

OFFERING MEMORANDUM

Brewster Bike Shop Business & Real Estate

Commercial
Realty Advisors



414-442 Underpass Road
BREWSTER MA

FOR SALE

Combined Price for Business and Real Estate

\$799,000

Investment Highlights

- ➡ .94 acre parcel on Underpass Road, Brewster
- ➡ Commercial (C) zoning
- ➡ Multiple curb cuts onto Underpass Road
- ➡ +/- 429 feet of frontage & excellent signage

- ➡ Abuts (via town land) the Cape Cod Rail Trail
- ➡ Town Water/Private septic
- ➡ Lot improved with a 2 bedroom 1 bath ranch, +/- 673 sq. ft.
- ➡ +/- 775 sq. ft. bike shop with additional out buildings
- ➡ Good parking (potential use of town land abutter the property for additional parking)

Multiple structures situated on a .94 acre parcel. Located on a main artery through Brewster. Proximate to Route 6A, Route 137, and convenient to Exit 82 (formerly Exit 11) on Route 6.



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About the Business

In 1989, Larry Gabriel and Paula Duguay purchased twelve bikes and began renting them on the front lawn of their Underpass Road home, located on the Cape Cod Rail Trail. From there, Brewster Bike was born and grew steadily, having its first storefront two years later in an adjacent building on the property. The business started as a Gary Fisher dealer in 1995 and expanded its line of bikes and accessories through larger wholesalers. The repair and rental business also grew, and Brewster Bike became a fully operational sales, rental, and repair shop, as the owners honed their skills through education and became fully immersed in the local biking community. Larry and Paula grew their customer base by providing quality service and top tier products. Trek Bicycle Company merged with Gary Fisher in 1993 and Brewster Bike became a Trek dealership, one of the best bicycle lines in the world. Larry and Paula are proud to have served three generations of families in their thirty-three years owning and operating Brewster Bike.



Property Specifications

PROPERTY DETAILS BUILDING 1

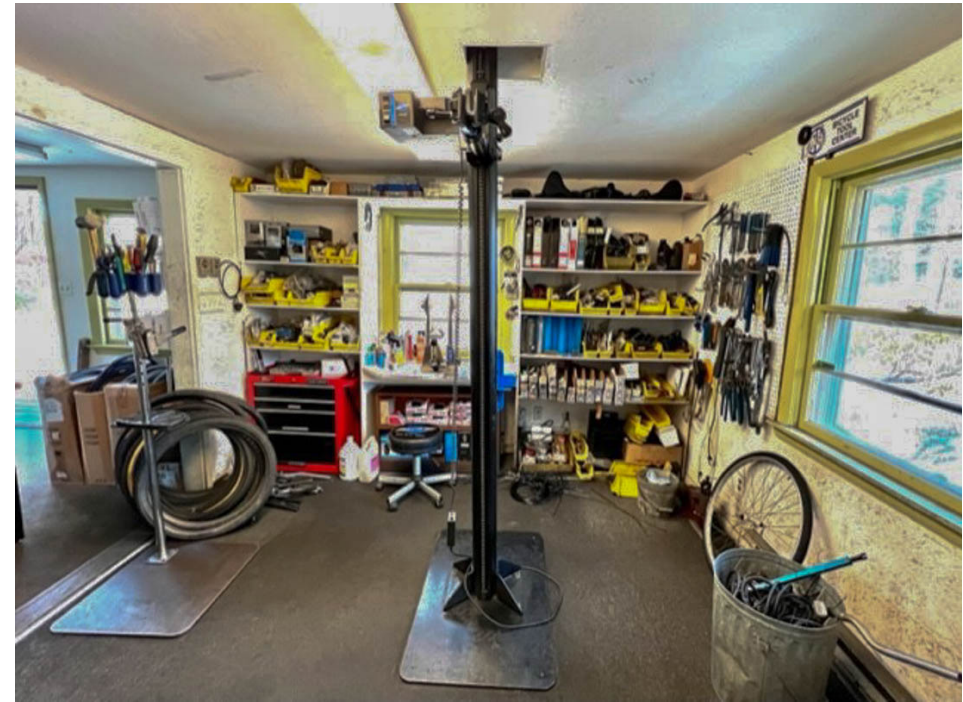
Lot Size	0.94 +/- Acres
2022 Taxes	\$2,875
Zoning Description	CH
Year Built	1965
Area	673 +/- Sq. Ft.
Address	414-442 Underpass Road, Brewster, MA
Style	Ranch
Stories	1
Map ID	76/20/0

