



UNICORN REALTY

— FOR SALE · PORTFOLIO

969-971 WASHINGTON STREET

Weymouth, MA 02189 · Restaurant · Residential · Garage

FOR MORE INFORMATION

Megan Bettencourt

781.608.9681 · mbettencourt@unicornrealty.com

Vanessa Karlis

617.276.5079 · vkalis@unicornrealty.com

EXECUTIVE SUMMARY

COMMERCIAL PORTFOLIO — WASHINGTON STREET

3

BUILDINGS

16,009

TOTAL SF

1.52

ACRES

\$2.7M

ASKING PRICE

PROPERTY OVERVIEW

969-971 Washington Street is a three-building commercial portfolio on 1.52 acres along a high-traffic stretch of Route 53 in Weymouth: a 10,941 SF restaurant with bar, banquet, and dining areas, a 3,468 SF residential house, and a 1,600 SF standalone garage. Together the assets offer a buyer flexibility to operate, redevelop, or reposition across restaurant, residential, and storage uses.

HIGHLIGHTS

- Three-building portfolio, 16,009 SF total on 1.52 acres
- Restaurant: 10,941 SF with bar, banquet & dining areas
- Residential house: 3,468 SF
- Standalone garage: 1,600 SF
- High-visibility Route 53 frontage
- Delivered vacant — reposition or redevelop

OFFERING SUMMARY

ASKING PRICE	\$2,700,000
TOTAL SF	16,009 SF
BUILDINGS	Restaurant · House · Garage
LOT SIZE	1.52 Acres



UNICORN REALTY

Megan Bettencourt
BROKER / ASSOCIATE

781.608.9681
mbettencourt@unicornrealty.com

Vanessa Karlis
BROKER

617.276.5079
vkarlis@unicomrealty.com

FLOOR PLAN

COMMERCIAL PORTFOLIO — WASHINGTON STREET

— RESTAURANT — 10,941 SF (BAR · BANQUET · DINING)



A full-service restaurant building with distinct bar, banquet, and dining areas totaling 10,941 SF.



UNICORN REALTY

293 Washington St · Norwell, MA 02061 · unicornrealty.com

Megan Bettencourt
BROKER / ASSOCIATE

781.608.9681
mbettencourt@unicornrealty.com

Vanessa Karlis
BROKER / ASSOCIATE

617.276.5079
vkalis@unicomrealty.com

PROPERTY DETAIL

COMMERCIAL PORTFOLIO — WASHINGTON STREET

— RESTAURANT — 10,941 SF (BAR · BANQUET · DINING)



The banquet hall seats up to 200 guests, making the space well suited for events, private functions, and large-party dining alongside day-to-day restaurant service.



UNICORN REALTY

293 Washington St · Norwell, MA 02061 · unicornrealty.com

Megan Bettencourt
BROKER / ASSOCIATE

781.608.9681
mbettencourt@unicornrealty.com

Vanessa Karlis
BROKER / ASSOCIATE

617.276.5079
vkalis@unicomrealty.com

PROPERTY DETAIL

COMMERCIAL PORTFOLIO — WASHINGTON STREET

— RESTAURANT — 10,941 SF (BAR · BANQUET · DINING)



Onsite restaurant has seating capacity for 150 indoor and 26 outdoor seats in addition to the 200 seat Wonderland ballroom capacity. Prior to being used as a restaurant this versatile space has historically served the community as an icehouse, bowling alley, church, roller skating rink, and fitness center.



UNICORN REALTY

293 Washington St · Norwell, MA 02061 · unicornrealty.com

Megan Bettencourt
BROKER / ASSOCIATE

781.608.9681
mbettencourt@unicornrealty.com

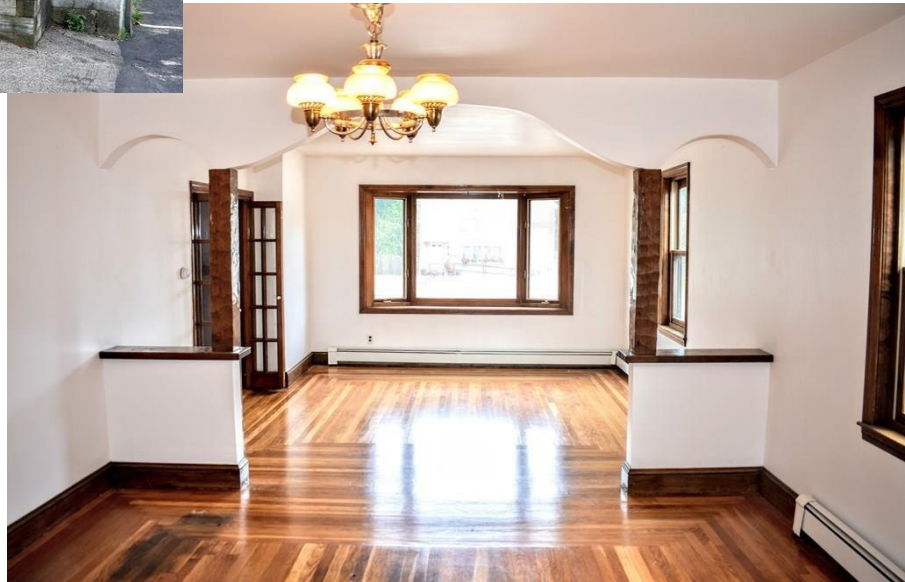
Vanessa Karlis
BROKER / ASSOCIATE

617.276.5079
vkalis@unicomrealty.com

PROPERTY DETAIL

COMMERCIAL PORTFOLIO — WASHINGTON STREET

— RESIDENTIAL HOUSE — 3,468 SF



A 3,468 SF residential house on the same parcel, suitable for owner or manager occupancy, staff housing, or additional rental income independent of the restaurant operation.



UNICORN REALTY

293 Washington St · Norwell, MA 02061 · unicornrealty.com

Megan Bettencourt
BROKER / ASSOCIATE

781.608.9681
mbettencourt@unicornrealty.com

Vanessa Karlis
BROKER / ASSOCIATE

617.276.5079
vkalis@unicomrealty.com

PROPERTY DETAIL

COMMERCIAL PORTFOLIO — WASHINGTON STREET

GARAGE — 1,600 SF



A 40' x 40' standalone garage offering additional covered storage, vehicle bays, or maintenance space to support the restaurant and residential uses on site.



UNICORN REALTY

293 Washington St · Norwell, MA 02061 · unicornrealty.com

Megan Bettencourt
BROKER / ASSOCIATE

781.608.9681
mbettencourt@unicornrealty.com

Vanessa Karlis
BROKER / ASSOCIATE

617.276.5079
vkalis@unicomrealty.com

COMMERCIAL PORTFOLIO — WASHINGTON STREET



POPULATION

	0.25 MI	0.5 MI	1 MI
Total Population	1,240	4,860	11,300
Total Households	480	1,910	4,420
Average HH Income	\$142,300	\$138,750	\$134,900



UNICORN REALTY

Megan Bettencourt
BROKER / ASSOCIATE

781.608.9681
mbettencourt@unicornrealty.com

Vanessa Karlis
BROKER / ASSOCIATE

617.276.5079
vkarlis@unicomrealty.com



969-971 Washington Street, Weymouth, MA

Commercial Portfolio — Restaurant · Residential · Garage

Megan Bettencourt
BROKER / ASSOCIATE
781.608.9681
mbettencourt@unicornrealty.com

Vanessa Karlis
BROKER
617.276.5079
vkalis@unicornrealty.com