

MLS # 72490475 - Active  
Commercial/Industrial - Commercial



**000 CONFIDENTIAL**  
Lynn, MA 01902  
Essex County

List Price: **\$1,050,000**

Directions: **Address will be given with signature of non disclosure ( see attached form)**

**Remarks**

**Well established family owned business on a high traffic street on the North Shore. Owners have built a profitable with a loyal and consistent customer base and strong location. Long established roast beef /plus restaurant with strong cash flow. Profitable fast food restaurant with indoor seating, completely equipped kitchen offering multiple revenue streams. Store is easy to operate, menu items include roast beef sandwiches, salads, steak tips, chicken kabobs, pasta, seafood and more. Opportunity to expand business with addition of pizza ovens, and expansion of delivery and catering.**

**Building & Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$199,600</b>	Space Available For: <b>For Sale</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$229,500</b>	Lease Type:
Retail:	<b>1</b>	<b>2,281</b>	Total: <b>\$429,100</b>	Lease Price Includes:
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
			# Stories: <b>1</b>	21E on File: <b>Yes</b>
Total:	<b>1</b>	<b>2,281</b>	# Units: <b>1</b>	

Disclosures: **Non disclosure to be signed by prospective buyers Option to buy business only available see MLS**

Drive in Doors:	Expandable: <b>No</b>	Gross Annual Inc:
Loading Docks:	Dividable: <b>No</b>	Gross Annual Exp:
Ceiling Height:	Elevator: <b>No</b>	Net Operating Inc:
# Restrooms: <b>1</b>	Sprinklers: <b>No</b>	Special Financing: <b>Yes</b>
Hndcp Accessibl: <b>Yes</b>	Railroad siding: <b>No</b>	Assc: <b>No</b> Assoc Fee:

Lot Size: <b>3,338 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.08</b>	Depth:	Lien & Encumb:
Survey:	Subdivide: <b>No</b>	Undgrnd Tank:
Plat Plan:	Parking Spaces: <b>0</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App Req: <b>No</b>	

**Features**

Construction: **Stone/Concrete**  
Location: **Suburban, Park, Free Standing, Public Transportation, Corner Lot, Neighborhood**  
Parking Features: **Street, No parking**  
Roof Material: **Membrane**  
Site Condition: **Improved**  
Utilities: **Public Water, Public Sewer, Water Available, Sewer Available, Natural Gas**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **2008**  
Year Established Source: **Owner**

**Tax Information**

Pin #:  
Assessed: **\$429,100**  
Tax: **\$11,848** Tax Year: **2019**  
Book: **0000** Page: **0000**  
Cert:  
Zoning Code: **BD**  
Zoning Desc: **Legal Conforming**  
Map: **086** Block: **164** Lot: **021**

**Office/Agent Information**

Listing Office: **Century 21 Hughes** (781) 599-1776 Ext. 42  
Listing Agent: **Courtney Markos** (781) 521-0732  
Team Member(s): **Anita Voutsas** (781) 258-4595  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Office, Call List Agent, Accompanied Showings, Appointment Required**  
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**  
Special Showing Instructions: **Do not address owner/ employees unaccompanied Call Anita 781-258-4595 or Courtney 781-521-0732**

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **2**  
Facilitator: **2**  
Compensation Based On: **Net Sale Price**

**Firm Remarks**

**Financials to be disclosed to serious inquiries only Address to be given to serious inquiries only Business established in 1974, building established 2008 More pictures to come Option to purchase business only see MLS 72490477**

**Market Information**

Listing Date: <b>4/30/2019</b>	Listing Market Time: MLS# has been on for <b>34</b> day(s)
Days on Market: Property has been on the market for a total of <b>34</b> day(s)	Office Market Time: Office has listed this property for <b>34</b> day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: <b>\$1,050,000</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	