Building #1 (Bike shop):

- +/- 775 Sq. Ft.
- Single Story
- Bathroom
- Forced air heat
- Additional storage sheds to the rear
- Adjacent to onsite parking
- Curb cut onto Underpass Road

Building #2 (Residence):

- +/- 673 Sq. Ft. residence
- 2 bedroom
- 1 full bath
- Single Story
- Electric baseboard heat
- Curb cut onto Underpass Road
- Offers privacy from the business



Area Demographics

BREWSTER DEMOGRAPHICS FOR 2021

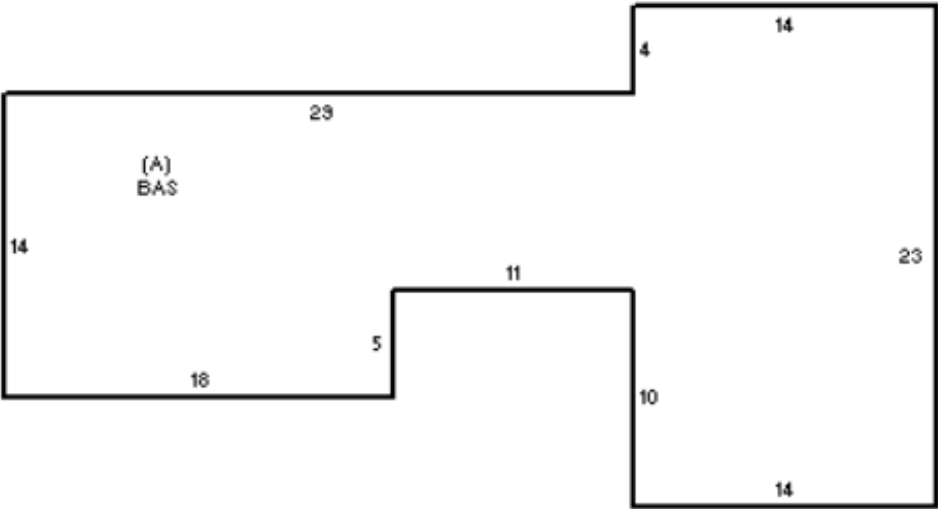
Estimated Population	10,318
Estimated Households	4,198
Estimated Average Household Income	\$75,321
Estimated Total Businesses	1,423



