

OFFERING MEMORANDUM

Café Chew/4 Merchants Road, Sandwich, MA 02563



Restaurant Business

And real estate for sale on Cape Cod

FOR SALE

Price	Gross Sales	Area
\$1,800,000	\$1.8M	2,600+/- Sq.

A Rare Opportunity to Acquire a Successful Restaurant with a Robust Revenue Base



*Established, Successful Business
Fully Staffed, Turnkey Operation
High Visibility Location
Loyal Customer Base*



*Seasonal Outdoor Seating
Excellent Financials
Beautiful, Open Space Post & Beam Construction
New Generator Installed 2021*

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Business Specifications

Price	\$1,800,000
Industry	Restaurant/Cafe
Location	Sandwich, MA
Years in Business	13
Employees	Varies Seasonally
Owners	Cafe Chew, Inc B&T Realty Trust
Building	Owned



Overall Property Details

Year Built	1983
Area	2,600 Sq. Ft. +/- Net
Address	4 Merchants Road, Sandwich, MA
Style	Retail
Parcel ID	87-45-10
Zoning	BL1



Area Demographics

SANDWICH CENSUS DATA

Population	20,585
Households	8,114
Income	\$100,324
Businesses	646



Financial Information

REAL ESTATE

Total Real Estate Assessment	\$264,400
2022 Taxes	\$3,754



About the Business

It is not everyday that we offer a listing that fulfills every criteria any buyer would hope for in purchasing a small restaurant.

“A sure thing”, Cafe Chew is the hottest brand out there in the breakfast and lunch cafe category, and has the numbers to prove it. Cafe Chew is consistently voted tops in the Breakfast and Lunch category of every reader’s poll, as well as being a superstar on Social media. The cafe has won a “Best of Boston” award, appeared on the Food Channel, twice on Boston ABC affiliate’s Chronicle Magazine television program, twice on the Rachel Ray TV show, and have had countless magazine and newspaper articles written about them. Just this month they were featured as “one of the 5 best places on Cape Cod to get a picnic lunch”, and before that one of the top 5 places to get soup also on Cape Cod.

After 40 years in the restaurant business, owners Bob King and Tobin Wirt are beginning to feel it might be time to retire. This is the perfect opportunity for the right buyer to simply step in and continue to produce great income.

Cafe Chew sailed through the Covid 19 pandemic and show numbers that continue to grow after 13 years in business.

Given that Cafe Chew is only open 7 hours a day, and has a check average of under \$15, their numbers speak for themselves. This is a solid business and a great investment.

Perhaps one of the more interesting factors about Cafe Chew is how much additional opportunity exists for future business development.

Cafe Chew is a sure winner for the ambitious entrepreneur who has the resources and experience to keep this an ongoing winning venture.

Accolades

- People’s Choice, Best Sandwich - Best Sandwich in Sandwich 2014
- Gold Award for Best Sandwich - Cape Cod Life 2014
- Silver Award for Best Breakfast - Cape Cod Life 2014
- Small Business Owner of the Year - SCORE 2014
- First Place, Top Ten Places for Coffee - Cape Cod Times 2013
- First Place, Top Ten Sandwiches - Cape Cod Times 2013
- Gold Award for Best Lunch - Cape Cod Life 2013
- Gold Award for Best Sandwich - Cape Cod Life 2013
- Top 5 Lunches in the Commonwealth - Boston Globe 2013
- Top Ten Coffee Shop - Cape Cod Times 2012
- Top Ten Breakfast Sandwich - Cape Cod Times 2012
- Best Brunch Cape Cod - Boston Magazine 2011
- Best Lunch & Best Coffee House - Cape Cod Life 2011



Offering Price

The assets and goodwill of the business known as Café Chew is offered for sale at \$1,800,000. The sale includes the inventory of items listed as owned by Café Chew in this document, as well as its name, branding and signage, agreement not to compete as may be negotiated between buyer and sellers, and a reasonable period of transition assistance which also as may be negotiated between buyer and sellers. The sellers will assist in the transfer of licenses currently used by Café Chew. Useable inventory will be sold to the buyer at the seller's invoiced cost, unless otherwise agreed upon.

Assessment of Opportunity

Café Chew 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 Upper Cape Town of Sandwich, providing easy access for its customers throughout Southeastern MA and Cape Cod. Parking is plentiful on premises. It has a loyal following among local patrons as well as visitors to Cape Cod.

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 Café Chew.

Submission of Offers

Commercial Realty Advisors, Inc. invites written offers for the Business known as Café Chew, 4 Merchants Road, Sandwich, MA. The assets and goodwill are available. Offers should be submitted to Bob King or Kevin Pepe, 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 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 Café Chew. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this acquisition.

