

# GEORGE & COMPANY

THE REGION'S PREMIER  
BUSINESS BROKERAGE FIRM

## MAIN STREET & MIDDLE MARKET LISTINGS



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## September 2019



### Well-Established & Profitable CNC Machine Shop #15607

**Worcester County, MA** - Custom manufacturer to customer specifications of high-quality, CNC precision machined parts & components, for over 50 years, with 7 employees in place. Turn-key services including assembly, plating, painting and powder coating of aluminum. 11,952 SF building is leased from a related party and is included in the asking price. Currently operating on one shift with current operating capacity ranging between 75%-80% depending on the mix of parts running through the shop.

**Gross Revenue:** \$700,000

**Cash Flow:** \$220,000

**Asking Price:** \$1,185,000

**Contact:** Chip Emerson

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### Casual Restaurant & Bar / Northern Worcester County #15615

**Worcester County, MA** - Full-Service Restaurant & Bar Includes Real Estate. Stand-Alone, Single Story w/ Basement. Full Liquor License & Handicap Accessible. Seating Capacity 92 Inside & 23 Seasonal Patio. Real Estate has been Well-Maintained & in Great Condition. Open 5 Days Per Week / Dinner & Pub Menu Lottery.

**Gross Revenue:** \$700,000

**Cash Flow:** \$115,000

**Asking Price:** \$650,000

**Contact:** Lori Jacobson

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### Breakfast & Lunch in Worcester County #15616

**Worcester County, MA** - Fully Equipped Kitchen, 1,250 sq. ft. Renewable Leased Location, Plenty of Off-Street Parking, Well-Known, Well-Loved, Loyal Customers Booth, Table & Counter Seating for 50, Retro / Diner Type Atmosphere, 2018 Sales \$168,000+, Great Opportunity & Growth Potential for a Chef / Owner / Manager

**Gross Revenue:** \$168,000

**Cash Flow:** N/A

**Asking Price:** \$100,000

**Contact:** Jesse Ritz

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### Italian American Bar & Grill - Great Location #15611

**Worcester County, MA** - 54 seat full service Italian style restaurant including pizza and a full bar. Great catering opportunity with major employer & technology park across the street, which together employ thousands. Very nice upscale interior build-out. Kitchen is fully equipped with many updates. Growing demand for pick-up meals & pizza. Ideal for a Chef / Owner / Manager. Seller will finance an experienced, qualified buyer.

**Gross Revenue:** \$778,645

**Cash Flow:** \$102,904

**Asking Price:** \$265,000

**Contact:** Jeff Lefebvre

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### Rapidly Growing Insulation Co. in MA #15612

**MA** - This company has only started to tap into it's potential! Revenues have more than doubled in just the last 18 months. Revenues exceeded \$3.5 M in 2018 & will hit \$4.4M in 2019. Complete turn-key operation with staff & management in place.

**Gross Revenue:** \$4,441,158

**Cash Flow:** \$1,365,770

**Asking Price:** \$2,850,000

**Contact:** Ron Ekstrom



**Exceptional Full Service Italian American Restaurant #15580**  
**Worcester County, MA** - Italian American restaurant with high volume. Beautiful stand-alone 14,000 sf facility seats: Lounge - 99, Dining - 249, Function Room - 260. Full pouring license with 65-35 food to drink ratio. Lottery, keno, and entertainment licenses in place. Real Estate is to be sold with the business for an additional amount and has been appraised for \$2.5M. Full staff in place with Chef and 4 department managers. This is a completely turn-key opportunity. Business & Real Estate are pre-qualified for SBA financing with as little as 10-15% down.

**Gross Revenue:** \$2,871,292                      **Asking Price:** \$1,300,000  
**Cash Flow:** \$443,814                              **Contact:** Jeff Lefebvre



**Southeastern MA - Packing & Shipping #15610**  
**MA** - Packing & Shipping / Graphics & Printing / Mailboxes. Established for 20+ years. Great Social Media Reviews. Independent / Family Owned. Great leased plaza location. Seller wishes to retire.

**Gross Revenue:** \$365,031                      **Asking Price:** \$210,000  
**Cash Flow:** \$103,767                              **Contact:** Tim Cavan



**Worcester County Pack / Ship / Mail #15609**  
**Worcester County, MA** - Pack & Ship - Printing & Graphics - Mailboxes - Notary - Fax. Established. Great Reputation. Family Owned. Great Leased / Plaza Location. Seller Wishes to Retire.

**Gross Revenue:** \$409,068                      **Asking Price:** \$225,000  
**Cash Flow:** \$84,776                              **Contact:** Tim Cavan



**Manufacturer & Distributor of Wood & Ceramic Products #15604**  
**Hampsted County, MA** - Gift & Novelty Store Industry, Motivated Seller, Established 1999 with an excellent reputation, Consistent revenue, Renewable leased 6,525 facility (production, offices, storage), Strategically located in Central MA, 95% of sales are wholesale & 5% retail, Over 80% are repeat customers, More than 15 product lines, hundreds of designs, Includes state-of-the-art equipment to get the work done.

**Gross Revenue:** \$1,210,059                      **Asking Price:** \$599,000  
**Cash Flow:** \$203,878                              **Contact:** Tim Cavan



**Commercial Telecommunications #15602**  
**Worcester County, MA** - Sales / Installation / Service  
 Long-established business with great reputation in industry. Company sells, installs, and services commercial telephone systems, loudspeaker paging systems, data networking hardware, and video surveillance systems.

