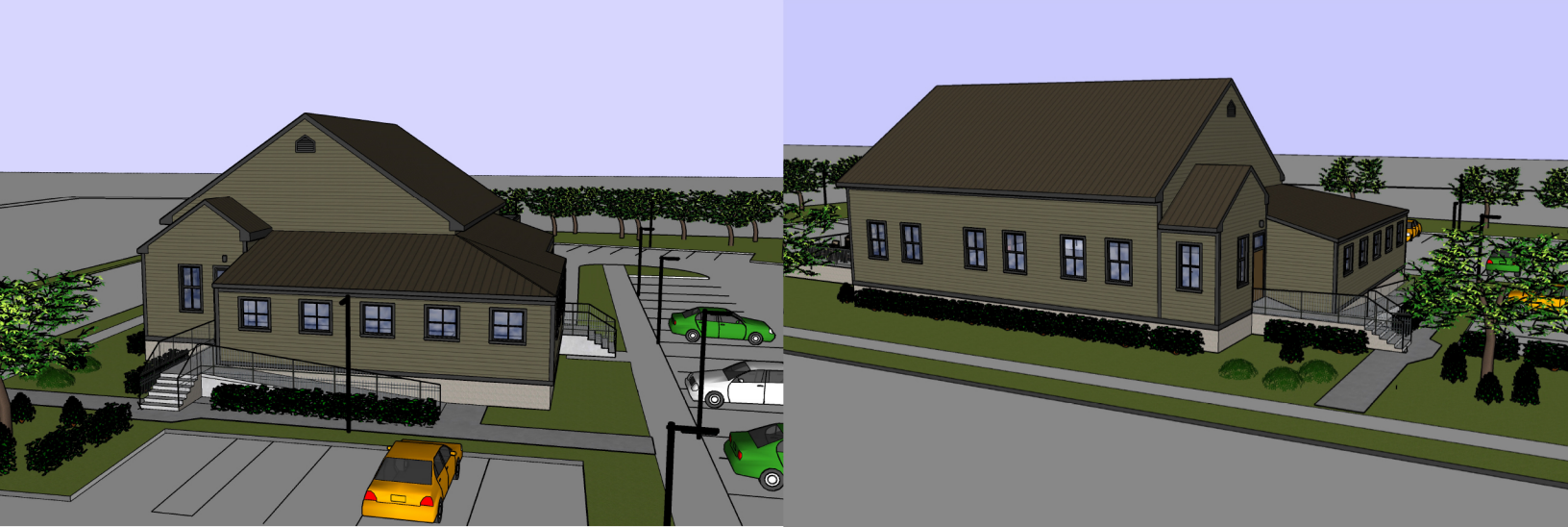




Fully Permitted 140 Seat Restaurant PLUS Huge Patio

694 Boston Post Road, Sudbury MA 01776



Specifics:

This is a fully approved 140 seat restaurant opportunity:

Building size:

Main Floor - 4,152 square feet (with 13 1/2 foot ceilings)

Patio - 1,200 square feet

Lower Level - 2,183 square feet (with 8 foot ceilings)

Building Height - 30 feet

Property size:

1.41 Acres

Zoned:

BD-6 (Business)

Parking:

70 On- premise spaces

Signage:

Large sign rights on RT 20

New "restaurant septic system" with a grease separator and tank has already been installed

Price - \$1,699,000 (includes property and approval permit)

Seller Financing
80% for acquisition
100% for construction

Tom Slayton
617-212-8104
toms@crg123.com

Matthew Javitch
617-564-0551
mattj@crg123.com