

# OFFERING MEMORANDUM



## Grill 43

43 Old Kings Highway  
Yarmouthport, MA



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# Business Specifications

<b>Price</b>	\$179,000
<b>Industry</b>	Restaurant
<b>Location</b>	Barnstable County, MA
<b>Years in Business</b>	4
<b>Employees</b>	Varies Seasonally
<b>Owners</b>	Stephen Baroni and Charles Konner
<b>Building</b>	Antique Home Conversion

# Overall Property Details

<b>Year Built</b>	1755 Renovated in 2009
<b>Area</b>	+/- 5848 Sq Ft
<b>Address</b>	43 Old Kings Highway, Route 6A Yarmouthport, MA
<b>Parcel ID</b>	112/31
<b>Use Code</b>	0326 Restaurant/Club
<b>Acres</b>	.70 AC



# Executive Summary

Grill 43 opened in 2018 to instant success. Known for its warmth, solid food and welcoming service Grill 43 was immediately a welcomed addition to Cape Cod's dining scene. Grill 43 includes well laid out commercial kitchen space, three intimate dining rooms, additional upstairs dining space or private function area and airy upscale bar. Grill 43's focal point is "out front" wood fired pizza oven creating warmth, delicious aromas and cozy ambiance. Grill 43 currently serves dinner seven nights a week. Owners Stephen A. Baroni and Charles Konner are excited to see continued financial success for Grill 43.

**Property Area:** 3,423 square feet of living area; 5,490 gross area, includes fully equipped kitchen, full bar, three separate first floor dining areas plus upstairs (private) dining area. Full basement includes office, wine/alcohol room plus additional storage space. Property includes patio dining area and large parking lot to accommodate 30+ vehicles.

## Assessment for Growth:

Grill 43's location along historic Route 6A in Yarmouth Port Massachusetts has a long history of proven success. Established as a restaurant more than 50 years ago, this premier location offers exceptional year around traffic. Expanding open hours to include breakfast/and or lunch will undoubtedly boost revenues. Also, marketing private dining space for 30 guests will draw in business/casual lunch groups, rehearsal dinners, corporate dining events and additional groups looking for private dedicated space. Historic Route 6A includes residential homes, thriving retail and commercial businesses and visitors all adding to potential customer base and increased sales.

# Equipment List

## FOH

- R Power Pos System – 5 Terminals
- 2 42-inch Vizio TVs
- 1 Small Wine Cooler
- 1 Large Wine Cooler
- 3 Perlick Reach in Beer Refrigerators
- 1 Stand up Beer and Wine Cooler
- 4 Split Unit Air Conditioners
- 1 Food Dehydrator
- 1 Bar Glass Dishwasher
- 1 Surround Sound Sonos Speaker System
- 6 Freestanding Outdoor Heaters
- 2 Office Computers
- 1 Laser Jet Printer
- 1 3 Handle Tap System
- 1 4 Handle Tap System
- 1 Coca Cola 4 Soda Gun System

## BOH

- Hot Line
- 2 6 Burner Ranges
- 1 2 Burner Flat Top 24 inch
- 1 Blodget double door convection
- 2 fryolators
- 1 salamander
- 8 Burner Double Door Range
- Pizza Oven

## Refrigeration

- 1 12 x2 12 Walk In Fridge
- 1 6x6 Walk In Freezer
- 1 Rendell 8 Drawer Hot Line Refrigerator
- 1 Rendell 4 Drawer Hot Line Fridge with Refrigerated raised rail
- 2 Blue Air Double Door Refrigerated Raised Rail Refrigerator
- 1 Double Door Blue Air Reach In
- 1 18 x 36 Reach In Line Freezer

- 1 3 Phase Hobart Stand Mixer Already Installed
- 1 Single Phase Univex Mixer
- 1 Single Rack Dish Machine
- 1 Hoshizaki Nugget Ice Machine
- 1 Scotsman Cube Ice Machine
- Small wares, including pots, pans, kitchen utensils, dry storage etc....

## Dining Rooms

- Tables
- Chairs
- Barstools
- Cutlery
- All Plates
- Glassware
- Current inventory of paper products...

