

# BUSINESS FOR SALE OR LEASE



## BLANCHARD'S 101 DINER

322 CAMBRIDGE STREET, WORCESTER, MA 01603



**MARK JOHNS**

**Vice President**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Building SF:	9,357 SF
Lease Expiration:	4/30/26
Furniture, Fixtures, & Equipment (FF&E):	Included in asking price
Facilities:	48 seat Diner with catering prep kitchen and storage
Competition:	Always competition but this business is truly turnkey
Growth & Expansion:	add additional dinner hours to the diner business
Support & Training:	Two weeks or as needed
Reason For Selling:	Retiring
Sale Price - Business & Real Estate:	\$1,199,000
Lease Rate - Business, Equipment &	\$3,500/month (NNN)

### PROPERTY OVERVIEW

Blanchard's 101 Diner is for sale or lease. The business and real estate are both included in the asking price. It's in move-in condition, with Meticulous upkeep. Seating for up to 48 people. The kitchen is fully equipped and in excellent condition. There is plenty of storage with walk-in boxes and a large clean basement. Located on a very busy street with ample parking. The business includes the catering division complete with all the equipment needed to feed 1,000 + people. A must-see for someone who is looking for a business with no renovations needed. Great opportunity.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,820	56,026	97,038
Total Population	25,468	148,454	248,339
Average HH Income	\$39,028	\$54,234	\$62,099



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