BOB KING, SELLER/AGENT

Office: 508-862-9000

bobking@comrealty.net

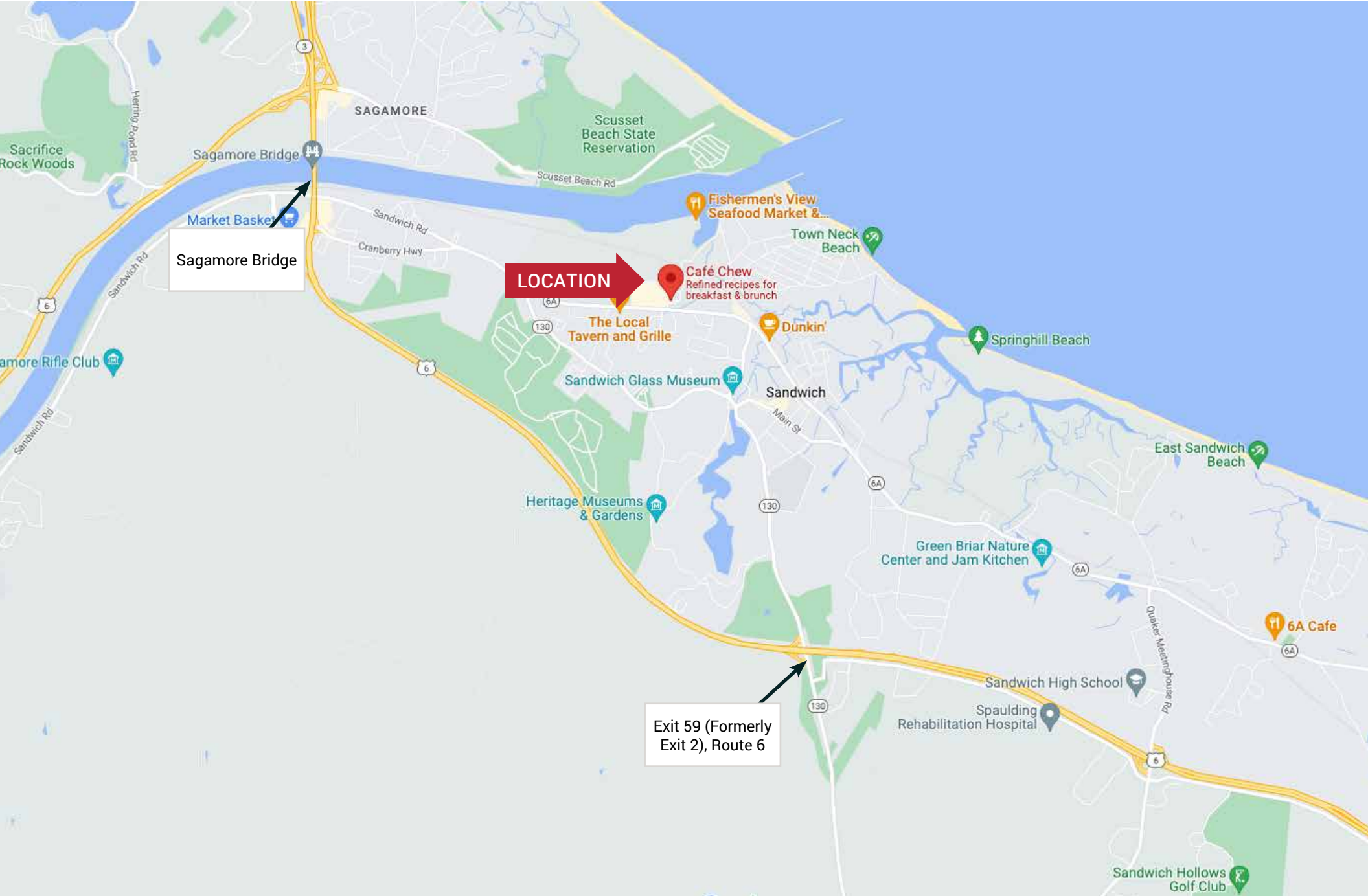
Fax: 508.862.9200

KEVIN PEPE

Office: 508-862-9000, ext 105

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Sagamore Bridge

LOCATION

Exit 59 (Formerly Exit 2), Route 6

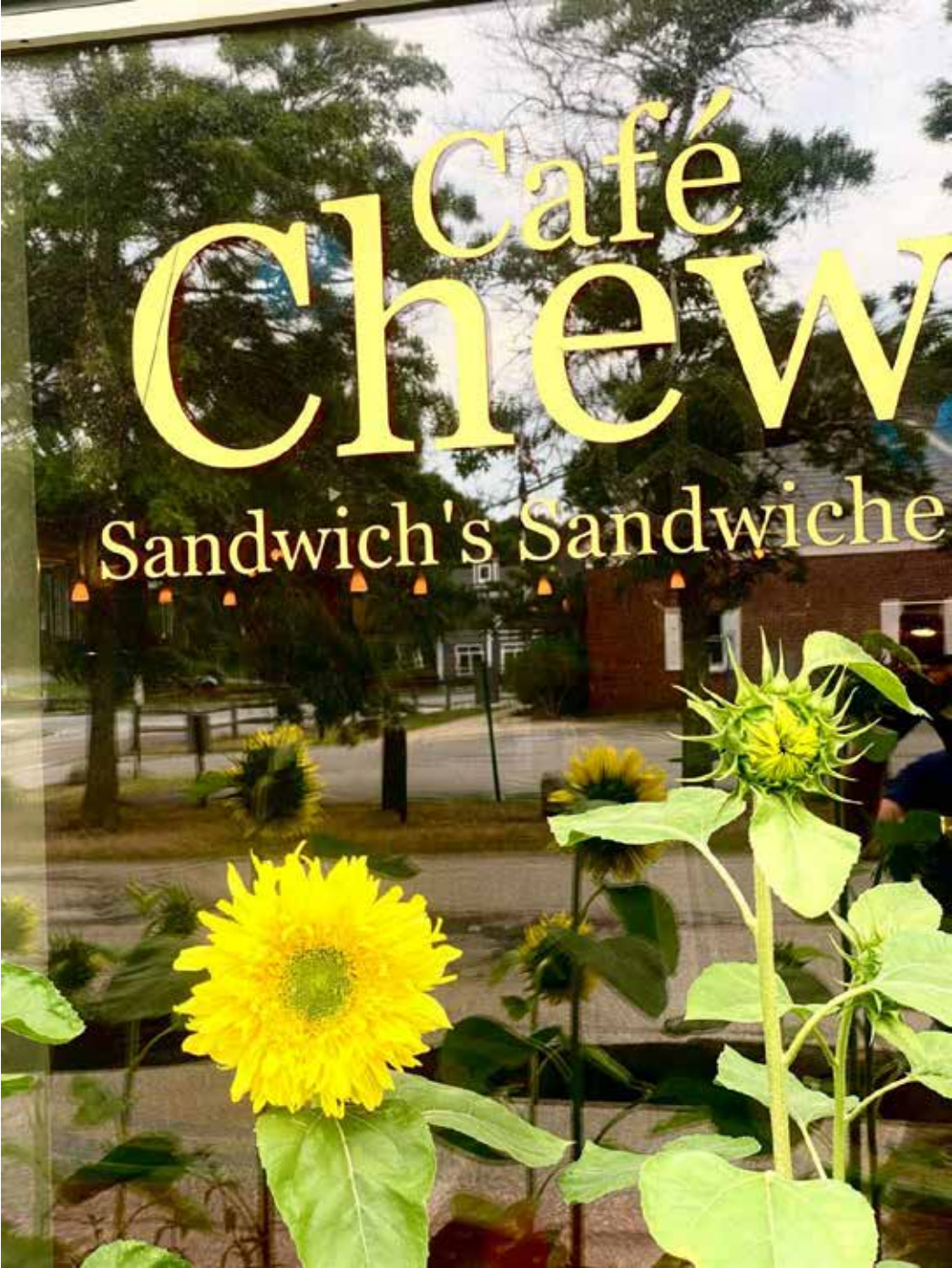












About Commercial Realty Advisors, Inc.



For more information about Café Chew or other business opportunities please contact:

Bob King, Seller/Agent

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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.



Commercial Realty Advisors' Disclaimer

The Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information provided by the "Seller/Agent", by agents of the Seller/Agent, 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.

Commercial Realty Advisors, Inc., and the agent presenting this opportunity, represent the Seller/Agent on an Exclusive basis. Commercial Realty Advisors, Inc., and other brokers or salespeople represent the Seller not the Buyer in the marketing, negotiation, and sale of this Business and real estate unless otherwise disclosed.

Commercial Realty Advisors, Inc. are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers/tenants must consult with their own architects, engineers, inspectors, accountants, or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. This Offering Document is proprietary to the Seller and its related legal and beneficial owners and to Commercial Realty Advisors, Inc. This information is made available to you because you signed a Confidentiality Agreement for the purpose of conducting an analysis of the business opportunity represented herein prefatory to making an offer to purchase the aforementioned Business and real estate. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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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