MetroWest Commercial R. E.
THE REGIONAL EXPERTS

RESTAURANT BUSINESS & REAL ESTATE FOR SALE

PRICE REDUCED!

Chinese Cuisine Restaurant

Lowell/Andover, Massachusetts area

Asking - $795,000 Business

Asking - $2.2M Real Estate

SMALL BUSINESS ADMINISTRATION (SBA) Loan Pre-Qualified

For the purchase of the business & real estate for SBA loan financing Downpayments starting at only $383,082 for business and real estate combined purchase

VERY HIGH PROFIT!

Exclusive Listing Brokers - Marlene Aron - MWCRE Principal & Peter Goodman - Goodman & Co. Business Brokers

ma@metrowestcre.com 508-740-0000 or peterg@goodmanonline.com@ 508-395-1988

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Buyers are expressly advised to verify all information independently prior to negotiations. MWCRE & Goodman and Company Business Brokers represent the SELLER.

1-2-2026

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Deal Structure Using SBA Loan Financing:

Structure of SBA Lending Deal		
Business Purchase Price	$795,000	
Commercial RE Purchase	$2,200,000	
Inventory (estimated)	$107,000	
Total Purchase Price	$3,102,000	
See SBA Loan Scenarios below	**10% Down Payment**	**15% Down Payment**
Cash needed at closing	$321,507	$481,501
Monthly loan payment	$24,780	$23,367

Loan Scenarios	#1 10% down	#2 15% down
Purchase Price, Deal Costs, & Loan Amount:		
Asset Purchase Price of Business	795,000	795,000
Commercial Real Estate Purchase	2,200,000	2,200,000
Inventory or Other	107,000	107,000
Total Purchase Price	**3,102,000**	**3,102,000**
SBA Guaranty Fees (estimate)	78,881	74,239
Closing Costs (estimate)	34,186	33,768
Total Deal Costs	**3,215,067**	**3,210,007**
Less: ***Buyer Down Payment %***	***10.00%***	***15.00%***
Borrowers need excellent credit & cash liquidity to qualify for a 10% down payment		
Buyer down payment needed for above purchase price	(321,507)	(481,501)
SBA Loan Amount	**2,893,560**	**2,728,506**
	-	-
Estimated Interest Rate - SBA 7(a) Loan - Prime + 2%.	9.25%	9.25%
Loan Repayment Term:	25 years	25 years
Monthly Loan Paymt (Principal + Interest):	**$24,780**	**$23,367**

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Chinese Cuisine Restaurant For Lease

Important business points:

2023 Sales Volume:	$2,217,387
Seats: Dining area:	100+, Function Room: 40+, Bar: 20+, Lounge: 30+
Liquor License:	Full – All-alcohol pouring license.
Profit Margin:	Very high historical profit margin – 2023 69%
Facility:	Beautifully decorated Asian theme restaurant
Parking:	HUGE parking lot that can accommodate over 100 cars
Location:	Prime location on state numbered highway
Reason for selling:	Owners are retiring.
Business started:	1970's
Employees:	20 employees.
Inventory:	Approximately $100,000+ (not included in asking price).
Lottery:	Approximate $52,000 annual commission
Hours of Operation:	Open 7 days
Equipment value:	Approximately $250,000

Business Description:

This Chinese cuisine restaurant is located near (not in) Lowell Massachusetts on a state numbered highway. It is a well-established restaurant and is easily the highest grossing Asian restaurant in its area. There is a bar, lounge, dining room, and function room, with over 200 seats. There is also lottery with Keno that currently pays an approximate $52,000 per year commission.

Real Estate Description:

Freestanding building with over 100 parking spaces. $650,000 in recent renovations! Handicapped accessible bathrooms. The kitchen is very large with plenty of storage and an employee breakroom. More information will be disclosed after a non-disclosure / confidentiality agreement has been signed.

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Description from an 2016 appraisal report :

The building's interior is essentially demised into five sections. The first floor entrance opens to a waiting and reception area. To the left is a main dinning room and further left is a private function room. They are serviced by two (men's and women's) multi-stall handicap accessible bathroom. To the right is a bar and a separate lounge area, also served by another set of men's and women's multi-stall handicap accessible bathrooms.