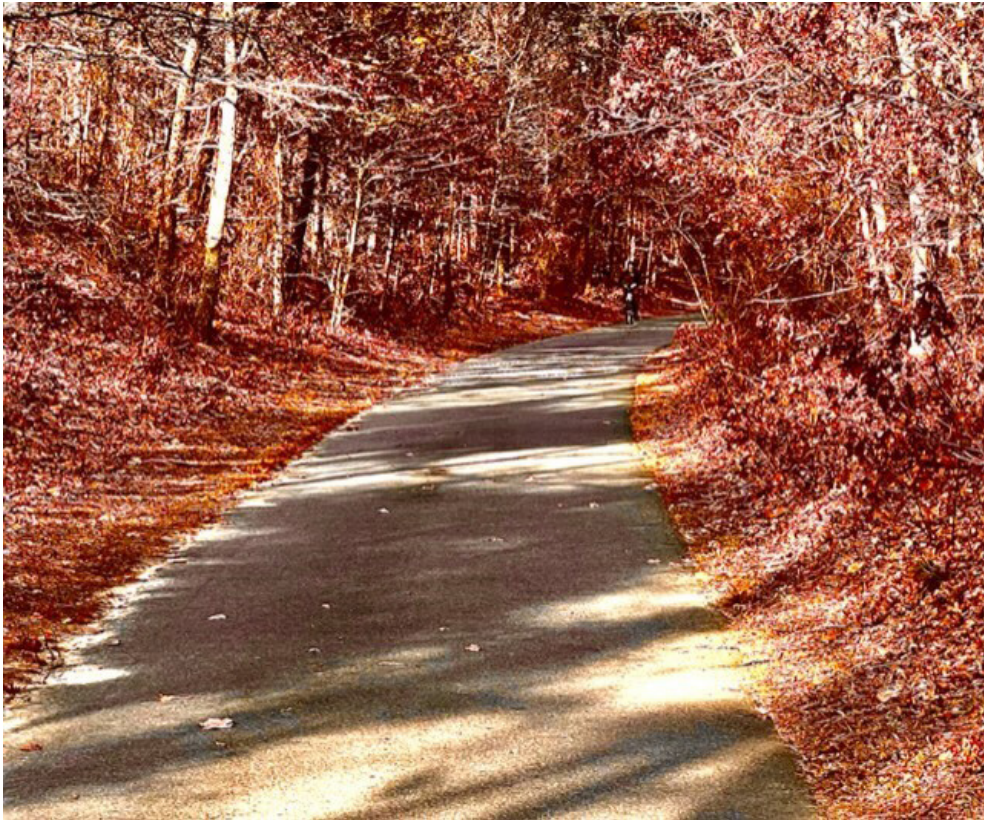
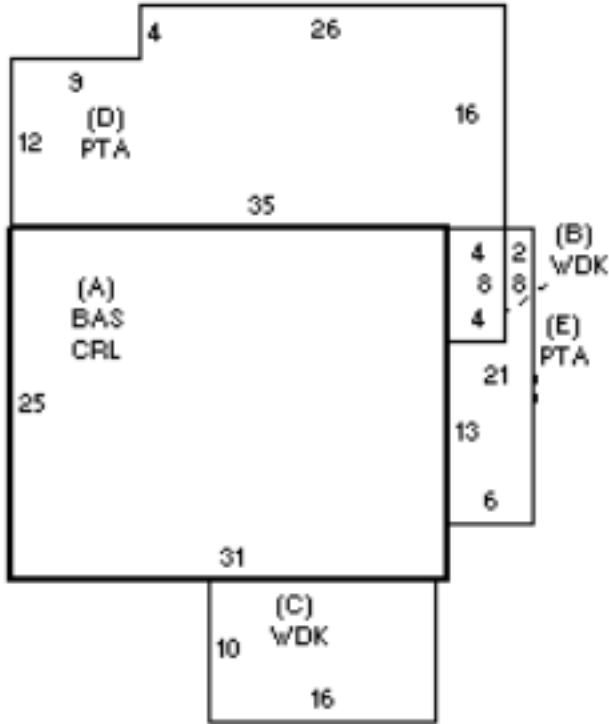
Property Floor Plans



Floor Plan - Building #2 Residence
+/- 673 Sq. Ft. (Assessor's Card)

