



MLS # 71165542 - Active

Business Opportunity - Convenience/Grocery

1263 Washington St

List Price: **\$39,900**

Newton, MA 02465

Middlesex County

Pin #:

Directions: **West Newton Square, Exit 16 off Mass Pike going west.**

Remarks

Popular Candy Store business for sale. Perfect opportunity for a convenience store. Purchase of Inventory consists of display cases, slat wall, ice cream machine, slushie case refrigerator, 3 bay sink, and candy inventory. Seller is looking for \$45,000 for the business, the rent is \$2,200.

Property Information

Year Established: **2010**

Lot Size: **675 sqft**

Zoning Code: **commercial**

Gross Expenses:

Building Sq Ft: **sqft**

Zone Descrp: **Legal Conforming**

Gross Income:

Restrooms:

Real Estate:

Net Oper. Income:

Loading Docks:

Related LN#:

Business Hours:

Drive in Doors::

Basement: **Yes**

Owner Training:

Parking Spaces: **1**

HDC / ELV: /

Special Financing:

Traffic Cnt/Day:

EQP / INV: /

Disclosures:

Exclusions:

Features

Basement: **Partial**

Reason for Sale: --

Building Construction: --

Special Licenses: --

Documents on File: --

System: --

Facilities: --

Tenant Expenses: --

Form: --

Terms: --

Location: **Downtown**

Utilities: --

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MLS # 71168050 - Active

Business Opportunity - Convenience/Grocery

1295 Massachusetts av

List Price: **\$40,000**

Boston, MA 02125

Suffolk County

Pin #:

Directions: **at corner of columbus and mass ave**

Remarks

Grocery convenience store with meat & deli business and equipment all ready to go. Business here is thriving. Great location with lots of exposure! Close to Central Plaza. Also has about 1000 sf of finished storage space below w/bathroom. All newly done in 2009!

Property Information

Year Established: **2008**

Gross Expenses:

Gross Income:

Net Oper. Income:

Business Hours:

Owner Training:

Special Financing:

Disclosures:

Exclusions:

Lot Size: **3000 sqft**

Building Sq Ft: **sqft**

Restrooms:

Loading Docks:

Drive in Doors: :

Parking Spaces: **0**

Traffic Cnt/Day:

Zoning Code: **br**

Zone Descrp: --

Real Estate:

Related LN#:

Basement: **Yes**

HDC / ELV: /

EQP / INV: /

Features

Basement: **Full, Finished**

Building Construction: --

Documents on File: --

Facilities: --

Form: --

Location: --

Reason for Sale: **Retirement**

Special Licenses: **Yes**

System: --

Tenant Expenses: **Heat, Snow Removal**

Terms: **Lease**

Utilities: --

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MLS # 71179501 - Active

Business Opportunity - Convenience/Grocery

560 Washington Avenue

List Price: **\$46,000**

Chelsea, MA 02150

Suffolk County

Pin #:

Directions: **Route 16 to Washington Avenue**

Remarks

Turn Key Convenience Store, Needs No Work Or Any Updating. All Inventory, New Coolers, New Freezers Included. Sales Floor is 30 X 17 With Ample Traffic Space And Product Room. Also Has Lottery. Includes Ample Inventory Storage Room And Bathroom.

Property Information

Year Established: **1910**

Lot Size: **3930 sqft**

Zoning Code: **R1**

Gross Expenses:

Building Sq Ft: **sqft**

Zone Descrp: **Legal Conforming**

Gross Income:

Restrooms:

Real Estate: **No**

Net Oper. Income:

Loading Docks:

Related LN#:

Business Hours: **9a-9p**

Drive in Doors::

Basement: **No**

Owner Training: **Yes**

Parking Spaces: **0**

HDC / ELV: **No / No**

Special Financing: **No**

Traffic Cnt/Day:

EQP / INV: **Yes / Yes**

Disclosures:

Exclusions: **none**

Features

Basement: **--**

Reason for Sale: **Relocation**

Building Construction: **Brick**

Special Licenses: **Yes**

Documents on File: **Lease Agreement**

System: **--**

Facilities: **Other (See Remarks)**

Tenant Expenses: **Electric**

Form: **Sole Owner**

Terms: **Assumable, Lease**

Location: **Suburban, Neighborhood**

Utilities: **Public Water, Public Sewer, Water Available**

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MLS # 71193524 - Active
Business Opportunity - Convenience/Grocery
Pickering Wharf List Price: **\$69,900**
Salem, MA 01970
Essex County
Pin #:
Directions: **Derby Street to Wharf Street**

Remarks

Just in time for the busy tourist season... Well established, waterfront variety store in the Pickering Wharf neighborhood! Serving the marina, boaters, hotel guests, tourists and locals. Open year-round...This is a time-tested, dynamic waterfront location with years of predictable cash flow. A great opportunity to own a local favorite. A 100% turn key business with transitional training included. The huge back room offers plenty of space for expansion.

Property Information

Year Established: 1980	Lot Size: 0 sqft	Zoning Code: Com
Gross Expenses:	Building Sq Ft: sqft	Zone Descrp: --
Gross Income:	# Restrooms: 2	Real Estate:
Net Oper. Income:	# Loading Docks:	Related LN#:
Business Hours:	# Drive in Doors::	Basement: No
Owner Training:	# Parking Spaces: 30	HDC / ELV: /
Special Financing:	Traffic Cnt/Day:	EQP / INV: Yes /
Disclosures:		
Exclusions: Inventory separate, but negotiable		

Features

Basement: --	Reason for Sale: Other (See Remarks)
Building Construction: Frame	Special Licenses: --
Documents on File: --	System: Telephone, Security
Facilities: Office, Other (See Remarks)	Tenant Expenses: Heat, Air Conditioning, Electric
Form: --	Terms: Assumable, Lease
Location: Strip, Historic, Corner Lot, Neighborhood	Utilities: Public Water, Public Sewer, Natural Gas

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MLS # 71171548 - Active

Business Opportunity - Convenience/Grocery

34 Elm St

List Price: **\$70,000**

Waltham, MA 02453

Middlesex County

Pin #:

Directions: **Main street and Elm street intersection**

Remarks

Well maintained grocery market with lottery! Located on busy area right off from Main St!The market has over 3000sq ft of space with full basement and 15 off street parking space! Over \$500,000 annual gross sale! Great opportunity to grow your business! Very motivated business owner willing to consider all reasonable offers! Sales Price includes equipments worth about \$50,000.

Property Information

Year Established: 2006	Lot Size: 8690 sqft	Zoning Code: COM
Gross Expenses: 60000	Building Sq Ft: 3100 sqft	Zone Descrp: --
Gross Income: 500000	# Restrooms: 2	Real Estate:
Net Oper. Income:	# Loading Docks:	Related LN#:
Business Hours:	# Drive in Doors::	Basement: Yes
Owner Training:	# Parking Spaces: 15	HDC / ELV: /
Special Financing: No	Traffic Cnt/Day:	EQP / INV: /
Disclosures:		
Exclusions:		

Features

Basement: Full	Reason for Sale: Relocation
Building Construction: --	Special Licenses: --
Documents on File: --	System: Security
Facilities: Kitchen	Tenant Expenses: Heat, Air Conditioning, Electric, Sewer, Water, Trash Service, Snow Removal
Form: --	Terms: --
Location: Downtown, Urban	Utilities: Public Water, Public Sewer, Natural Gas, 110 Volts, 220 Volts

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**Photo Currently
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MLS # 71208729 - Active

Business Opportunity - Convenience/Grocery

163171 Neponset Ave

List Price: **\$70,000**

Boston, MA 02122-3343

Suffolk County

Pin #:

Directions: **GALLIVAN BOULEVARD TO NEPONSET AVE**

Remarks

THIS CONVENIENCE STORE HAS BEEN A MONEY MAKING STORE SINCE ITS GRAND OPENING. IT IS NICE AND CLEAN AND GENERATES VOLUMES ON CIGARETTES, LOTTERY AND FOOD. IT HAS AN ATM MACHINE, A GOOD SECURITY SYSTEM, FRIDGE, FREEZER, ICE MACHINE, MEAT CUTTER AS WELL AS THE OTHER EQUIPMENTS ARE LIKE NEW. FOOD PERMIT IS AWAITING FOR YOUR MENU, E.B.T APPLICATION IS ON FILE AND BEER AND WINE LICENSES CAN EASILY BE OBTAINED. IT COMES WITH ALL THE EQUIPMENTS AND INVENTORY.

Property Information

Year Established: 2009	Lot Size: 7920 sqft	Zoning Code: Shopping
Gross Expenses:	Building Sq Ft: 3960 sqft	Zone Descrp: Legal Non-Conforming
Gross Income:	# Restrooms: 1	Real Estate: No
Net Oper. Income:	# Loading Docks:	Related LN#:
Business Hours: 7-8	# Drive in Doors: 1	Basement: Yes
Owner Training: Yes	# Parking Spaces: 0	HDC / ELV: No / No
Special Financing:	Traffic Cnt/Day:	EQP / INV: Yes / Yes
Disclosures:		
Exclusions:		

Features

Basement: --	Reason for Sale: Personal
Building Construction: Brick, Subdivided	Special Licenses: Yes
Documents on File: Owner Provided, Lease Agreement	System: Telephone, Security, Security Lights
Facilities: Kitchen, Lounge	Tenant Expenses: Taxes, Heat, Electric
Form: --	Terms: Assumable, Lease
Location: Rural, Shopping Mall, Highway Access, Public Transportation, Corner Lot	Utilities: Public Water, Public Sewer, Natural Gas, 220 Volts

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**MLS # 71169298 - Active
Business Opportunity - Convenience/Grocery**

374A South Main Street

List Price: **\$75,000**

Sharon, MA : Sharon Heights 02067

Norfolk County

Pin #:

Directions: **Located on South Main Street in the Sharon Heights Plaza**

Remarks

Great opportunity to own a mini market with a beer and wine license in Sharon Heights Plaza excellent location plenty of parking and great visibility.Good stable lease terms equipment included.Package store license to sell Wine and Malt is included to qualified applicants.Beer and wine inventory is not included in sale of business.There is no lottery or cigarette sales.

Property Information

Year Established: 2000	Lot Size: 99999999 sqft	Zoning Code: commercial
Gross Expenses:	Building Sq Ft: sqft	Zone Descrp: Legal Conforming
Gross Income:	# Restrooms:	Real Estate: No
Net Oper. Income:	# Loading Docks:	Related LN#:
Business Hours:	# Drive in Doors::	Basement: Yes
Owner Training: No	# Parking Spaces: 100	HDC / ELV: Yes / No
Special Financing: No	Traffic Cnt/Day:	EQP / INV: Yes / No

Disclosures: **Beer and wine inventory not included in sale.Beer and wine license is included in sale.**
Exclusions:

Features

Basement: Full	Reason for Sale: Personal
Building Construction: Brick	Special Licenses: Yes
Documents on File: Lease Agreement	System: Wet Sprinkler
Facilities: --	Tenant Expenses: Heat, Air Conditioning, Electric
Form: Sole Owner	Terms: Lease
Location: Suburban, Strip, Free Standing, Highway Access, Central Business District	Utilities: Public Water, Public Sewer, Natural Gas, 220 Volts

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**MLS # 71188435 - Active
Business Opportunity - Convenience/Grocery**

420 Somerset Avenue

List Price: **\$119,000**

Dighton, MA : North Dighton 02764

Bristol County

Pin #:

Directions: **Route 138 South is Somerset Avenue**

Remarks

Dighton convenience store opportunity. Located in a busy plaza on Route 138. Other tenants in the plaza include Dunkin Donuts and a pizza/sub shop. The sale will include the business goodwill, equipment, and inventory only. Currently the store sells groceries, cigarettes, and lottery. Call listing agent for financial information or with any questions. Do not approach store employees.