The finishes in these areas include newly installed commercial grade carpet, some ceramic tile in hall-ways and hardwood flooring in the function room. The walls are predominantly maple paneling with areas of painted sheetrock or plaster. The ceilings are primarily painted sheetrock, with some suspend-ed acoustical tile in the bar area. The lighting is a mix of ceiling mounted incandescent fixtures and some fluorescent.

Behind the dinning areas is a very large kitchen consisting of three areas used for cooking, food prep and storage. Inside this area are a series of walk-in coolers and freezers. The finishes include terrazzo tile flooring and sheet aluminum walls and ceilings in most areas.

On the second floor is a medium size storage room used for dry goods, an employee locker room and bathroom and an executive office area with a private bathroom with shower. Finishes include a mix of carpet and vinyl tile floors and predominantly painted sheetrock walls and ceilings with some wood pan-eling walls

Improvements:

According to assessor's records, the building was constructed in 1970. The building is predominantly single story with a small second floor. The total building area is 9,280 square feet with the first floor having 7,690 square feet and the second floor having 1,590 square feet. It appears to have been previ-ously built as a smaller building and added to in 1970.

It is built on a concrete foundation, slab on grade with a mix of masonry, steel and wood frame walls and roof. The exterior is predominantly brick with a newly sided area of decorative stone on the front gable. The second floor is vinyl sided, and the rear of the building is a combination of vinyl siding and exposed concrete block. The single story portion of the building has a newly installed asphalt shingle roof on the gable section. The left and right sides have a rather shallow pitch and a new rubber mem-brane was being 20 installed on these sections at the time of inspection and appeared to be well over 50% complete. All of the masonry siding was observed to be in good overall condition.

Easement:

According to the legal description, there is no easement listed. However, the owner stated that a sewer line runs from the adjacent 99 Restaurant to the west, through the subject parking lot and connects with Kennedy Road. This area is currently used as parking and the location of this is considered non-adverse.

DISTRICTS & USES	F	R40	MF	VR	MUB	TC	LB	WNB	SB	GB	I1	I2	OR	TD	P
A.1 CONSERVATION, RECREATION															
A. COMMERCIAL AGRICULTURE, INCLUDING FARM STAND	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B. COMMERCIAL AGRICULTURE, NON-EXEMPT, INCLUDING FARM STAND	Y	N	N	N	N	N	N	N	N	N	N	PB	PB	N	N
C. FORESTRY MANAGEMENT	Y	Y	N	N	N	N	N	N	N	N	SP	N	N	Y	Y
D. OUTDOOR RECREATION, NOT INCLUDING COMMERCIAL OUTDOOR RECREATION	Y	SP	N	N	N	N	N	N	N	N	N	N	N	Y	Y
E. CAMP, DAY CAMP ONLY, E.G., SUMMER CAMP FOR CHILDREN	Y	SP	N	N	N	N	N	N	N	N	N	N	N	Y	Y
F. MUNICIPAL USE	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A.2 RESIDENTIAL															
Residential: Principal															
A. SINGLE-FAMILY DWELLING, DETACHED	Y	Y	Y	Y	N	N	Y	N	N	N	N	N	N	Y	N
B. TOWNHOUSE	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N
C. TWO-FAMILY DWELLING	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N
D. MULTIFAMILY DWELLING, UP TO 7 UNITS; SEC. 8.2	N	N	Y	Y	PB	PB	N	N	PB	N	N	N	N	N	N
E. MULTIFAMILY DWELLING, 8 OR MORE UNITS; SEC. 8.2	N	N	N	N	N	PB	N	N	N	N	N	N	N	N	N
F. MULTI-FAMILY DEVELOPMENT	N	N	PB	PB	PB	PB	N	N	PB	N	N	N	N	N	N
G. DWELLING UNITS ABOVE THE GROUND FLOOR OF A COMMERCIAL BUILDING	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N
H. LIVE/WORK UNITS OR ARTIST LOFT	N	N	PB	Y	Y	Y	PB	PB	Y	PB	N	N	N	N	N
I. OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD); SEC. 8.4	PB	PB	PB	N	N	N	N	N	N	N	N	N	N	N	N
J. CONGREGATE RESIDENCE	N	N	Y	Y	PB	PB	N	PB	PB	PB	PB	N	PB	N	N
K. ASSISTED LIVING RESIDENCE	N	N	Y	Y	N	PB	N	N	PB	PB	PB	N	PB	N	N
L. CONTINUING CARE RETIREMENT COMMUNITY	N	N	PB	PB	Y	N	N	N	N	PB	PB	N	PB	N	N
Residential: Accessory															
M. FAMILY SUITE; SEC. 7.1, SEC. 3.6	PB	PB	PB	PB	N	N	N	N	N	N	N	N	N	PB	N
N. HOME OCCUPATION; SEC. 7.2	Y/SP	Y/SP	Y/SP	Y/SP	Y/SP	Y/SP	N	N	Y/SP	N	N	N	N	Y/SP	N