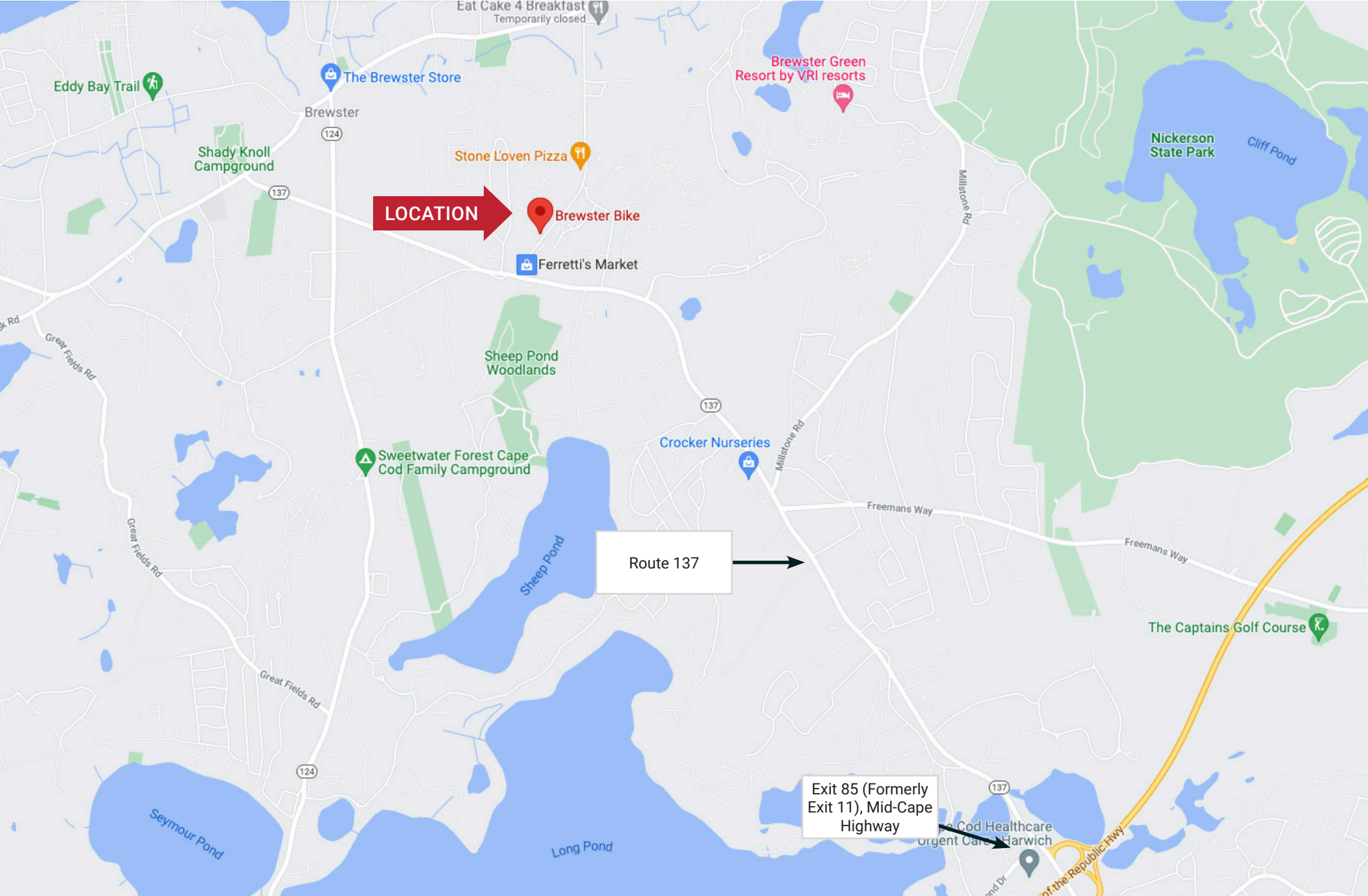


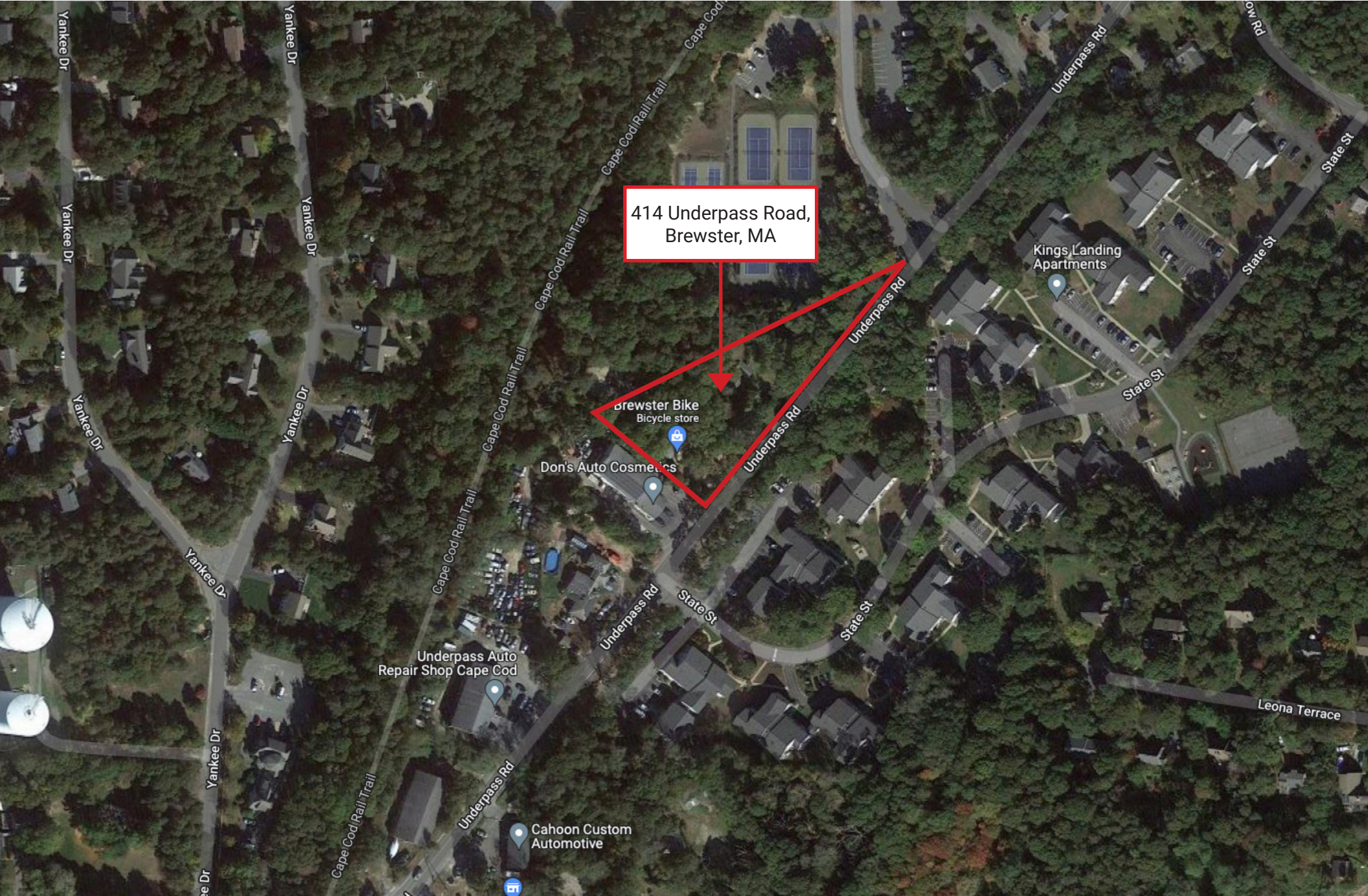
Floor Plan - Building #1 Bike Shop
+/- 775 Sq. Ft. (Assessor's Card)