**Gross Revenue:** \$689,669                      **Asking Price:** \$299,000  
**Cash Flow:** \$146,784                              **Contact:** Tim Cavan





### **Electric Motors A/C & D/C Sales & Service #15606**

**Worcester County, MA** - Established for 39 Years in Northern Central MA. Consistent Revenue Growth. 50% Sales and 50% Service. Possibly some Seller Financing for a Well-Qualified Buyer. Motivated Seller. Hours Monday thru Friday 8 am to 5 pm. 1,766 Sq. Ft. Stand-Alone Building. Asking Price Includes Business / Inventory / Real Estate. Great Growth Potential

**Gross Revenue:** \$480,293  
**Cash Flow:** \$124,832

**Asking Price:** \$299,000  
**Contact:** Phil Dotten

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### **Mail Center Industry - Norfolk County #15608**

**Norfolk County, MA** - Pack & Ship - Printing & Graphics - Mailboxes - Notary - Fax Services. Established for 25 years. Great reputation. Family owned. Leased location. Seller wishes to retire.

**Gross Revenue:** \$449,948  
**Cash Flow:** \$135,025

**Asking Price:** \$275,000  
**Contact:** Tim Cavan

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### **Bakery / Deli / Catering #15546**

**Worcester County, MA** - Well-Established, Well-Known, Well-Loved. Best describes this landmark in Worcester County. Bakery & Deli with a very loyal customer base that goes back generations. Staff & Management is in place as well as a favorable, long-term lease. All that's currently needed is A NEW OWNER, our client wishes to retire.

**Gross Revenue:** \$1,059,542  
**Cash Flow:** \$175,827

**Asking Price:** \$299,000  
**Contact:** Ron Ekstrom

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### **Tutoring Business - Revenue \$248k #15595**

**Worcester County, MA** - In business since the 1990's. Provides personalized programs. Well-known national franchise. Licensed staff is in place. Long-term lease available. 2,700 square foot stand-alone building. Motivated Seller - Wishes to Retire.

**Gross Revenue:** \$248,167  
**Cash Flow:** \$74,629

**Asking Price:** \$129,000  
**Contact:** Tim Cavan

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### **Dog Grooming Business - Everything is Included #15567**

**Worcester County, MA** - Stand-alone building on corner lot provides great accessibility for clients. Pleasantly decorated 1,464 sq. ft. space with all equipment in place to take this business and grow.

**Gross Revenue:** \$90,557  
**Cash Flow:** \$73,126

**Asking Price:** \$190,000  
**Contact:** Jesse Ritz



## **A Business in Demand, Home Health Care #15528**

**Worcester County, MA** - Home Health Care is in great demand due to demographic changes. This company is CHAP certified and licensed for Medicare and Medicaid clients. A well-equipped leased management office is centrally located to service most of Central & Eastern Massachusetts. Established in 2014 - Partners have divergent business interests. There is a great interest in this sector. Act fast as this business niche is in great demand.

**Gross Revenue:** \$1,514,916  
**Cash Flow:** \$354,341

**Asking Price:** \$1,350,000  
**Contact:** Jeff Lefebvre

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## **Price Reduced! Seller Financing Up To \$20k #15587**

**Norfolk County, MA** - Great college town in a high-traffic location. This pizza restaurant is small on space and BIG on taste! Business resides in a building that has seen a multi-million renovation. Current owner invested over \$350,000 in renovations, build-out, equipment, etc. This is a turn-key business that is very profitable and has tremendous growth potential because it's a 6-day operation, currently closed on Sundays! Add a day, expand the hours and watch the revenue grow!

**Gross Revenue:** \$450,000  
**Cash Flow:** \$118,194

**Asking Price:** \$199,000  
**Contact:** Ron Ekstrom

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## **Club / Bar / Restaurant #15593**

**Strafford County, NH** - - Located in a thriving NH coast town, close to colleges. Long-term lease in place. 8,000 square feet with occupancy of 203. Plenty of parking. Excellent Management & Accounting. Up to \$150,000 Owner Financing Possible. OFFERS ARE INVITED!

**Gross Revenue:** \$800,000  
**Cash Flow:** \$200,000

**Asking Price:** \$499,000  
**Contact:** Bob Donaldson

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## **Long Established Restaurant Equipment Dealer #15564**

**Worcester County, MA** - Centrally located in the metro-west area. Belongs to a major restaurant equipment buying group and has a loyal customer base located through-out the New England area. Turnkey and located in a 30,000 s.f. facility which includes a 10,000 s.f. showroom of equipment and supplies. Their extensive inventory is included in the asking price.

**Gross Revenue:** \$4,050,451  
**Cash Flow:** \$288,340

**Asking Price:** \$1,400,000  
**Contact:** Jeff Lefebvre

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## **Package Deal in MA #15554**

**MA** - Growing Business - Projected 2019 Sales are \$600,000. Business & Assets = \$99,000. Real Property-Farm = \$750,000. Real Property-House = \$650,000. Total Package Asking Price \$1,499,000. In a small rural community is a growing business located on a beautiful 12+ acre parcel of true New England charm. 36,000 sf automated, year-round greenhouse than can grow anything from flowers to vegetables, or whatever you'd like.

**Gross Revenue:** N/A  
**Cash Flow:** N/A

**Asking Price:** \$1,499,000  
**Contact:** Lori Jacobson



## Unique Business in MA - All Included in Asking Price **#15584**

**MA** - Extremely unique fee-based nature conservatory specializing in butterflies & other species, within spacious tropical gardens. The 18,000 sq. ft. facility is located on 5 acres in MA. The building houses gardens as well as a unique gift shop and food court. This business offers an exceptional venue for special events, such as weddings, birthdays and more (business holds a liquor license).

**Gross Revenue:** \$1,500,000  
**Cash Flow:** \$400,000

**Asking Price:** \$3,950,000  
**Contact:** Craig Miller

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## Outdoor Recreational Equipment Installation & Maintenance Contractor **#15596**

**Worcester County, MA** - Strong Market Demand & Growth Opportunity  
Site survey, design, installation & maintenance services for outdoor recreational equipment of all types, as well as landscaping & snow plowing. Business can be run from home or office with space for truck & trailer parking. Well-developed web site draws clients regionally throughout Central MA & Metro West.

