NATIONAL RESTAURANTEXCHANGE

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Rare Opportunity Priced to Sell

Highly Successful Restaurant-in spite of Covid 19

***North Shore Coastal Multi-Zoned 2 1/2 acres Real Estate***

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**FOR EXPERIENCED RESTAURANT OWNERS**

**OFFERING PRICE: $400k $200 down w/1 year option on Real Estate**

**CURRENT BUSINESS**: **LANDMARK RESTAURANT**

Full service, established Seafood/American Restaurant, *POPULAR& HOLDING THEIR OWN DURING COVID19 CRISIS.*

**LOCATION:** Salisbury, Ma. only seconds from the Beach, Very active, numbered route guarantees high traffic daily! Area growing by leaps and bounds.

**SALES VOLUME:Pre-covid** ave. $50K/wk, Post***Covid:****1st Week Open OUTSIDE ONLY made $30k.* ***Hungry Traveler can’t miss!***

**LEASE:** Reasonable …TBD

**SQUARE FEET:** approx.10.000 sq. ft. restaurant & functions with 2 floors.Restaurant is fully sprinkled and has town sewerage.

**HOURS:** Currently 11:30-8 pm Subject to change. **1:00 a.m. Liquor License**

**SEATING**: Dining-150 seats & bar, 2nd floor functions 80 seats &23-seat bar

**COMMENTS:*LOYAL CUSTOMER BASE SAYS IT ALL!*** Established, down to earth eatery offering a mix of seafood and meat entrees, close to a pristine seacoast. Great town officials make this an easy spot to take over this very successful location. Salisbury is a wonderful coastal town with all the small town features that vacationers love with an over active ocean front boulevard made up of novelty shops, pizzerias, and food outlets. Restaurant could easily be repositioned foran 'all functions' or bldg. or expanded to accommodate 'entertainment' (lacking in area). Looking for a seasoned operator, with solid financial footing as this could be your***best buy of the decade.*** Owners are retiring allowing you to take over this landmark.

**FOR DEVELOPERS**

***North Shore Coastal Multi-Zoned 2 1/2 acres Real Estate***

**OFFERING PRICE: $2,500,000 for EVERYTHING**

**PROPERTY TYPE:** Mixed Commercial/Residential Landmark

Including: 2 single family homes, 5 cabins, 2 garages & approx.10.000 sq. ft. restaurant & functions with 2 floors

**LOT SIZE**: 2 ½ acres **YEAR BUILT:** 1970 **TAX RATE:** $11.86/thousand

**REAL ESTATE APPRAISAL:**$2,050,000

**For a professional showing of this lovely spot pleasecall, text or email**

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