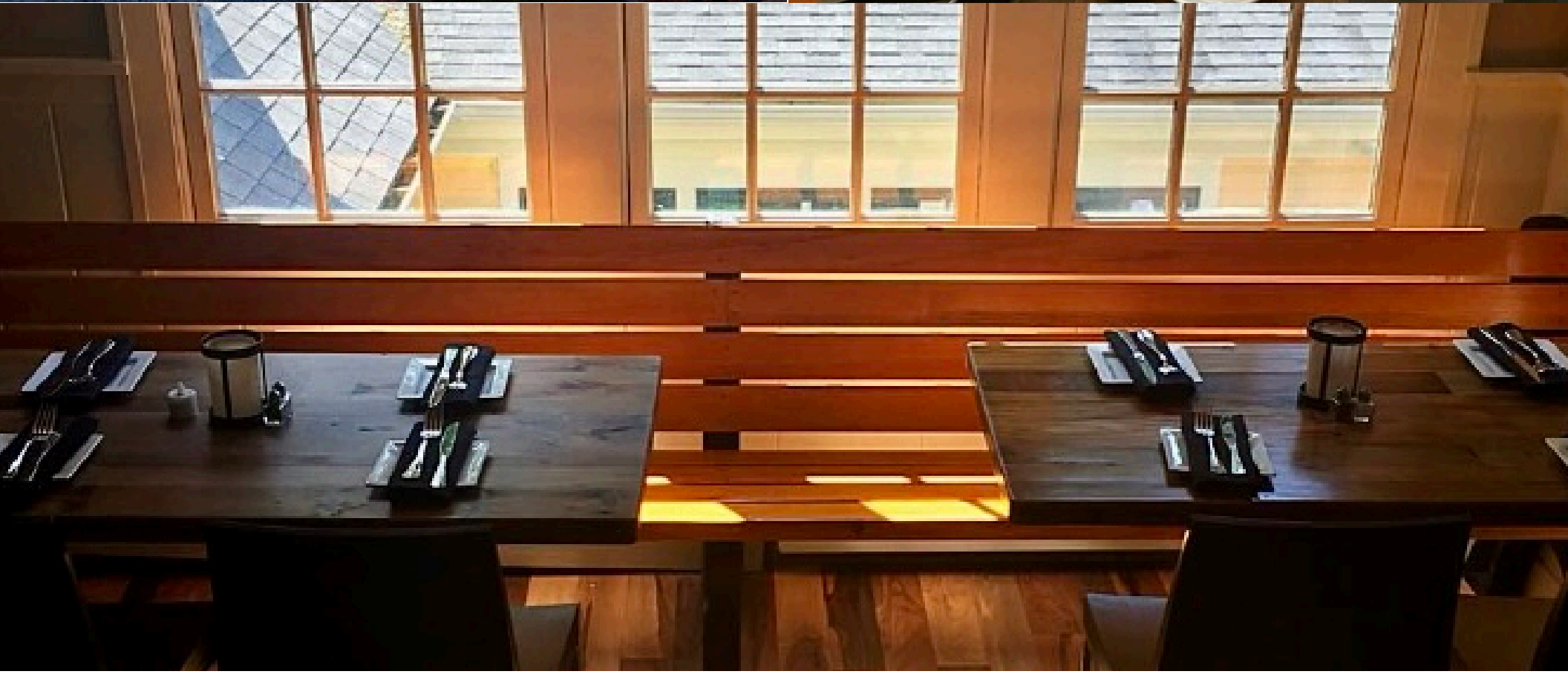
...And more!

\*Hanging artwork is on loaner from artist and will be returned before business is sold.











# About Commercial Realty Advisors, Inc.



For more information about Grill 43 or other business opportunities please contact:

## Kevin Pepe

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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.





# Offering Price


The assets and goodwill of the business known as Grill 43 is offered for sale at \$179,000. The sale includes the inventory of items listed as owned by Grill 43 in this document as well as its name, branding, and signage, agreement not to compete as may be negotiated between the buyer and sellers, and a reasonable period of transition which also as may be negotiated between the buyers and sellers. The sellers will assist in the assignment of the Lease with the Landlord and will assist in the transfer of licenses currently used by Grill 43. Useable inventory will be sold to the buyer at the seller's invoiced cost, unless otherwise agreed upon.

## Assessment of Opportunity

Grill 43 generates an attractive owner's profit documented by IRS returns. Its sales and profit growth are unusually strong, and it is ideally located in the upscale Mid Cape Town of Yarmouthport, providing easy access for its clients and customers throughout Southeastern NE, Cape Cod, and the Islands. The formula for success in its current concept is easily transferable. The location is also adaptable to a change in concept or a change in the configuration of the venue, furniture, fixtures and equipment and outstanding licenses. Commercial Realty Advisors, Inc. anticipates strong interest for Grill 43.

## Submission of Offers

Commercial Realty Advisors, Inc. invites written offers for the Business known as Grill 43, 43 Old Kings Highway, Route 6A, Yarmouthport, MA. The assets and goodwill are available. Offers should be submitted to Aaron Webb or Kevin Pepe, 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 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. Please contact us for further details of the assets and goodwill included with the sale of Grill 43. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this acquisition.



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The Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information provided by the "Seller", by agents of the Seller, and from other sources believed reliable. No guaranty, express or implied, is made as to the accuracy or completeness of this information and 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 result, legal description, sketch, or plan. No projection of future income or the viability of this establishment has been guaranteed by the Seller or Commercial Realty Advisors, Inc. The recipient of this Offering Document acknowledges its responsibility to perform a due diligence review at its own cost prior to any acquisition of this Business and real estate.

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Should you decline to make said offer, you agree to return promptly this Offering Document and any other information provided to you. You acknowledge that you will treat as secret all information provided herein. You will not discuss, reproduce, or in any way share information with any party including the Sellers, employees, agents, customers, creditors, suppliers, or competitors of said Business and real estate unless prior written permission has been granted to you by Commercial Realty Advisors, Inc.

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## REAL ESTATE SERVICES

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