**Gross Revenue:** \$400,000  
**Cash Flow:** \$100,000

**Asking Price:** \$195,000  
**Contact:** Jeff Lefebvre

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## The Home Improvement Industry Promises Continued Growth **#15579**

**Worcester County, MA** - Excavating & Foundation Business in Northern Central MA. Established 18 years. Great Reputation in the Industry. Equipment & staff in place. Seller wishes to retire but will remain for smooth transition. Furniture, Fixtures, & Equipment of \$628,000 will be Included in Sale. ALL OFFERS ENCOURAGED.

**Gross Revenue:** \$1,381,514  
**Cash Flow:** \$349,654

**Asking Price:** Offers Invited  
**Contact:** Ron Kirwood

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## Established & Profitable Tanning Salon in Worcester **#15517**

**Central MA** - State-of-the-art tanning salon in Worcester, MA. Established in 2004, they have won several consecutive "Best of Worcester" awards throughout the years. This salon provides their HUGE client list a combination of custom stand up booths, high pressure, high performance beds as well as Mystic Spray Tan & custom Airbrush systems.

**Gross Revenue:** \$325,286  
**Cash Flow:** \$133,535

**Asking Price:** \$199,999  
**Contact:** Tim Cavan

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## Taste of the Old Country & Traditional Italian **#15452**

**Worcester County, MA** - Exquisite, restaurant in Worcester County, offers a fine dining experience, a refined menu of Southern Italy's distinct flavors of tangy tomato sauce, olive oil and fresh steamed seafood with an extensive wine list. Leased 4,500 sq. ft. renovated, totally upscale space offers a main dining area, a beautiful full bar, a spacious function room as well as seasonal patio seating all with plenty of private parking.

**Gross Revenue:** \$700,000  
**Cash Flow:** NA

**Asking Price:** \$149,000  
**Contact:** Lori Jacobson





## Be Your Own Boss - Valuing Assets Business - Relocatable #15566

**Worcester County, MA** - This is a relocatable / work at home business. Appraisals of personal property, equipment, inventory. Seller is willing to train! Projected 2018 Sales is \$130,000. Projected 2018 Cash Flow is \$91,500.

**Gross Revenue:** \$130,000  
**Cash Flow:** \$91,500

**Asking Price:** \$250,000  
**Contact:** Phil Dotten

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## Lumber & Home Building Supply #15539

**Grafton County, NH** - Established for over 15 years, well-known and respected for their huge selection of building materials, salvage items & discontinued items. FF&E includes racking, store shelving, office equipment as well as boom truck, box truck, 3 flatbed trucks and 4 forklifts.

**Gross Revenue:** \$1,500,000  
**Cash Flow:** \$144,000

**Asking Price:** \$399,000  
**Contact:** Phil Dotten

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## Own A Painting Business & Never Paint #15585

**Middlesex County, MA** - Own A Painting Business & Never Get On a Ladder or Touch a Brush/Roller. Because ALL Work is Sub'd Out! Successful History & Substantial Growth. Serving Central & Eastern MA. Home Based / Relocatable 60-65% Repeat Business / Loyal Customer Base. Residential & Commercial No Equipment or Inventory.

**Gross Revenue:** \$700,000  
**Cash Flow:** \$120,000

**Asking Price:** \$199,000  
**Contact:** Jesse Ritz

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## Landscape & Construction Related Business #15551

**Worcester County** - Seller has worked part-time in this business. Recurring revenues for supplies & service. Leads are generated by word of mouth and vendors. Training & transition available from Seller

**Gross Revenue:** \$553,789  
**Cash Flow:** \$120,000

**Asking Price:** \$280,000  
**Contact:** Doug Pendleton

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## Own A Fitness Center for \$89,000 #15536

**Worcester, MA** - If you work out daily, are a people person, enjoy challenges & love to help people achieve their goals. Furniture/Fixtures/Equipment is included in asking price. 2,300 sf renovated, leased city location with parking. 8+ part-time trainers in place. Loyal clients & space to grow.

**Gross Revenue:** \$165,000  
**Cash Flow:** \$55,000+/-

**Asking Price:** \$89,000  
**Contact:** Lori Jacobson



### Own A Pizza Parlor #15555

**Worcester, MA** - Projected Sales \$350,000+. Eat In - Take Out - Delivery. Motivated Seller / Some Seller Financing. Established Location Long-Term Lease. 1,200 sq. ft. Stand-Alone building with off street parking.

**Gross Revenue:** \$356,000  
**Cash Flow:** TBD

**Asking Price:** \$95,000  
**Contact:** Jesse Ritz

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### CT 9-Hole Public Golf Course – All Included #15476

**Litchfield County, CT** - How often are you going to get the chance to buy a golf course? Don't Miss Out: 9-Hole Public Course, 5,500 sf. Renovated Clubhouse (Bar, Restaurant, Banquet), 1,700 sf. Maintenance Building, 100+ Acres, Pro-Shop, Practice Range, Seller Wishes to Retire, Growth Potential.

**Gross Revenue:** \$990,000  
**Cash Flow:** N/A

**Asking Price:** Make an Offer  
**Contact:** Craig Miller

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### Hair & Skin Business - No Experience Needed #15511

**New England** - Hair & Skin Treatment. Well-Established. 2,000 Sq. Ft. Long-Term Leased Location. Licensed, Caring Loyal Staff In Place. Full Seller Training Provided. No Experience Necessary. All equipment needed is included in asking price. Inventory TBD at closing is additional (+/- \$2,500).