Property Information

Year Established: **2010**

Lot Size: **0 sqft**

Zoning Code: **COM**

Gross Expenses:

Building Sq Ft: **sqft**

Zone Descrp: **--**

Gross Income:

Restrooms:

Real Estate:

Net Oper. Income:

Loading Docks:

Related LN#:

Business Hours:

Drive in Doors::

Basement: **No**

Owner Training:

Parking Spaces: **20**

HDC / ELV: /

Special Financing:

Traffic Cnt/Day:

EQP / INV: /

Disclosures: **This is not for the Real Estate, Business only.**

Exclusions:

Features

Basement: **--**

Reason for Sale: **--**

Building Construction: **--**

Special Licenses: **--**

Documents on File: **--**

System: **--**

Facilities: **--**

Tenant Expenses: **--**

Form: **--**

Terms: **--**

Location: **--**

Utilities: **--**

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**MLS # 71142775 - Active
Business Opportunity - Package Store**

1572 Pleasant St.

List Price: **\$129,000**

Fall River, MA 02723

Bristol County

Pin #:

Directions: **Eastern Ave. to Pleasant St.**

Remarks

Variety Store Beer and Wine . .Call for your Appointment Today !!! Business and All Inventory Included

Property Information

Year Established: 1992	Lot Size: 7405 sqft	Zoning Code: commercial
Gross Expenses:	Building Sq Ft: sqft	Zone Descrp: --
Gross Income:	# Restrooms:	Real Estate:
Net Oper. Income:	# Loading Docks:	Related LN#:
Business Hours:	# Drive in Doors::	Basement: No
Owner Training:	# Parking Spaces: 6	HDC / ELV: /
Special Financing:	Traffic Cnt/Day:	EQP / INV: /
Disclosures:		
Exclusions:		

Features

Basement: --	Reason for Sale: --
Building Construction: --	Special Licenses: --
Documents on File: --	System: --
Facilities: --	Tenant Expenses: --
Form: --	Terms: --
Location: --	Utilities: --

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**MLS # 71192559 - Active
Business Opportunity - Package Store**

0 Confidential

List Price: **\$139,900**

Sharon, MA : Sharon Heights 02067

Norfolk County

Pin #:

Directions: **Rt 27**

Remarks

Excellent business opportunity in Sharon. Bear and wine sales in combination with food only. Approximately \$1300.00 gross sales per day plus lottery. Wine and beer license included in the price. Hurry. Call Listing Agent to set up confidential showing.

Property Information

Year Established: 2009	Lot Size: 5100 sqft	Zoning Code: B
Gross Expenses:	Building Sq Ft: sqft	Zone Descrp: Legal Conforming
Gross Income: 390000	# Restrooms: 2	Real Estate: No
Net Oper. Income:	# Loading Docks:	Related LN#:
Business Hours: 6 to 9	# Drive in Doors::	Basement: Yes
Owner Training: Yes	# Parking Spaces: 10	HDC / ELV: Yes / No
Special Financing: No	Traffic Cnt/Day: 10000	EQP / INV: Yes / No

Disclosures: **Very good business but owner is changing his business nature and selling all of retailer type Bi**
Exclusions:

Features

Basement: Full	Reason for Sale: Personal
Building Construction: Brick	Special Licenses: Other (See Remarks)
Documents on File: None	System: None
Facilities: Other (See Remarks)	Tenant Expenses: Taxes, Heat, Air Conditioning, Electric, Insurance
Form: Corporation	Terms: Month-to-Month
Location: Downtown	Utilities: Public Water

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**MLS # 71198370 - Active
Business Opportunity - Convenience/Grocery**

000 Address Withheld

List Price: **\$149,000**

Fairhaven, MA 02719

Bristol County

Pin #:

Directions: **Fairhaven**

Remarks

Great opportunity to purchase long established market specializing in prepared foods and fresh meats. Licensed to sell MA Lottery, Beer & Wine, Cigarettes & Groceries. Price includes Business, Licenses and % of Inventory with Term Lease. Seller willing to entertain other purchase options as well. Property also listed under MLS # 71196541 as Commercial listing with 3 residential units.

