

**THE BOSTON
RESTAURANT
GROUP, INC.**



RESTAURANT AVAILABLE
Manchester-By-The-Sea, Massachusetts

The Boston Restaurant Group, Inc. offers, for your consideration, information regarding the lease of the former 7 Central Restaurant in Manchester-By-The-Sea, Massachusetts. Prominently located on Central Street, overlooking the harbor, the site has very strong street exposure and excellent signage. Manchester is an upscale waterfront community with a median home value of \$1.2 Million and a median household income of \$200,000.

NAME: Former 7 Central and Antique Table

ADDRESS: 7 Central Street, Manchester-By-The-Sea, Massachusetts 01948

LOCATION: Located in downtown Manchester, a short distance from the MBTA train station, the site is in close proximity to numerous retail shops, offices and local residences. Surrounding towns include: Beverly, Magnolia, Essex and Gloucester.

FACILITY: The first floor features a bar and lounge, a dining room with a bar, a kitchen, restrooms and an outdoor deck. The second floor consists of a function room, with seating for 40 patrons and two restrooms. There is also a space on the second floor, with a separate access, that can be used as an office. The basement has a prep area, refrigeration, storage and mechanicals.

SIZE: **First Floor:** 2,816+/- sf **Second Floor:** 661+/- sf. **Office:** 1,000 sf+/- **Total:** 4,477+/- sf.

PARKING: There are two parking spaces for the restaurant and ample street parking is available.

LICENSES: The restaurant had a Full Liquor License, which would need to be applied for.

SEATING: Currently licensed for 180 seats and outdoor seating for approximately 24 patrons.

CONCEPT: Currently closed, it was operated as a full-service restaurant, ideal for either a steakhouse, seafood or other casual themed concept. There is great potential to add catering.

HOURS: Currently closed. The restaurant had been open for dinner.

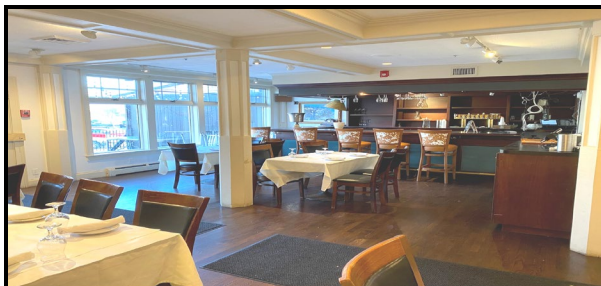
SALES: Historic sales of \$1,600,000.

RENT: Asking rent of \$5,000 month, NNN / \$60,000 year, NNN.

LEASE TERM: The landlord would consider providing a long-term lease for a qualified tenant.

PRICE: The asking price for the assets of the restaurant is **\$70,000**.

COMMENTS: The restaurant is fully equipped and in turn-key condition. Ideal for a working owner operator or a restaurateur looking to expand to the Cape Ann/North Shore area. The landlord would consider all reasonable proposals



For Further Information:

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