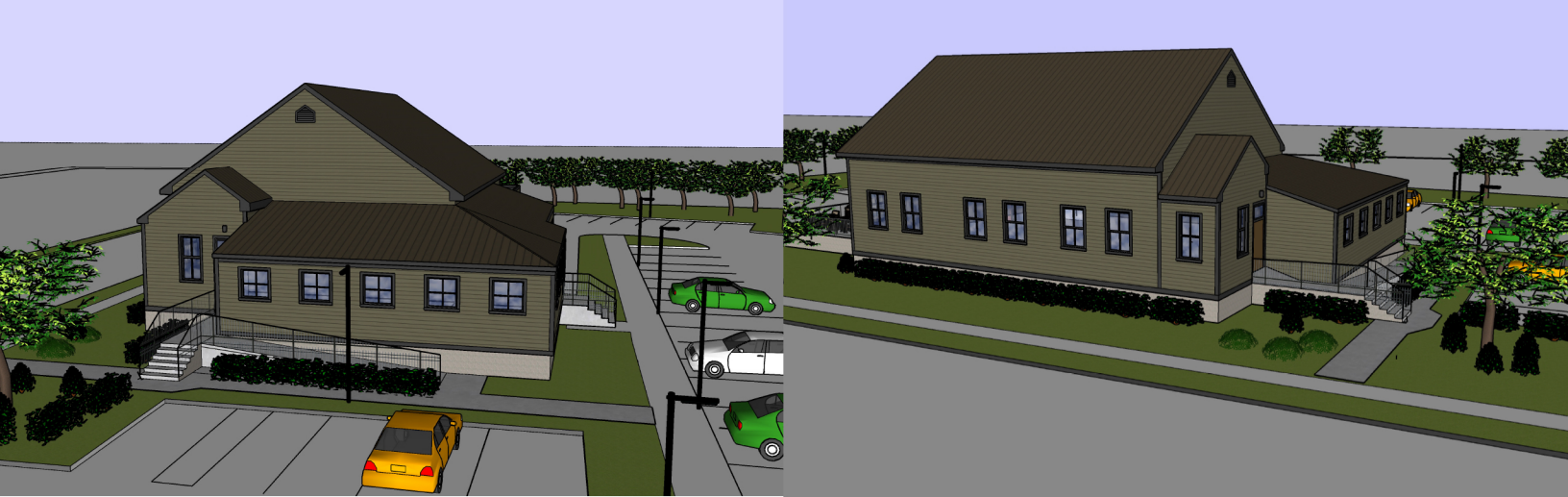


694 Boston Post Road, Sudbury MA 01776

**Specifics:**

Already approved for 140 seat restaurant with a large patio

**Other approved uses:**

- Daycare facility
- Tutoring or other educational purposes
- Bank or other financial uses
- General retail
- General office

**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**

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