



222 West Main Street  
Hyannis, MA 02601  
508.862.9000  
www.comrealty.net

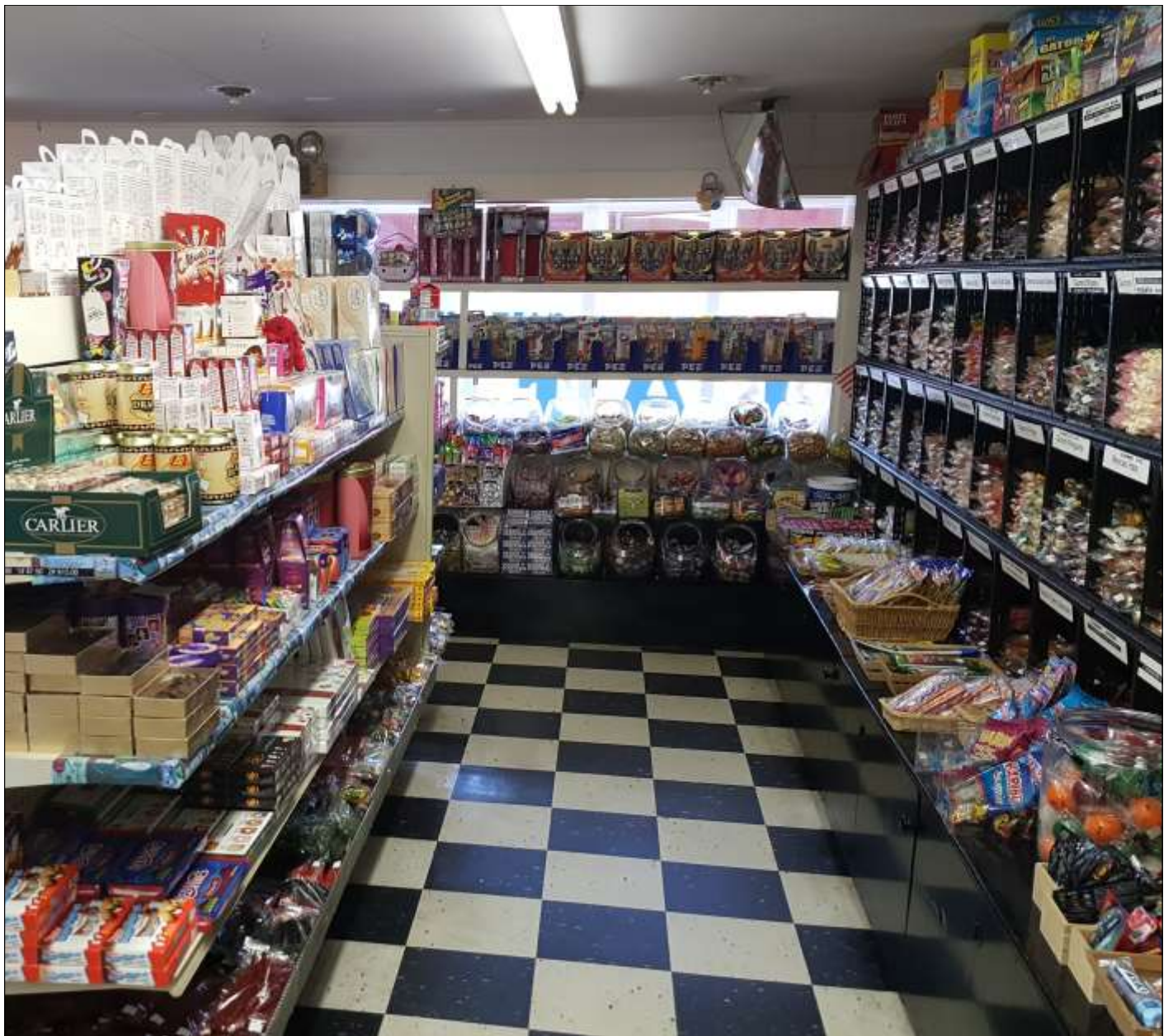
Offering For Your  
Consideration

**CANDY Co.**

Retail Candy Store in South Yarmouth, MA



- Business and Real Estate
- Turn Key Operation
- Retail Store & Distribution Business
- Wide Selection of Products
- Growth Opportunities
- High Density Business and Tourist Location



## **Table of Contents**

Confidentiality and Disclaimer	3
Transaction Advisors	4
Business Summary	4, 5
Location Information	5
Premises	6
Assessment of Opportunity	6
Offers	7
About Commercial Realty Advisors, Inc.	7

## **Confidentiality & Disclaimer**

The Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information furnished by the Sellers. No guaranty, express or implied, is made as to the accuracy or completeness of this information, and it is subject to error, omission, change of price, change of description or condition, or withdrawal without notice. Commercial Realty Advisors, Inc., has not independently audited or verified any information, financial projection, legal description, use or permitted use, zoning, lease, sketch or plan. No projection of future income has been made or is guaranteed by Commercial Realty Advisors, Inc. or the Sellers. The recipient acknowledges its responsibility to perform a due diligence review at its own cost prior to any acquisition of the subject Business.