**Gross Revenue:** \$269,704  
**Cash Flow:** \$63,741

**Asking Price:** \$125,000  
**Contact:** Greg Lano

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### Turn-Key, Profitable Salon – Offers Invited #15532

**Middlesex County** - - Great Northern Middlesex County Location in the Lunenburg/Groton area. In business for 30 years this Salon is fully staffed and well run, a new owner wouldn't need trade experience. Team is NOT heavily dependent on owner actually working the business. Motivated Seller recently moved and commute is an hour plus, therefore, **All Offers Invited.**

**Gross Revenue:** \$500,000  
**Cash Flow:** \$115,000

**Asking Price:** \$159,000  
**Contact:** Lori Jacobson

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### Fence/Deck Sales/Installations #15460

**NH** - Well-Established Commercial & Residential. Fence/Deck Sales & Installation. Great Opportunity - Serving MA & NH Seacoast. Sales Growth Every Year Since 2014. 2 Strategically Placed Locations. Management - Team - Sub Contractors & Equipment IN PLACE

**Gross Revenue:** \$1,800,000  
**Cash Flow:** \$250,000

**Asking Price:** \$399,000  
**Contact:** Phil Dotten

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### **CNC Machine Shop - Western MA #15550**

**Hampshire County** - Established & profitable machine shop in Western, MA offers hi-end machining for large industrial companies in Aerospace, Government and Military sectors. Experienced staff and state-of-the-art equipment are in place. Equipment includes CNC machines ranging from 2-axis to 8-axis machines that can reach tolerances of +/- .0001.

**Gross Revenue:** \$1,030,326  
**Cash Flow:** \$207,226

**Asking Price:** \$850,000  
**Contact:** Ron Ekstrom

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### **NY Style Pizza in NH #15558**

**Hillsborough County, NH** - This NY Style Pizza, Roast Beef and Sub Shop is in a high traffic, desirable location with plenty of free parking in Hillsborough County, NH. Averaging an estimated \$18,000 to \$20,000 per week in a clean, updated decor with seating for 30.

**Gross Revenue:** \$1,040,000  
**Cash Flow:** TBD

**Asking Price:** \$325,000  
**Contact:** Wayne Andrews

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### **Ice-Cream Shop with Full Kitchen in MA Buy OR Lease #15533**

**Middlesex County** - Lease a 2,100 sq. ft. stand-alone 70'X30' turnkey ice-cream shop with a FULL kitchen including walk-in cooler & all equipment, furniture/fixtures you need to get started. Rent per month \$3,500 (1st, last, security)\* discounted to \$3,000 for 1st yr. Well-known in northern Central MA.

**Gross Revenue:** \$150,000  
**Cash Flow:** \$25,000

**Asking Price:** \$79,000  
**Contact:** Lori Jacobson

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### **Garden Center with Real Estate #15522**

**Worcester County** - Garden Center in Worcester County could be purchased to continue as a garden center or for the real estate and make it what you want! Garden Center currently family run grossing \$500,000. Steel building on a slab is expandable & dividable on a level lot with public water/sewer. Established in 1950's this building has a drive-in door / loading dock and is classified as Commercial GB. Real Estate is being offered for an additional \$300,000

**Gross Revenue:** \$596,000  
**Cash Flow:** N/A

**Asking Price:** \$99,000  
**Contact:** Jesse Ritz

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### **Flag Poles & Signs Sales/Installation/Maintenance #15531**

**Middlesex County** - This profitable sign and flag pole business sells, installs and services only the leading products for their diverse client base of both residential and commercial customers. The owner of over 25 years currently operates this business out of his home and has proven to be one of the top in the market.

**Gross Revenue:** \$306,801  
**Cash Flow:** \$245,506

**Asking Price:** \$320,000  
**Contact:** Bob Donaldson



### Great Catering Opportunity in MA #15552

**Worcester County, MA** - Profitable Catering Business has been serving Central MA & Metro West for over 25 years, providing clients in corporate & social worlds with the highest quality food at an affordable price. Known for their unique food presentation, our client has built an extensive client database and long-term supplier relationships. Centrally located in an 1,800 sq. ft. leased location.

**Gross Revenue:** \$466,361  
**Cash Flow:** \$113,621

**Asking Price:** \$175,000  
**Contact:** Jesse Ritz



### Catering Business in Windham County, CT #15583

**Windham County, CT** - Elegant weddings to backyard barbecues and every venue in between. Business hold a liquor license. Business includes all equipment including 4 vehicles. Real Estate that is set up for business success is offered for an additional \$275,000.

**Gross Revenue:** \$543,000  
**Cash Flow:** \$198,000

**Asking Price:** \$295,000  
**Contact:** Jeff Lefebvre



### Outdoor Power Equipment Sales & Service #15534

**Middlesex County** - Independent Authorized Dealer of Major Quality Brands Projected 2019 Gross Sales \$1,100,000. Cash Flow to Working Owner of \$130,000. Room to grow, increase sales and double profits with new energy & marketing efforts. 2 Full-time seasoned mechanics on staff.-Well Established & Consistent Sales over \$1M Annually

**Gross Revenue:** \$1,250,000  
**Cash Flow:** \$170,000

**Asking Price:** \$179,000  
**Contact:** Lori Jacobson



### Strong Retail NOT Affected By Internet #15515

**Worcester County** - Home, Farm, Garden & Pet Supplies. Economy does not impact this industry. Continuously growing & maintaining profitable sales. Sales are well diversified with no one category being the driving force. This business model has stood the test of time. Offering quality & value as well as superb customer service. This business has a very loyal, returning customer base.

**Gross Revenue:** \$1,986,665  
**Cash Flow:** \$307,320

**Asking Price:** \$749,000  
**Contact:** Phil Dotten



### Discount Retail Store – Price Drop – Central MA #15366

**Central MA** - Discount Retail Store that carries a wide range of inexpensive items – brand name & private label – for your car, pet, household, personal care.