Property Information

Year Established: **1920**

Gross Expenses:

Gross Income:

Net Oper. Income:

Business Hours:

Owner Training:

Special Financing:

Disclosures:

Exclusions:

Lot Size: **0.15 sqft**

Building Sq Ft: **1508 sqft**

Restrooms: **1**

Loading Docks:

Drive in Doors::

Parking Spaces: **12**

Traffic Cnt/Day:

Zoning Code: **RA**

Zone Descrp: **--**

Real Estate:

Related LN#:

Basement: **Yes**

HDC / ELV: **/ No**

EQP / INV: **/**

Features

Basement: **Full**

Building Construction: **Frame**

Documents on File: **--**

Facilities: **Kitchen, Office**

Form: **--**

Location: **Suburban, Free Standing, Highway Access, Corner Lot, Neighborhood**

Reason for Sale: **--**

Special Licenses: **Yes**

System: **--**

Tenant Expenses: **--**

Terms: **--**

Utilities: **Public Water, Public Sewer**

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MLS # 71209305 - Active

Business Opportunity - Convenience/Grocery

139 Water

List Price: \$180,000

Quincy, MA : Merrymount 02169

Norfolk County

Pin #:

Directions: Newport ave to franklin to Water street

Remarks

Thriving business for sale with HIGH traffic visibility. Perfectly located near Quincy Center. Business has been operating in this location for over 6 years. Very neat and meticulously well kept. Selling the BESTS cuts of kosher meats, groceries and wonderful accessories. This business has the potential to \$\$\$\$ increase its yearly revenue if tobacco and lottery were implemented. Opening up endless business opportunities. Minutes from public transportation and route 93 N/S and RTE 3.

Property Information

Year Established: **2005**

Lot Size: **999999 sqft**

Zoning Code: **commercial**

Gross Expenses:

Building Sq Ft: **sqft**

Zone Descrp: **--**

Gross Income: **180000**

Restrooms: **1**

Real Estate: **No**

Net Oper. Income: **18300**

Loading Docks:

Related LN#:

Business Hours:

Drive in Doors::

Basement: **No**

Owner Training: **No**

Parking Spaces: **1**

HDC / ELV: **No / No**

Special Financing: **No**

Traffic Cnt/Day:

EQP / INV: **Yes / Yes**

Disclosures: **1 display refridgerator may not be included in the sale.**

Exclusions:

Features

Basement: **--**

Reason for Sale: **Health**

Building Construction: **Brick, Masonry**

Special Licenses: **--**

Documents on File: **Owner Provided, Lease Agreement**

System: **--**

Facilities: **--**

Tenant Expenses: **Heat, Electric**

Form: **Sole Owner**

Terms: **--**

Location: **Strip, Highway Access, Public Transportation, Neighborhood**

Utilities: **--**

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**MLS # 71203249 - Active
Business Opportunity - Convenience/Grocery**

000 Confidential

List Price: **\$235,000**

Lawrence, MA 01843

Essex County

Pin #:

Directions: **Call Listing Broker**

Remarks

Well established c-store with Beer & Wine. The store is very well stocked and clean. Located in a 2 unit strip center next to a laundromat. Most of the business is after 3PM. Turnkey Business

Property Information

Year Established: 2000	Lot Size: 10000 sqft	Zoning Code: Business
Gross Expenses:	Building Sq Ft: 1500 sqft	Zone Descrp: --
Gross Income: 600000	# Restrooms: 1	Real Estate: No
Net Oper. Income:	# Loading Docks:	Related LN#:
Business Hours: 8AM-11PM	# Drive in Doors::	Basement: Yes
Owner Training: Yes	# Parking Spaces: 10	HDC / ELV: No / No
Special Financing: Yes	Traffic Cnt/Day:	EQP / INV: Yes / No
Disclosures:		
Exclusions:		

