

Asking \$8,000/Month NNN



Highly Visible and Trafficked Location

This popular and iconic Framingham restaurant has been operated by the same owner for more than 34 years as an authentic Asian restaurant. Due to the owner's upcoming retirement it is on the market.

The business purchase price includes the business, all furniture and all equipment. The lease terms are negotiable. This could be a turnkey opportunity or a whole new concept.

The property currently has a 1:00 AM Full Liquor License and gross sales are approximately \$1M.

It is located between two new high-traffic businesses.

Please DO NOT go to the property without scheduling a showing with the listing broker.

Exclusive Listing Broker

Marlene Aron

Senior Associate Broker

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FEATURES

Lot Size:	18,034 SF
Building:	4,000 SF
Year Established:	1985 (Business)
Year Built:	1930 (Building)
Water/Sewer:	City Water/Sewer
Seats:	85 Including 6 or 7 at the Bar
Parking spaces:	Approximately 35
Zoning :	Business

(see pages 6-8 for allowed uses)



All information presented here is from sources deemed reliable. Metrowest Commercial Real Estate LLC does not warrantee it's accuracy. It is up to all Lessors/Buyers to verify all information.

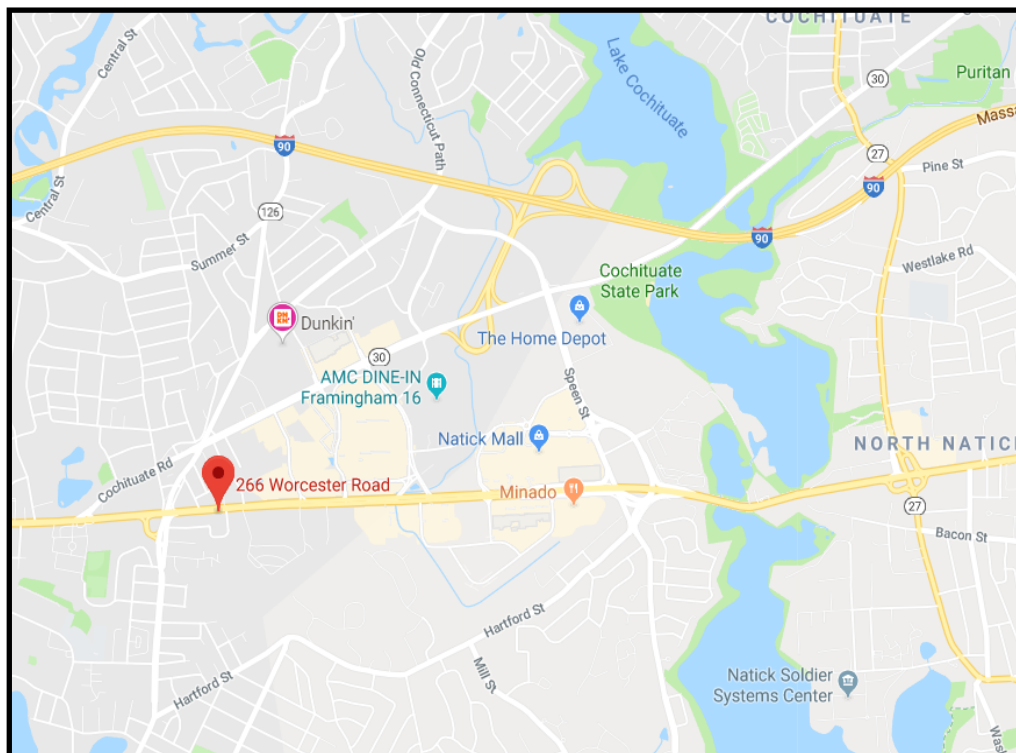
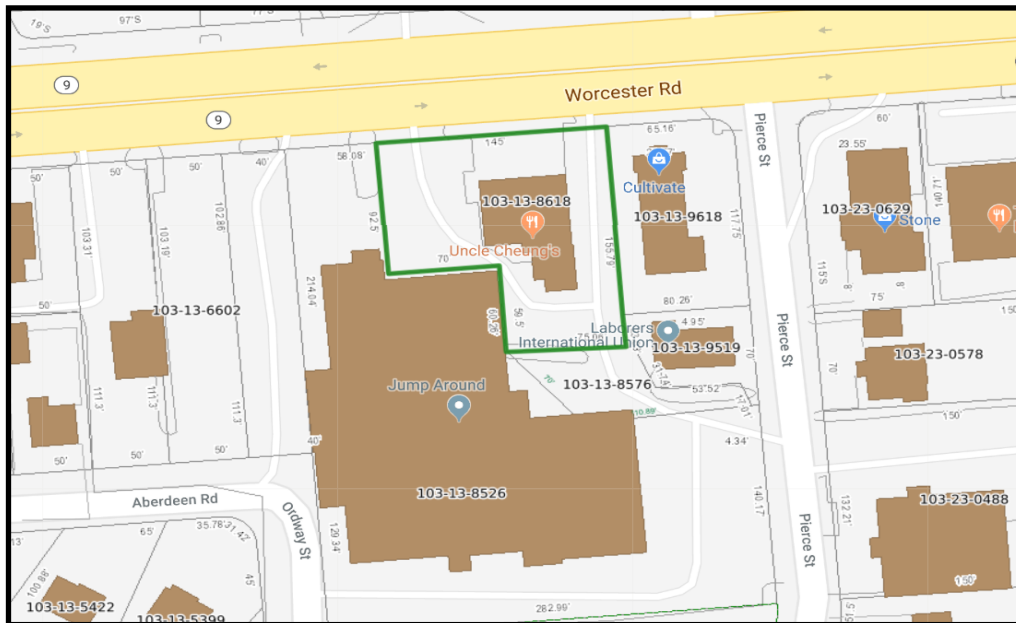




Inventory of Equipment

All equipment & furnishings are included, except 2 oriental screens and art work.