**Gross Revenue:** \$220,000  
**Cash Flow:** \$75,000

**Asking Price:** \$79,000  
**Contact:** Lori Jacobson



### **UNDER AGREEMENT - Convenience Store with Beer & Wine**

**#15599 Worcester County, MA** - Well-established Convenience Store located in the center of a working-class neighborhood with both off-street and street parking. Open 6 am - 11 pm 7 days/week. Seller will finance a qualified buyer with good credit & experience as well as offer a long-term lease with option to buy the real property. Beer & Wine Sales = 30% Tobacco Products = 35% Dry Goods = 35%

**Gross Revenue:** \$778,549  
**Cash Flow:** \$155,911

**Asking Price:** \$175,000  
**Contact:** Jeff Lefebvre

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### **UNDER AGREEMENT - Recycling & Composting Equipment Sales/Service #15603**

An exclusive distributor for one of the worldwide leading manufacturers of large recycling/composting equipment. These machines will sell for just over \$100K and up to \$900K. This company operates efficiently with just 6 employees, low overhead and great bottom line margins. Large, exclusive Northeast territory means this company's growth potential can explode with expanding lines, services, sales staff, etc.

**Gross Revenue:** \$7,696,094  
**Cash Flow:** \$1,512,578

**Asking Price:** \$2,899,999  
**Contact:** Ron Ekstrom

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### **UNDER AGREEMENT - Small Convenience Store with BIG POTENTIAL #15592**

**Worcester, MA** - Great Worcester Location this Convenience Store is ready to GROW! Beer & Wine License in hand but not fully launched. Smoke Shop (loose tobacco, e-cigs, vapes, glass pipes, humidor). Lottery Commissions Approximately \$30k. 1,600 s.f. renewable, reasonable leased location in a well-maintained strip mall with plenty of off-street parking. Selling due to health, seller will provide training and possibly some Seller Financing for a well-qualified buyer.

**Gross Revenue:** N/A  
**Cash Flow:** N/A

**Asking Price:** \$40,000  
**Contact:** Jesse Ritz

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### **UNDER AGREEMENT - Salon & Day Spa - Middlesex County - Grossing \$750k+ #15605**

**Middlesex County, MA** - Luxurious Salon Offers Clients Leading - Edge Services. Well Established. 3,400 sq. ft. Exquisite Leased Location. Well Trained Staff in Place. New Treatment Machine Could Add 25% or More to Revenue. Wide Array of Services. Hair, Nails, Skin, Eyelash Extensions, Waxing, Skin Treatments & Massage of your own, this is the time and this is the place you want!

**Gross Revenue:** \$776,333  
**Cash Flow:** \$199,256

**Asking Price:** \$299,000  
**Contact:** Ron Ekstrom

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### **UNDER AGREEMENT - Worcester Bar with Music & Dancing - Make Offer #15590**

**Worcester County, MA** - Bring Your Ideas - Great Potential. Worcester Bar with Music & Dancing. Motivated Seller - Offers Invited. Occupancy for 540. 7,000 Square Feet / 2 Bars / Dance Floor. Long Term Lease. Full Pouring License. Recent Renovations.

**Gross Revenue:** \$300,000  
**Cash Flow:** N/A

**Asking Price:** \$59,000 MAKE AN OFFER  
**Contact:** Lori Jacobson

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### **UNDER AGREEMENT - Debt Collection Law Firm #15568**

**Worcester County, MA** - A prestigious firm that has assisted many commercial, retail, medical and professional clients with all aspects of debt collection. Included in the asking price is the 2,300 s.f. office/condo, with 11 private offices, common area with work stations, conference room and kitchenette.

**Gross Revenue:** \$3,500,000  
**Cash Flow:** \$417,000

**Asking Price:** \$1,200,000  
**Contact:** TBD



### **UNDER AGREEMENT - Niche Manufacturing Business #15591**

The Enterprise Value is anticipated to be in the range of \$10 Million. One of the most profitable companies we've listed for quite some time. The Business is located near Boston Massachusetts. There is management in place running most of the day-to-day. The Seller is open to staying on until his role can be replicated. Their clients range from small firms to Fortune 500 companies. The business could be a good fit for a strategic or a financial Buyer.

**Gross Revenue:** \$10.7 Million  
**Cash Flow:** \$2.5 Million

**Asking Price:** N/A  
**Contact:** Doug Pendleton



### **UNDER AGREEMENT - HVAC Cash Flow \$671k #15540**

**Norfolk County** - Serving Residential & Light Commercial Customers. Established business for over 25 years. Management Team in place. Over 4,000 repeat customers. Recession resistant business. SBA financing with as little down as \$200,000. Seller willing to train & help transition the business. Industry experience helpful but not required.

**Gross Revenue:** \$2,200,000  
**Cash Flow:** \$671,000

**Asking Price:** \$2,000,000  
**Contact:** Doug Pendleton



### **UNDER AGREEMENT - Absentee Run Child Daycare #15565**

**Plymouth County, MA** - This daycare is absolutely run absentee and is totally turn-key. Two directors lead this facility that is fully staffed with ownership spending not much more than 5 to 10 hours a month with reviewing reports or visiting the facility.

**Gross Revenue:** \$829,075  
**Cash Flow:** \$213,046

**Asking Price:** \$449,000  
**Contact:** Ron Ekstrom



### **UNDER AGREEMENT - Custom Metal Fabricators - HVAC Industry #15500**

**Worcester County, MA** - Commercial & industrial centrally located, serving Central New England engineering, service, fabrication, and installation. Absentee owner. Building available for lease or purchase.

**Gross Revenue:** \$748,000  
**Cash Flow:** \$140,000

**Asking Price:** \$375,000  
**Contact:** Doug Pendleton



### UNDER AGREEMENT - Childcare Center in Middlesex County #15543

**Middlesex County** - Licensed for 39 children with a solid staff that has been there for years makes this a truly turn-key operation. Established & Respected in a great location that has quick and easy access for parents dropping off & picking up. This is an attractive daycare that you will want to take a look at - there is expansion ability if wanted.

**Gross Revenue:** \$365,996

**Cash Flow:** \$57,884

**Asking Price:** \$139,000

**Contact:** Ron Ekstrom

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### SOLD - Cafe & So Much More in Plymouth County #15573

**Plymouth County, MA** - Serving breakfast & lunch, coffee all day as well as craft beer & wine and merchandise. Fully renovated in 2014, this cafe has a recurring customer rate of 58%. Located in a desirable location with a great long-term lease. With all that is offered there is still room for growth and make it your own.