Equipment List / FF&E

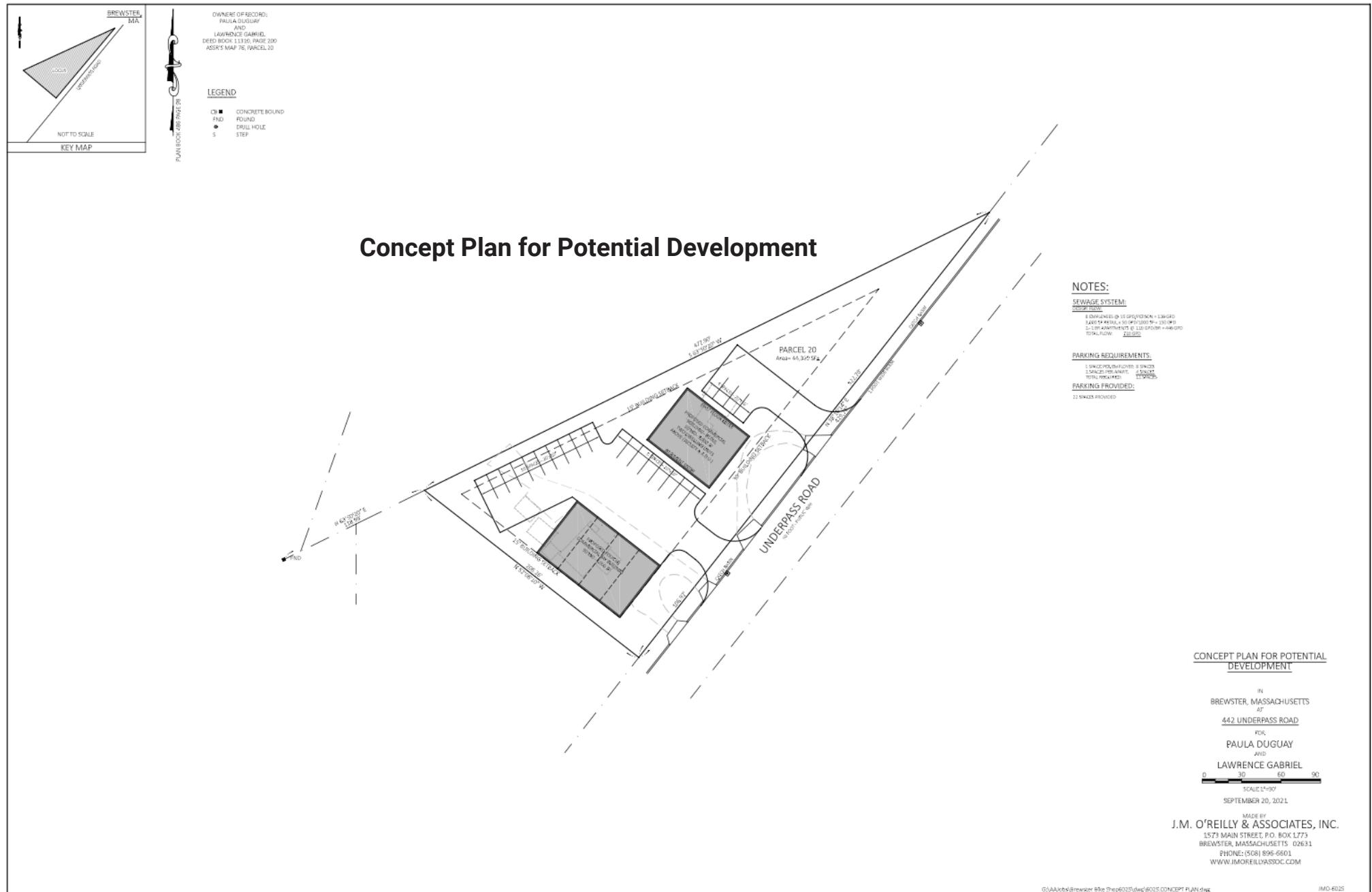
Quantity	Description
37	Trek "Verve" men's and women's comfort bikes all frame sizes
39	Trek "FX" series men's and women's fitness bikes all frame sizes
2	Trek 24" wheel youth girl's and boy's bikes
4	Trek 20" wheel 6 speeds youth girl's and boy's bikes
6	Trek 20" wheel single speed youth girl's and boy's Bikes
6	Trek tag along attachment for youth
1	Burley trailer for toddlers
1	Helmets, locks, baskets by Bontrager, Kryptonite, Nantucket Basket
1	Air compressor
1	Work benches
1	Repair stands
1	12' Mission Utility trailer
1	Tools
1	Wheel Truing stand
1	Chain cleaning tool
1	Computer
1	Craftsmen tool boxes
1	Zep parts washer e-80 5 amp
1	Shelving, slat wall, file cabinet, printer, fixtures





Property Map





Offers

For more information, please contact:

CRAIG CAMPBELL

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BRAD KUHRTZ

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Commercial Realty Advisors, Inc. invites written offers for the Business & Real Estate known as Brewster Bike, 414-442 Underpass Road, Brewster, MA. The assets, good will, & real estate are available for \$799,000. Additionally, the inventory of new bikes available at the time of closing can be purchased for cost. Offers should be submitted to Craig Campbell or Brad Kuhrtz, Sales Agents, Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, MA 02601. Written offers must identify the purchaser, mailing & legal addresses, Buyer's offer price, contingencies (if any), sources of capital to complete the transaction, and a proposed closing date. The Buyer's offer must include an earnest money deposit that will be held by Commercial Realty Advisors, Inc. in its non-interest bearing escrow account, that will be applied to the purchase price, or refunded to the Buyer with the agreement of both parties.

About Commercial Realty Advisors, Inc.



For more information about Brewster Bike or other business opportunities please contact:

Craig Campbell

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Brad Kuhrtz

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Commercial Realty Advisors, Inc. | 222 West Main Street | Hyannis, MA 02601

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our 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 businesses.





REAL ESTATE SERVICES

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