Features

Basement: Full	Reason for Sale: Relocation
Building Construction: --	Special Licenses: Yes
Documents on File: --	System: Telephone, Conveyor
Facilities: --	Tenant Expenses: Heat, Electric, Insurance, Trash Service
Form: --	Terms: Seller 1st
Location: Central Business District	Utilities: Public Water, Public Sewer, Natural Gas, 110 Volts

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MLS # 71143643 - Active

Business Opportunity - Convenience/Grocery

280 Rodman Street

List Price: **\$249,000**

Fall River, MA 02721

Bristol County

Pin #:

Directions: **Off Rt 24 toward Fall River**

Remarks

Great opportunity to own and run your own convenience store business with light liquor license and lottery

Property Information

Year Established: **2008**

Lot Size: **99999 sqft**

Zoning Code: **xxx**

Gross Expenses:

Building Sq Ft: **sqft**

Zone Descrp: **--**

Gross Income:

Restrooms:

Real Estate:

Net Oper. Income:

Loading Docks:

Related LN#:

Business Hours:

Drive in Doors::

Basement: **Yes**

Owner Training:

Parking Spaces: **4**

HDC / ELV: **/**

Special Financing:

Traffic Cnt/Day:

EQP / INV: **/**

Disclosures:

Exclusions:

Features

Basement: **Full, Finished, Other (See Remarks)**

Reason for Sale: **Other (See Remarks)**

Building Construction: **Brick, Frame, Other (See Remarks)**

Special Licenses: **Other (See Remarks)**

Documents on File: **--**

System: **Telephone**

Facilities: **--**

Tenant Expenses: **--**

Form: **Sole Owner, Other (See Remarks)**

Terms: **--**

Location: **Downtown, Urban**

Utilities: **Public Water, Private Water, Public Sewer, Other (See Remarks)**

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**MLS # 70989728 - Active
Business Opportunity - Package Store**

36 Howland Rd.

List Price: **\$395,000**

Fairhaven, MA 02719

Bristol County

Pin #:

Directions: **I-195E; to Exit 16; Rt. onto Washburn; Rt. onto Belleville; Rt. onto Coggeshall/becomes Howland Rd.**

Remarks

HIGHLY SUCCESSFUL AND PROFITABLE PACKAGE STORE OPERATION; EXCELLENT NORTH FAIRHAVEN, HIGH TRAFFIC LOCATION; CONVENIENCE STORE/GROCERY SALES LICENSE INCLUDED; ASKING PRICE DOES NOT INCLUDE INVENTORY; ALL FINANCIAL DATA AVAILABLE; NEW LEASE AVAILABLE; LANDLORD WILL INCREASE RENTAL SPACE IF DESIRED. (Currently open from 9 a.m. to 10 p.m. Monday through Thursday; 9 a.m. to 11 p.m. Friday & Saturday; 12 p.m. to 6 p.m. Sunday.)

Property Information

Year Established: 1988	Lot Size: 0 sqft	Zoning Code: Comm.
Gross Expenses:	Building Sq Ft: 2400 sqft	Zone Descrp: Legal Conforming
Gross Income:	# Restrooms: 2	Real Estate: No
Net Oper. Income:	# Loading Docks: 0	Related LN#:
Business Hours: varies	# Drive in Doors: 0	Basement: No
Owner Training: Yes	# Parking Spaces: 20	HDC / ELV: Yes / No
Special Financing:	Traffic Cnt/Day:	EQP / INV: Yes / No
Disclosures:		
Exclusions:		

Features

Basement: --	Reason for Sale: Personal
Building Construction: Subdivided	Special Licenses: Yes
Documents on File: Tax Return, Accountant Provided, May Show Books	System: Telephone, Security
Facilities: --	Tenant Expenses: Heat, Air Conditioning, Electric, Water, Insurance, Janitorial, Trash Service
Form: Corporation	Terms: Other (See Remarks)
Location: Suburban, Highway Access, Public Transportation	Utilities: --

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