**Gross Revenue:** \$521,149

**Cash Flow:** \$98,113

**Asking Price:** \$277,000

**Contact:** Myles McAlpine

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### SOLD - Award Winning Spa #155032

**Hampshire County, MA** - Well-established, turn-key, profitable relaxation destination that draws clientele from local and regional New England, including eastern NY state. Featuring private hot tub rooms, infrared saunas, steam room, and a team of experienced Licensed Massage Therapists for individuals and couples' massage and spa services, serving both women and men.

**Gross Revenue:** \$1,000,000

**Cash Flow:** \$250,000

**Asking Price:** \$550,000 For Business

**Contact:** Craig Miller

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### SOLD - Pizza Average \$12k per week = Motivated Seller #15549

**Worcester County** - Eat In, Take Out, Delivery. College within walking distance. Average weekly sales \$12,000. Reasonable, renewable lease. Stand-Alone building with own off-street parking. Does catering. This has everything in place to be a GREAT MONEY MAKER

**Gross Revenue:** \$650,000

**Cash Flow:** N/A

**Asking Price:** \$100,000

**Contact:** Jesse Ritz

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### SOLD - Successful Middlesex Garden Center #15474

**Middlesex County, MA** - Plenty of Opportunity For Expansion! This well established business offers the community the finest garden center products.

**Gross Revenue:** \$800,000

**Cash Flow:** \$88,500

**Asking Price:** \$299,000

**Contact:** Phil Dotten



### **SOLD - CT Liquor Store Over \$2,100,000 In Sales! #15416**

CT - Located in a growing commercial area, absentee run with management in place. Significant upside possible with the right experienced liquor retailer.

**Gross Revenue:** \$2,150,149  
**Cash Flow:** \$253,018

**Asking Price:** \$950,000  
**Contact:** Jeff Lefebvre

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### **UNDER AGREEMENT - Buy 1 Get 3 Free in Worcester County #15578**

Worcester County, MA - Buy the Land (4+ acres) for \$699,000. Essentially Get; Full-Service Established Restaurant, Catering Business (Together Restaurant & Catering Gross over \$1.5M), and 12 Room Motel that generates \$75k+/- . Motivated Seller wants to Retire & Travel ASAP (Includes: Real Estate, Business, Furniture, Fixtures & Equipment) (Plus Inventory).

**Gross Revenue:** \$1,500,000  
**Cash Flow:** \$175,000

**Asking Price:** \$699,000  
**Contact:** Lori Jacobson

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### **SOLD - Assisted Care Living Management & Staff in Place #15537**

Central, MA - Provides residents with a bed & breakfast like setting & atmosphere. Residents are supported 24-7 by medical management, direct care / daily living activities, and many other forms of day to day quality care administered and supervised by a highly skilled and trained staff.

**Gross Revenue:** \$1,180,000  
**Cash Flow:** \$624,000

**Asking Price:** \$4,000,000  
**Contact:** Chip Emerson

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### **SOLD - Non-Medical Home Care Service #15494**

MA - Just the right size business offering customized high quality & compassionate care for the elderly and disabled for 11 years. Currently there are approximately 25 caregivers for the current service areas of Worcester & Middlesex County as well as south central New Hampshire.

**Gross Revenue:** \$548,485  
**Cash Flow:** \$148,551

**Asking Price:** \$345,000  
**Contact:** Jeff Lefebvre

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### **SOLD - Established & Profitable Restaurant #15509**

Worcester County, MA - Casual restaurant with full bar in northern Worcester County. Revenue - \$1M+ with Cashflow - \$100K+ consistent increases year after year. Seating for 24, ample parking and a great location. This restaurant receives great reviews on social media.

**Gross Revenue:** \$1,274,755  
**Cash Flow:** \$121,941

**Asking Price:** \$329,900  
**Contact:** Tim Cavan





**SOLD - Geotechnical & Environmental Drilling Company #15357**

**Worcester County** - New England company that are experts in geotechnical & environmental drilling. In business for 40+ years, great crew & large diversified equipment fleet. Sales 2M+. Make An Offer!

**Gross Revenue:** \$2,328,965  
**Cash Flow:** \$508,619

**Asking Price:** Offers invited  
**Contact:** Ron Kirwood

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**SOLD - Middlesex County Italian Restaurant #15502**

**Middlesex County** - Beautiful space consists of 4,000 sf on first floor which features. Full Bar, Dining Room, Open Kitchen & Rest Rooms, the basement houses offices & storage. Guest capacity of 130, full liquor license, and ample parking.

**Gross Revenue:** \$1,730,000  
**Cash Flow:** \$165,000

**Asking Price:** \$299,000  
**Contact:** Lori Jacobson

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**SOLD - Assisted Living - Great Business Opportunity #15541**

**Norfolk County** - You don't have to be in a Medical Profession to own! Easy to Run / Easy to Own. This beautiful, totally renovated assisted living home is located in suburban Massachusetts. Management is in place as well as a fully trained staff making this truly a turn-key opportunity.

**Gross Revenue:** \$1,059,532  
**Cash Flow:** \$417,101

**Asking Price:** \$1,995,000  
**Contact:** Ronald Ekstrom

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**SOLD - Established Auto Repair in Worcester #15394**

**Worcester County** - Fully equipped shop does repairs, maintenance and inspection stickers. 3,489 sq. ft. with 5 bays & overheads. Seller owns building and will lease with option to buy. Being in the industry for 25+ years, Seller wishes to retire. Highly visible city location. National Franchise - Strong & growing market recognition & support.

**Gross Revenue:** \$750,566  
**Cash Flow:** \$94,084

**Asking Price:** \$229,000  
**Contact:** Jeff Lefebvre

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**SOLD - Excellent Location for Redevelopment #15459**

**Worcester County, MA** - Multi-level, exterior drive in loading docks, 60+ parking spaces. 7 units with private access.