Commercial Realty Advisors, Inc., represents the Sellers, on an exclusive basis. Commercial Realty Advisors, Inc., and any other brokers or salespeople represent the Sellers, not the Buyer, in the marketing, negotiation and sale of this Business, unless otherwise disclosed.

This Offering Document is proprietary to the Sellers and any related legal or beneficial owner and to Commercial Realty Advisors, Inc. This information is made available to you because you represented that you were interested in purchasing the Business. Should you decline to make an offer to purchase the Business, or should the Sellers not accept such offer, you agree to return promptly this Offering Document and any other information provided to you. You acknowledge that you will treat all such information as a secret. You will not reproduce, discuss or in any way share such information with any party, including the Sellers, their employees, landlord, agents, customers, creditors, suppliers or competitors, unless prior written permission is granted by Commercial Realty Advisors, Inc.



# Transaction Advisors

## Legal Counsel

TBD

## Certified Public Accountant

David M. Lamb

Lamb, Mason & Co., PC

PO Box 1233

West Chatham, MA 02669

508-945-3575

## Business Broker

Bill MacKenzie, REALTOR®, Broker Associate

Commercial Realty Advisors, Inc.

508-862-9000 Ext. 111

774-212-0905

# Business Summary

Established in 1981, and recorded in the Barnstable County Registry of Deeds, in the name of MISTER CHARLIE TRUST this very successful business has operated for 37 Years. The Owners/Operators Toby Rome and Howard Rome have decided to retire and are offering both real estate and business for immediate sale.

Located on busy Route 28 in South Yarmouth, the property includes two (2) separate building areas. The front unit contains the Retail Candy shop & storage. The second area includes office space, a small apartment unit with B/R, Bath and Kitchenette; unfinished basement and the "barn" that contains additional product storage.

Both product storage areas & retail store have built



## **Business Summary, cont.**

in A/C units.

The Retail Shop is a delight and treat for people of all ages, offering hundreds of different varieties of fudge "fine hand dipped chocolates", sugar free treats, decadent Truffles, large array of assorted wrapped candy, home made Jams & Jellies and novelties for souvenirs.

The CANDY Co. is OPEN YEAR ROUND for everyone's shopping pleasure.

## **Location Information**

The Town of Yarmouth is bordered by Cape Cod Bay to the North, Dennis to the East, Nantucket Sound to the South, and Barnstable to the West. Yarmouth is approximately 75 miles southeast of Boston. The Bass River and its tributaries make up the majority of the town's border with Dennis.

The Town offers numerous restaurants, hotels / motels, a Water Park, soon to be developed Marina, and a long term plan to upgrade and develop " Village" type surroundings and amenities, that will encourage walking, bike riding , amusements, retail shops & housing along Rte. 28.

In addition Yarmouth has two golf courses, Bayberry Hills & Bass River, fishing, boating, great beaches for swimming and water sports or just relaxing.

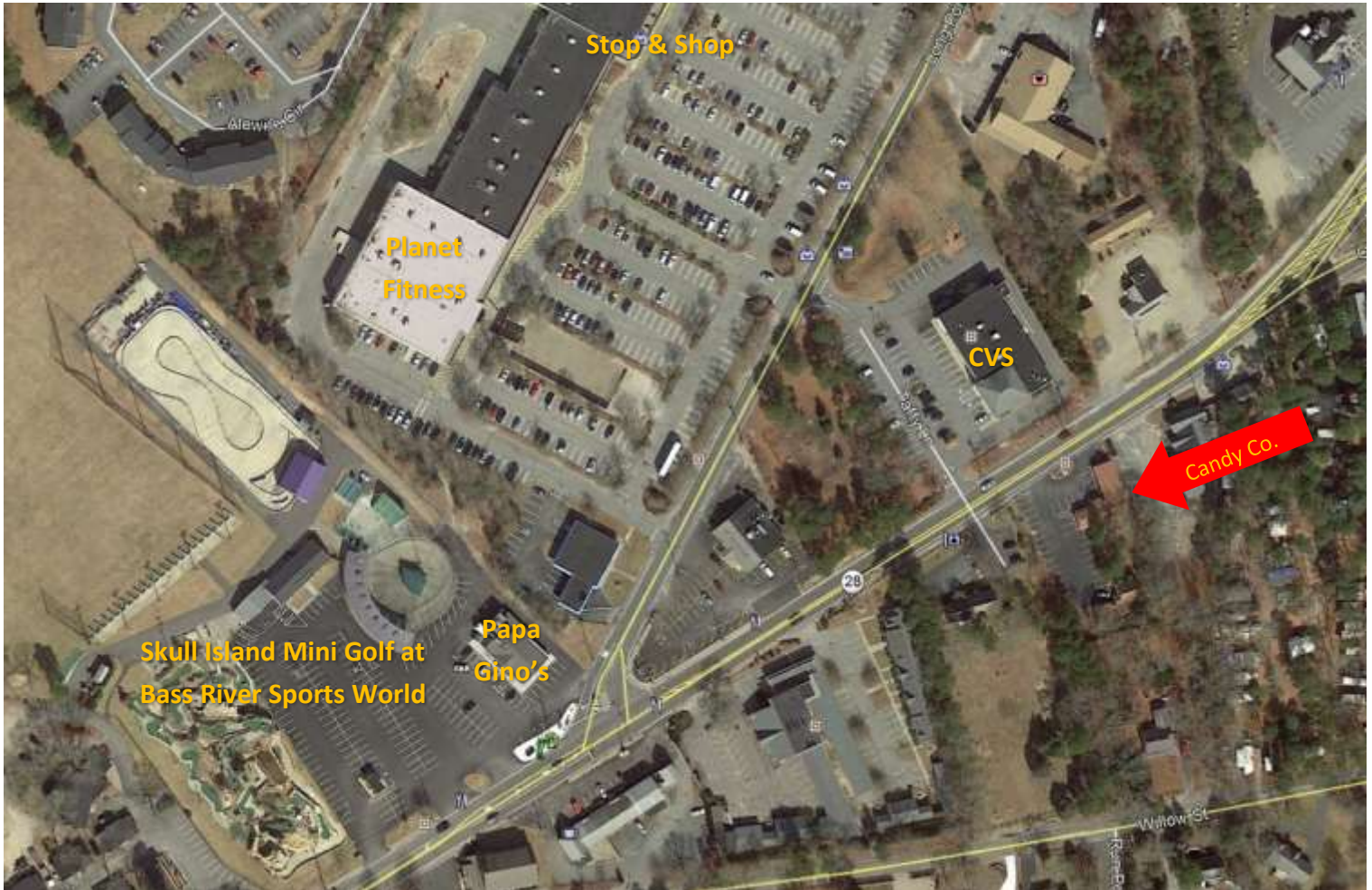
Yarmouth can be accessed by Route 6A, Rte. 6, Exit 8 Mid -Cape Highway, and Rte. 28.



