

22 Union Street



Newton Centre. Classic stucco building. Prominently sited, overlooking Beacon Street. The restaurant with a NNN lease for the past 20 years occupies the entire 4,032 square feet including the 3rd floor storage attic and basement as well as the four parking spaces. The first floor is comprised of the main dining room, an expansive bar, restaurant kitchen and 2 guest restrooms. Second floor is ideal for private events, includes a 2nd dining room, 2nd bar and 3rd guest restroom. Included with the building are four side-by-side parking spaces. Steps to the Green Line "T", municipal parking, Piccadilly Square, restaurants, shops, and banks. Leased through 2023. The building is available for purchase now or lease as of January 1st, 2024 at \$11,500/month NNN. Zoned BU2-Office/Retail. Current use – Restaurant.

...\$2,750,000

Exclusive Agent:

Rose Barron

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- **Approx. Total Area:** 4,032 Sq. Ft. (includes attic and basement)
- **Lot Size:** 3,617 Sq. Ft. (0.08 acres)
- **Parking:** 4 side-by-side parking spaces.
- **Current Use:** Restaurant with Bar
- **Leased Through:** 12-31-23
- **NNN Lease Includes:** Water & Sewer, all utilities, property taxes & insurance
- **Heat Fuel:** Gas
- **Central A/C:** 1 Zone & Mini Split
- **Year Built:** 1930
- **Taxes 2022:** \$20,413

Steps from Piccadilly Square "T" stop and Municipal parking lot. Convenient to Route 9 and major highways.