**Gross Revenue:** N/A  
**Cash Flow:** N/A

**Asking Price:** \$409,000  
**Contact:** Lori Jacobson



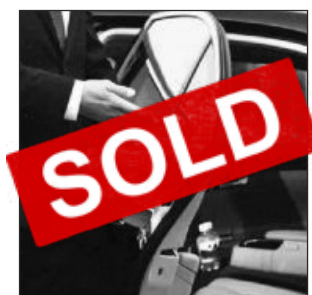
### **SOLD - Property Tax Abatement Service Business #15557**

**Worcester County, MA** - Established, Well-Known, Respected & Successful. Our client is willing to train a new owner & is offering some financing for a well-qualified buyer. Independent administrator, bookkeeper and associated Law Firm are in place. Home Based / Relocatable. Great opportunity & growth potential. Extensive contracted client list.

**Gross Revenue:** \$150,000  
**Cash Flow:** \$50,000

**Asking Price:** \$200,000  
**Contact:** Phil Dotten

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### **SOLD - Livery/Limo Company #15530**

**Middlesex County** - Livery business established since the 70's providing competent & comfortable service to & from airports, destination locations such as proms, weddings, corporate events and funerals as well as entertainment venues.

**Gross Revenue:** \$278,000  
**Cash Flow:** \$57,000

**Asking Price:** \$100,000  
**Contact:** Jesse Ritz

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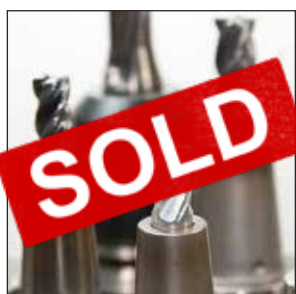
### **SOLD - Rapidly Growing Insulation Company #15535**

**Bristol County** - Residential & Commercial Insulation Installation Company. Incredible margins in a growing space that has no end in sight. Staff, Management & Equipment is all in place. Seller owns 3 companies. Company has potential to double or triple in volume with further investment in people and geographic expansion

**Gross Revenue:** \$3,900,000  
**Cash Flow:** \$1,512,942

**Asking Price:** \$4,500,000  
**Contact:** Ron Ekstrom

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### **SOLD - Hi-Quality Tooling Machine Shop #15529**

**Middlesex County** - Small shop that makes hi-quality tooling. Their tools are used on lathes, screw machines and milling machines, serving many industries where boring a precise hole is critical. Other industries that use their tooling are automotive, medical products, spray nozzle and aerospace.

**Gross Revenue:** \$397,445  
**Cash Flow:** \$60,380

**Asking Price:** \$225,000  
**Contact:** Ron Ekstrom

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### **SOLD - RARE Bank Financing / Breakfast & Lunch #15388**

**Worcester County** - Landmark Breakfast & Lunch very busy 7 days per week. Consistent Success 10+ years. Averages \$10,000 per week. Full staffed with stand-alone building & parking (lease or purchase Real Estate).

**Gross Revenue:** \$480,000  
**Cash Flow:** \$120,000

**Asking Price:** \$225,000  
**Contact:** Lori Jacobson



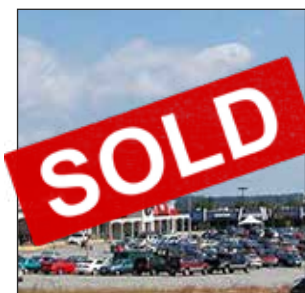
### **SOLD - Real Estate Appraisal #15524**

**Worcester County** - Profitable, stable business that specializes in residential real estate valuations for homeowners, RE brokers, financial institutions, government agencies, and attorney's. Can be relocated & operated from anywhere because the staff primarily works remotely. Currently in position to handle growth

**Gross Revenue:** \$742,000  
**Cash Flow:** \$184,000

**Asking Price:** \$450,000  
**Contact:** Doug Pendleton

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### **SOLD - One of NE's Largest Hydroponic & Organic Growing Retail & Wholesalers #15493**

**New England** - A retail and wholesale operation that sells Hydroponic products and systems.

**Gross Revenue:** \$6,000,000  
**Cash Flow:** \$1,020,000

**Asking Price:** \$3,900,000  
**Contact:** Chip Emerson

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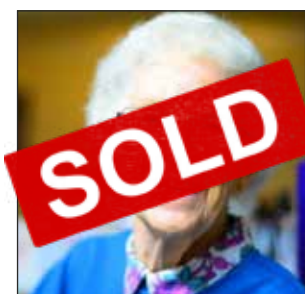
### **SOLD - Middlesex County Unique Retail #15525**

**MA**- Outstanding management & staff are in place at this very unique MA store which carries wine, beer, a full selection of liquor as well as specialty food items. Located in a very strong demographic community which has significant disposable income. It enjoys a very high gross revenue margin.

**Gross Revenue:** \$1,401,832  
**Cash Flow:** \$148,747

**Asking Price:** \$425,000  
**Contact:** Ronald Ekstrom

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### **SOLD - Adult Day Program #15544**

**Middlesex County** - Specializing in early to mid-stage dementia this non-medical residential home focuses on making lives better for participants as well as caregivers. Open Mon-Fri with a fully trained staff in place the owner does not work any shift hours. Well-established with discounted 1st year rent. Seller willing to finance 30% of purchase price.

**Gross Revenue:** \$321,316  
**Cash Flow:** \$84,152

**Asking Price:** \$160,000  
**Contact:** Ron Ekstrom

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### **SOLD - Price Reduced! Own Your Own Favorite Bar In Worcester! #15438**

**Worcester, MA** - High Traffic, Full Pouring License, 200+ Occupancy, Open 4 Nights/Week & Closed During the Summer, Tons of Potential for Growth.

**Gross Revenue:** \$300,000  
**Cash Flow:** \$107,000

**Asking Price:** \$129,000  
**Contact:** Lori Jacobson





### **SOLD - Turnkey business location – Own the real estate #15435**

**Sturbridge, MA** - Stand alone 3,700 sf renovated building on rte 20 in Sturbridge. This used to be the “Sweet Kiwi Frozen Yogurt”. Reopen the yogurt shop or put whatever you want in.