DISTRICTS & USES	F	R40	MF	VR	MUB	TC	LB	WNB	SB	GB	I1	I2	OR	TD	P
O. FAMILY CHILD CARE HOME	Y	Y	Y	Y	SP	N	N	N	N	N	N	N	N	Y	N
P. FAMILY CHILD CARE HOME, LARGE	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	N
Q. ROOM AND BOARD FOR NOT MORE THAN TWO BORDERS	Y	Y	Y	Y	SP	N	N	N	SP	N	N	N	N	N	N
R. PARKING OF ONE LIGHT COMMERCIAL VEHICLE	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	SP	SP	SP	N
S. PARKING OF TWO LIGHT COMMERCIAL VEHICLES (THREE IS PROHIBITED)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N
T. PRIVATE GAME COURT	PB	Y	PB	PB	N	N	N	N	N	N	Y	Y	Y	N	N
A.3 PUBLIC, INSTITUTIONAL, PHILANTHROPIC															
A. RELIGIOUS OR EXEMPT EDUCATIONAL USE	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B. CEMETERY, WHICH MAY INCLUDE A CREMATORIUM	N	SP	N	N	N	N	N	N	N	N	SP	SP	N	N	N
C. HOSPITAL	PB	PB	N	N	N	N	N	N	N	PB	PB	PB	N	N	N
D. NURSING HOME, REST HOME, SIMILAR LONG-TERM RESIDENTIAL-CONGREGATE CARE, WHICH MAY INCLUDE ACCESSORY ADULT DAY CARE	N	N	PB	N	N	PB	N	N	PB	PB	PB	N	PB	N	N
E. ADULT DAY CARE AND/OR RESPITE CARE SERVICES	N	N	PB	PB	N	PB	N	N	PB	PB	PB	N	PB	N	N
F. FUNCTION HALL, COMMUNITY CENTER, SIMILAR NON-COMMERCIAL PLACE OF ASSEMBLY	PB	N	N	PB	PB	PB	N	N	PB	PB	N	N	N	N	N
A.4 COMMERCIAL															
Retail															
A. RETAIL STORE															
1. Up to 1,500 sq. ft.	N	N	N	Y	Y	Y	N	PB	Y	Y	PB	PB	N	N	N
2. Up to 7,500 sq. ft.	N	N	N	PB	Y	Y	N	PB	Y	Y	PB	PB	N	N	N
3. Up to 15,000 sq. ft.	N	N	N	N	N	PB	N	N	Y	Y	N	N	N	N	N
4. Over 15,000 sq. ft.	N	N	N	N	N	N	N	N	PB	PB	N	N	N	N	N
B. SHOPPING CENTER	N	N	N	N	N	N	N	PB	PB	PB	N	N	N	N	N
C. RETAIL SALE OF ALCOHOLIC BEVERAGES	N	N	N	N	PB	PB	N	PB	PB	PB	Y	PB	PB	N	N
GREENHOUSE	N	N	N	PB	PB	N	N	N	PB	PB	PB	N	N	N	N
D. NEW AUTOMOTIVE SALES, LEASING AND RENTAL	N	N	N	N	PB	N	N	PB	PB	PB	PB	PB	N	N	N
E. PRE-OWNED AUTOMOTIVE SALES	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
F. PRE-OWNED GREEN VEHICLES SALES	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
G. GASOLINE SERVICE STATION, WHICH MAY INCLUDE A CONVENIENCE STORE NOT EXCEEDING 2,500	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

