



## Offered for Acquisition



Commercial Realty Advisors, Inc. is pleased to offer for acquisition a highly respected Optical Goods Establishment on Cape Cod. Dowling Optical is being offered for acquisition as a 'Business and Assets Only' offering.

Commercial  
**Realty Advisors**

Joyce O'Connor

**Commercial Realty Advisors, Inc.**

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## **Confidentiality & Disclaimer**

The Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information furnished by Dowling Optical of Centerville, MA and John Dowling. 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 Dowling Optical of Centerville, MA and John Dowling. 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 Dowling Optical of Centerville, MA and John Dowling who are 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.



John Dowling established Dowling Optical in 1983 . John has been engaged in the practice of opticianry as licensed dispensing optician since 1974. He is registered by BOARD OF DISPENSING OPTICIANS. John studied at Mount Wachusett Community College and Framingham School of Opticians. Mr. Dowling has Certification and long standing Memberships in ABO-NCLE requiring continuing education credits of professional distinction – official and public recognition for achievement as a service provider that he has met a national set of standards as a qualified and competent Optician or Contact Lens Technician. Certification in this membership is an assurance that your eye wear needs are being competently and carefully fulfilled. He and Kathleen, his wife of 42 years, would like to spend more time in Sarasota Florida in the winter and sail the waters of Cape Cod in the summer.

**Dispensing Optician** - means an individual who prepares and dispenses lenses, spectacles, eyeglasses, contact lenses and/or appliances thereto to the intended wearer or user there of pursuant to written contact lens or eyeglass prescriptions from a duly licensed physician or duly registered optometrist, and who, in accordance with such prescriptions, interprets, measures, adapts, fits and adjusts such lenses, spectacles, eyeglasses, contact lenses, or appliances to the human eyes and/or face for the purpose of aiding or correcting visual or ocular anomalies of the human eyes.

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## ***Business Summary:***

**Optical Goods Establishment** - means any business organization or entity, however named and whether or not it is conducted for profit, which engages in selling, furnishing or otherwise providing ophthalmic lenses, eyeglasses, spectacles, or contact lenses to members of the general public.

Dowling Optical is a contemporarily designed dispensary with an upscale inventory / selection of frames and non-prescription sunglasses, with an onsite finishing lab and fully equipped exam room. This highly regarded practice benefits from excellent walk-in traffic via its high visibility retail location, and generates business from the receipt of many referrals from Ophthalmologists, Optometrists, and the medical community at large. The offering of this long standing, community minded and independent Optical Shop, represents an opportunity for a licensed Optician or practicing Optometrist to acquire a turn-key business with long standing clients and customers, nearly 33 years of goodwill, and a key retail location in the Village of Centerville, MA.

The lease of the 1000 +/- square foot retail showroom has two years remaining, is considered by the Seller to be extendable, and will be considered a contingency to any proposal on this offering.

***Asking: \$150,000+***  
***Inventory***



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**Additional Sale Information:**

Showings: Business is fully operational. Buyers are kindly asked to not visit the site, inquire of any employees, or inquire approach anyone at Dowling Optical, for the purpose of their due diligence. All showings must be arranged through Kevin Pepe and Commercial Realty Advisors, Inc. Showings will be accommodated during non-operating hours, with all other accommodations made as best possible.

Data / Customer List: The customer list for this company is proprietary and will be sold in addition to all Good Will, furniture, fixtures and equipment, with clear and marketable title to a new owner.

Non-Compete: Seller is willing to sign a non-compete agreement with buyer, which shall be mutually agreed upon.

Pricing: Business Only - \$150,000 plus inventory

**Only written offers with a deposit will be considered.**

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*For more information about this opportunity contact:*

**Kevin A. Pepe**

508-862-9000, ext. 105

508-962-5022 (Mobile)



**Commercial Realty Advisors, Inc.**

Real Estate Investment Brokerage Company

222 West Main Street

Hyannis, Massachusetts 02601

## **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, 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 Dowling Optical or other business opportunities please contact:

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