**Gross Revenue:** \$130,000  
**Cash Flow:** TBD

**Asking Price:** \$450,000  
**Contact:** Lori Jacobson

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### **SOLD - Butcher Shop & Deli Combo #15429**

**Middlesex County, MA** - This Butcher Shop/Deli has been serving their loyal customers for over 15 years! Located in the desirable Middlesex County with an average of 20,000 cars passing by daily.

**Gross Revenue:** \$700,000  
**Cash Flow:** \$100,000

**Asking Price:** \$109,000  
**Contact:** Lori Jacobson

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### **SOLD - “Old School” Music Shop #15506**

**Worcester County, MA** - This music store is definitely “old school” offering sales, service & lessons from beginners on up. Our client is looking to retire after decades in the business. This is not a franchise, it is a regionally known and respected shop. Long-term fair market lease is offered.

**Gross Revenue:** \$688,712  
**Cash Flow:** \$56,650

**Asking Price:** \$129,900  
**Contact:** Jeff Lefebvre

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### **SOLD - Salon – Sales OVER \$600,000 #15488**

**Middlesex County, MA** - This stylish salon offers 5 Chairs / 7 Stylists in desirable Middlesex County. Completely turn-key in a great location; you can lease the 2,390 square foot space or purchase the real estate.

**Gross Revenue:** \$600,000  
**Cash Flow:** \$110,000

**Asking Price:** \$129,000 Plus RE  
**Contact:** Lori Jacobson

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### **SOLD - Motivated Seller Precision Metal Fabrication Sales \$3.7M #15521**

**Middlesex County** - Company has a historical base of accounts, utilizes up-to-date technologies, very low client concentration levels, sales & management teams in place, and has excess capacity for growth.

**Gross Revenue:** \$3,700,000  
**Cash Flow:** N/A

**Asking Price:** Offers Invited  
**Contact:** Doug Pendleton



**SOLD - \$259K Includes: Building, Land & All Equipment  
#15497**

**Worcester County, MA** - Be your own boss and run your own childcare education center. The asking price includes the ownership of the building, land, and all equipment necessary to run this business successfully.

**Gross Revenue:** \$300,000  
**Cash Flow:** \$89,000

**Asking Price:** \$259,900  
**Contact:** Chip Emerson

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## **Rapidly Growing Insulation Company – #15612 Southeastern MA**

Completely Turn-Key Operation / Management & Staff in Place • Gross Revenue: \$4.4 M • **Asking Price: \$2.8 M**

## **Recycling & Composting Equipment Sales & Service – #15603 Western MA**

Large Exclusive Territory. No Franchise or License Fees. • Gross Revenue: \$7.6 M • **Asking Price: \$2.8 M**

## **Italian/American Restaurant – #15580 Worcester County**

Full Staff in Place with Chef & 4 Department Managers • 14,000 sq. ft. Facility

Gross Revenue: \$2.8 M • **Asking Price: \$1.3 M Real Estate Additional \$2.5 M**

## **Established & Profitable CNC Machine Shop – #15550 Western MA**

High-End Machining for Large Industrial Companies in Aerospace, Government, and Military Sectors.

Experienced Staff & State-Of-The-Art Equipment in Place.

Gross Revenue: \$1,030,326 • **Asking Price: \$1,050,000**

## **Restaurant Equipment Dealer – #15564 Metro-West Area in MA**

All Major Brands of Kitchen, Bar, and Dining Room Equipment & Furniture.

Gross Revenue \$4 M • **Asking Price: \$1.5 M**

## **Commercial Greenhouse – #15554 Package Deal in MA**

36,000 sq. ft. Automated, Year-Round Green House on 14 Acres.

Sale will include: Business/Assets, Real Estate & Renovated Residential Home • **Asking Price: \$1.4 M**

## **Public Golf Course – #15476 Upper Northwest CT**

Club House, Pro-Shop, 9-Hole Course on 100+ Acres • **Asking Price: Offers Encouraged**

## **Home Health Care – #15528 Worcester County, MA**

CHAP Certified and Licensed for Medicare and Medicaid Clients.

Gross Revenue: \$1.5 M • **Asking Price: \$1.3 M**

## **Excavating & Foundation – #15579 Northern Central MA**

Equipment & Staff in Place. Seller will Remain for Smooth Transition.

Gross Revenue \$1.3 M • Sale will include FF&E \$628 K • **All Offers Encouraged!**

## **Manufacturer & Distributor of Wood & Ceramics for the Gift Industry – #15604 Central MA**

95% of Sales are Wholesale & 5% Retail / Over 80% are Repeat Customers

Experienced Staff & State-of-the-Art Equipment is in Place.

Gross Revenue: \$1.2 M • **Asking Price: \$599,000**

## **Butterfly Conservatory – #15584 Western MA**

Extremely Unique Fee-Based Nature Conservatory Specializing in Butterflies & Other Species, within Spacious Tropical Gardens on 5 Acres.

The 18,000 sq. ft. Facility Houses Gardens, a Unique Gift Shop, Food Court & Banquet Area.

Gross Revenue: \$1.5 M • Sale will Include Business, Inventory, FF&E and Real Estate • **Asking Price: \$3.9 M**

## **Fence & Deck Sales / Installation – #15460 Serving the New England Seacoast**

Management & Sub-Contractors in Place

Gross Revenue \$1.5 M • **Asking Price: \$399 K Plus Inventory & Real Estate**

## **Strong Retail w/ Real Estate Not Affected by Internet – #15515 Central MA**

8,240 sf Retail & Warehouse on 4+ acres

Sales Are Well Diversified With No One Category Being the Driving Force

Gross Revenue: \$1.9 M • **Asking Price: \$749,000 Real Estate Additional \$675,000.**