DISTRICTS & USES	F	R40	MF	VR	MUB	TC	LB	WNB	SB	GB	I1	I2	OR	TD	P
SQ. FT. OR ACCESSORY LIGHT AUTO SERVICE															
H. **CAR WASH**	N	N	N	N	N	N	N	N	PB	PB	N	N	N	N	N
I. **AUTO BODY SHOP, AUTO REPAIR FACILITY**	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
J. **COMMERCIAL PARKING LOT OR PARKING GARAGE**	N	N	N	N	N	PB	N	N	N	N	Y	PB	Y	N	N
J. **RETAIL MARIJUANA SALES**	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N
K. **TAXI OR LIMOUSINE SERVICE**	N	N	N	N	SP	N	SP	N	SP	SP	SP	SP	N	N	N
Office, Professional Use															
L. **PERSONAL SERVICE ESTABLISHMENT**	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB	N
M. **BUSINESS OR PROFESSIONAL OFFICE**	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N
Hospitality, Food Service															
N. **RESTAURANT, WHICH MAY INCLUDE OUTDOOR SEATING ON AN ADJACENT PATIO; NO DRIVE-THROUGH SERVICE**	N	N	N	N	Y	Y	N	PB	Y	Y	PB	PB	PB	N	N
O. **RESTAURANT WITH DRIVE-THROUGH SERVICE**	N	N	N	N	PB	N	N	N	N	PB	PB	PB	PB	N	N
P. **FOOD ESTABLISHMENT, NOT EXCEEDING 1,200 SQ. FT.**	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Q. **BED & BREAKFAST**	N	PB	PB	Y	Y	Y	Y	PB	Y	Y	N	N	N	N	N
R. **INN**	N	N	N	Y	Y	Y	PB	N	PB	Y	N	N	N	N	N
S. **HOTEL OR MOTEL, WITH OR WITHOUT CONFERENCE FACILITIES**	N	N	N	PB	PB	PB	N	N	N	PB	PB	PB	PB	N	N
Public Services															
T. **CHILD CARE CENTER**	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
U. **POSTAL SERVICE**	N	N	N	N	PB	Y	PB	N	Y	Y	PB	PB	PB	N	N
V. **FRATERNAL OR MEMBERSHIP ORGANIZATION; PROFESSIONAL OR TRADE ORGANIZATION**	N	N	N	N	Y	Y	N	PB	Y	PB	PB	PB	N	N	N
W. **FUNERAL HOME**	N	N	N	N	PB	PB	N	N	PB	PB	PB	PB	N	N	N
X. **NON-EXEMPT EDUCATIONAL USE**	N	N	N	N	PB	N	PB	PB	Y	Y	PB	PB	PB	N	N
Y. **SHELTERED BUS STOP**	SP	SP	SP	SP	Y	Y	SP	SP	Y	Y	Y	Y	Y	N	N
Z. **ESSENTIAL SERVICES**	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Culture, Entertainment Uses															
AA. **MUSEUM OR ART GALLERY**	PB	N	N	Y	Y	Y	Y	Y	Y	Y	Y	PB	Y	N	N
BB. **CINEMA**	N	N	N	PB	PB	PB	N	N	PB	Y	Y	N	PB	N	N
CC. **THEATRE FOR LIVE PERFORMING ARTS (DANCE, MUSIC, DRAMATIC PRODUCTIONS, ETC.)**	N	N	N	PB	PB	PB	N	N	PB	PB	PB	PB	PB	N	N
Commercial Recreation															
DD. **LARGE COMMERCIAL INDOOR RECREATION (INC.**	N	N	N	PB	PB	N	N	N	PB	PB	PB	PB	N	N	N