## Premises

According to the Town of Yarmouth records the property located at 973 Rte. 28 , South Yarmouth sits on 0.60 acres of land and offers two separate building areas. The front unit is home to the CANDY Co. retail shop (1,180 S/F & warehouse area (800 S/F). The back units contain office space,1 B/R apt.,bath,kitchenette (810 S/F),unfinished basement (576 S/F) and a "barn" / garage storage area (400 S/F) .

Plenty of parking available, 34 spaces.. Directly across from CVS Pharmacy.



## Assessment of Opportunity

The ROME CANDY CO., INC. generates a solid Gross Sales & Gross Profit documented by IRS Returns. This business is operated year-round, and has demonstrated long term stability and growth in the 37 years of operation. The retail business appeals to customers of all ages, but is a children's delight.

Located on a highly desirable location on Rte. 28 in the Town of South Yarmouth, MA , the property is owned with no encumbrances on property or equipment and offers plentiful parking for 34-35 vehicles. The private lot is paved, lined, a storm drain, with an egress onto Rte. 28. The Candy Cane signage is easily seen and recognized by residents, visitors and vacationers.

There is still an opportunity for continued successful growth and profitability by marketing the retail shop and distributorship via social media, front end software program, networking trade associations and evaluation of radio vs. print advertising.

## **OFFERS**

The CANDY Co. and ROME CANDY CO. is offered for sale at One Million Seventy-Nine Thousand (\$1,079,000) Dollars, which includes both real estate and business. The inventory will be determined prior to closing by wholesale cost of goods.

Commercial Realty Advisors, Inc. invites offers for the property and business known as the CANDY Co. Any such offer should be submitted to William C. MacKenzie, Broker Associate/REALTOR(R), Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, MA 02601 and must identify the purchaser(s), mailing and legal addresses, the offering price, contingencies if any, etc.

The business and property known as CANDY Co. includes real estate, all business furniture, fixtures and equipment as owned by ROME CANDY CO, INC., in this document. It does not include the inventory which will be additional based upon a final count by both parties and the wholesale cost verified by Wholesaler invoices.

It also includes the name, brand and signage. A "non-compete" agreement may be negotiated between buyer and sellers, a reasonable period of transition assistance if requested by buyer, and the good will inuring to the business. The sellers will assist in the transfer of any licenses currently used by ROME CANDY CO, INC., dba CANDY Co.

## **About Commercial Realty Advisors, Inc.**

Commercial Realty Advisors, Inc. specializes in the commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate and business brokerage based in Hyannis Massachusetts, with offices in Boston and specializing in middle market transitions. The culture of the firm is that of an investment bank with a premium placed on intellectual vitality, relationship management and knowledge of geographic markets. A cadre of well educated and successful experts partner with clients to achieve objectives in a cost and time effective manner.

Our business is broadly based. Our real estate practice includes development, investment and other commercial sale, lease and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas and other business.

For more information about this offering or other business opportunities please contact:

### **Bill MacKenzie**

Commercial Realty Advisors, Inc.

508-862-9000, ext. 111

bmacKenzie@comrealty.net