City of Framingham—Assessor's Map



Framingham Zoning Table

Zoning: Business (B)



USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
1. RESIDENTIAL														
A. Single-family Detached Dwelling	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	1
B. Two-family Dwelling ⁸	N	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N	N	N	2
C. Multi-family Dwelling	N	N	N	N	N	Y ¹⁰	N	N	N	N	N	N	N	2
D. Artist Live/Work/Gallery	N	N	N	N	N	Y	N	N	N	N	N	N	N	2

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
E. Mixed-use	N	N	SPP	SPP	SPP	Y ⁹	SPP	N	N	N	N	N	N	*
F. Mixed-use Complex	N	N	N	SPP	SPP	Y ⁹	SPP	N	N	N	N	N	N	*
G. Assisted Living or Congregate Living Housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	3
2. RESIDENTIAL ACCESSORY														
A. Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	30
B. Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	7
C. Large Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	7
D. Accessory Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
E. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	none
F. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
G. Amateur radio tower	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
H. Limited Accessory Structures	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
3. INSTITUTIONAL AND RECREATIONAL														
A. Municipal Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	23
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	none
C. Cemeteries	SPP	SPP	N	N	N	N	N	N	SPP	N	N	SPP	N	none



USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	9
E. Cultural Center.	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N	N	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	N	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	SP	N	SP	SP	N	N	7
H. Licensed nursing, rest, or convalescent home, Hospice Facilities, and/or Nursing Care Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	11
I. Outdoor Recreational Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	5 or 6
J. Indoor Recreational Facilities	N	N	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	6
K. Indoor Entertainment Facility	N	N	N	Y	Y	Y	Y	N	N	SP	SP	N	SPP	6
L. Outdoor Entertainment Facility	N	N	N	N	SPP	N	N	N	N	SPP	SPP	Y	-	6
M. Cultural and Educational Centers	N	N	SPZ	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	13
N. Center for Performing Arts	N	N	SPP	Y	Y	Y	Y	SPP	N	N	N	N	SPP	13
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	N	N	Y	Y	N	Y	23
4. AGRICULTURAL														
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPZ	Y	Y	Y	Y	Y	Y	Y	17

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
B. Farms and/or Agriculture	N	N	N	N	N	N	N	N	N	N	N	Y	N	none
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	19
5. COMMERCIAL														
A. Business or Professional Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	15
B. Medical Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	14
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	16
D. Retail Services	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	-	19
E. Retail Stores/Custom Work shops	N	N	Y	Y	Y	SPP	Y	N	Y	Y	Y	N	-	19
F. Service Establishment	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	18
G. Veterinary Services	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	-	14
H. Undertaker or funeral establishment.	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	N	26
I. Workshop	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	-	21
J. Restaurant	N	N	SP	Y	Y	Y ¹¹	Y	SP	N	SP	SP	N	-	9
K. Fast Food Establishment	N	N	SPP	SPP	SPP	Y	SPP	N	N	N	N	N	-	10
L. Brew Pubs	N	N	SP	SP	Y	Y ¹¹	Y	N	N	N	N	N	N	10
M. Accessory drive-thru for financial institution	N	N	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	N	-	None



USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
N. Accessory Drive-thru for Fast Food Establishment or Pharmacy	N	N	N	N	SPP	N	SPP	N	N	N	N	N	-	None
O. Personal Health and Exercise Facility, or Health Club.	N	N	N	Y	Y	Y	Y	N	N	Y	Y	N	-	6
P. Gasoline service station	N	N	N	N	SP	N	SP	N	N	N	N	N	N	21
Q. Parking facility	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	-	None
R. Radio or Television Studio	N	N	N	SP	SP	SP	Y	N	N	Y	Y	N	Y	24
T. Carwash	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	27
U. Automobile Repair	N	N	N	N	N	N	SP	N	N	N	N	N	N	21
V. Automobile Dealer	N	N	N	N	N	N	SP	N	N	N	N	N	N	22
W. Motel	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	4
X. Hotel	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	N	4
6. MANUFACTURING AND INDUSTRIAL														
A. Research, Development & Laboratories	N	N	N	SP	SP	SP	SP	N	N	Y	Y	N	Y	25
B. Wholesale Business	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	24
C. Processing, assembly and manufacturing	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	25
D. Commercial Dealers	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	24

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
E. Retail and wholesale ice dealers	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	24
G. Bottling works	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	25
H. Stone or Monument Works	N	N	N	N	N	N	N	N	N	Y	Y	N	N	25
I. Large scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	Y	N	Y	25
J. Delivery services	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	25
L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	25
M. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	24
N. Artisan Production/Creative Enterprise	N	N	N	Y	Y	Y	Y	SPP	N	N	N	N	N	
O. Brewery, Distillery, or Winery with Tasting Room	N	N	N	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	25

Full zoning information can be viewed at <http://www.framinghamma.gov/>