DISTRICTS & USES	F	R40	MF	VR	MUB	TC	LB	WNB	SB	GB	I1	I2	OR	TD	P
BOWLING, ICE SKATING, ROLLER SKATING RINK)															
EE. GYM OR ATHLETIC CLUB, FITNESS FACILITY	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
FF. GOLF COURSE	N	PB	N	N	PB	N	N	N	N	N	N	N	N	N	PB
GG. MINIATURE GOLF	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
HH. CAMPING FACILITY WITH ACCOMMODATIONS FOR TENTS, CAMP TRAILERS/RECREATIONAL VEHICLES, TRAVEL TRAILERS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	PB
Other															
II. ADULT USE	N	N	N	N	N	N	N	N	N	N	PB	PB	PB	N	N
JJ. VETERINARIAN, ANIMAL HOSPITAL	PB	N	N	PB	Y	Y	PB	PB	PB	Y	PB	PB	PB	N	N
KK. PET SERVICES	N	N	N	N	Y	Y	PB	PB	PB	Y	N	N	N	N	N
LL. KENNEL, COMMERCIAL	N	N	N	N	PB	PB	PB	N	PB	PB	PB	N	N	N	N
MM. SELF-STORAGE FACILITY	N	N	N	N	N	N	N	PB	N	N	PB	PB	PB	N	N
NN. MARIJUANA CULTIVATION	N	N	N	N	N	N	N	PB	N	N	PB	PB	PB	N	N
OO. MARIJUANA RESEARCH	N	N	N	N	N	N	N	PB	N	N	PB	PB	PB	N	N
PP. MARIJUANA MANUFACTURING	N	N	N	N	N	N	N	PB	N	N	PB	PB	PB	N	N
QQ. MEDICAL MARIJUANA TREATMENT CENTER	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
A.5 INDUSTRIAL															
A. RESEARCH & DEVELOPMENT, LABORATORY, WHICH MAY INCLUDE ACCESSORY MANUFACTURING OF PRODUCTS IN TESTING AND DEVELOPMENT	N	N	N	N	N	N	N	Y	N	N	Y	Y	PB	N	N
B. HIGH-TECH/BIOTECH MANUFACTURING	N	N	N	N	N	N	N	N	N	N	PB	PB	Y	N	N
C. MANUFACTURING	N	N	N	N	N	N	N	PB	N	N	PB	PB	PB	N	N
D. MACHINE, WELDING SHOP	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
E. WAREHOUSE/DISTRIBUTION FACILITY	N	N	N	N	N	N	N	PB	N	N	PB	PB	N	N	N
F. TRANSPORTATION OR FREIGHT TERMINAL	N	N	N	N	N	N	N	N	N	N	PB	PB	N	N	N
G. WIRELESS COMMUNICATION FACILITY	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
H. PLANT, STORAGE, SUBSTATIONS FOR PUBLIC UTILITIES, OR STORAGE AND SALE OF HEATING FUEL	N	N	N	N	N	N	N	N	N	N	PB	PB	N	N	N
I. RETAIL SHOWROOM AND SALE OF PRODUCTS MANUFACTURED ON THE PREMISES	N	N	N	N	N	N	N	N	N	PB	Y	Y	N	N	N
J. CONTRACTOR'S YARD	N	N	N	N	N	N	N	N	N	N	PB	PB	N	N	N
K. STONE OR MONUMENT WORKS	N	N	N	N	N	N	N	N	N	N	PB	PB	N	N	N
L. SALE OF LUMBER, FARM SUPPLIES, SIMILAR PRODUCTS, INCLUDING OUTDOOR STORAGE AND SALES	N	N	N	N	N	N	N	N	N	PB	PB	PB	N	N	N
M. ACCESSORY DWELLING FOR USE AS WATCHPERSON'S QUARTERS ONLY	N	N	N	N	N	N	N	N	N	PB	PB	PB	PB	N	N