



BUSINESS OFFERING MEMORANDUM

Regency Police Supply

11 Enterprise Rd #3, Hyannis, Massachusetts

The Business & Real Estate are offered for sale for a combined price of:

\$849,900

(Business Only: \$199,900)

Commercial
Realty Advisors

222 West Main Street, Hyannis, MA 02601
508-862-9000

www.ComRealty.net
www.CapeCodBusinessBroker.com

CRAIG CAMPBELL,
Director of Business Brokerage

Mobile: 774-487-9906
CCampbell@comrealty.net

JEFF EKLUND
Commercial Real Estate Associate

Mobile: 508-280-2319
JEklund@comrealty.net



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EXECUTIVE SUMMARY

Regency Police Supply is a well-established and highly regarded provider of police, fire, and EMS uniforms and equipment in Southeastern Massachusetts. With over 35 years of dedicated service, the company has built a strong reputation for delivering high-quality, durable, and industry-compliant apparel to first responders. Regency Police Supply is one of only two uniform suppliers on Cape Cod, positioning it as a vital resource for local police departments, fire stations, EMS teams, and other public safety organizations.

BUSINESS SPECIFICATIONS



BUSINESS NAME

Regency Police Supply, Inc



INDUSTRY

Sales/Service



LOCATION

Hyannis, Massachusetts



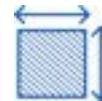
BUSINESS HOURS

Monday ~ Friday 10:00-4:00
 Closed Weekends



WEBSITE

<https://regencys.online/>



PREMISES

3,600 SF



OWNER

Karlene Palmariello



HISTORY

37 Years in Business



ASKING PRICE

\$199,900 Business Only

\$849,900 Business & Real Estate

PROPERTY SPECIFICATIONS



ADDRESS	11 Enterprise Road Hyannis, MA 02601		
BOOK/PAGE	C198-0	ACRES	0
ZONING	Zone B / Groundwater Protection Overlay District		
YEAR BUILT	1985	DESCRIPTION	COMMERC.
STORIES	1	BUILDING STYLE	RETAIL CONDO

UNIT	UNIT 3	UNIT 4	UNIT 5
PARCEL NUMBER	293-004-10C	293-004-10D	293-004-10E
TOTAL SIZE	1,200 SF	1,200 SF	1,200 SF

Features:

- Retail floor space
- Various office areas
- Seamstress area
- General inventory storage space
- Shared paved parking and driveways





DISCLAIMER

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 guarantee, 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 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.

ABOUT

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

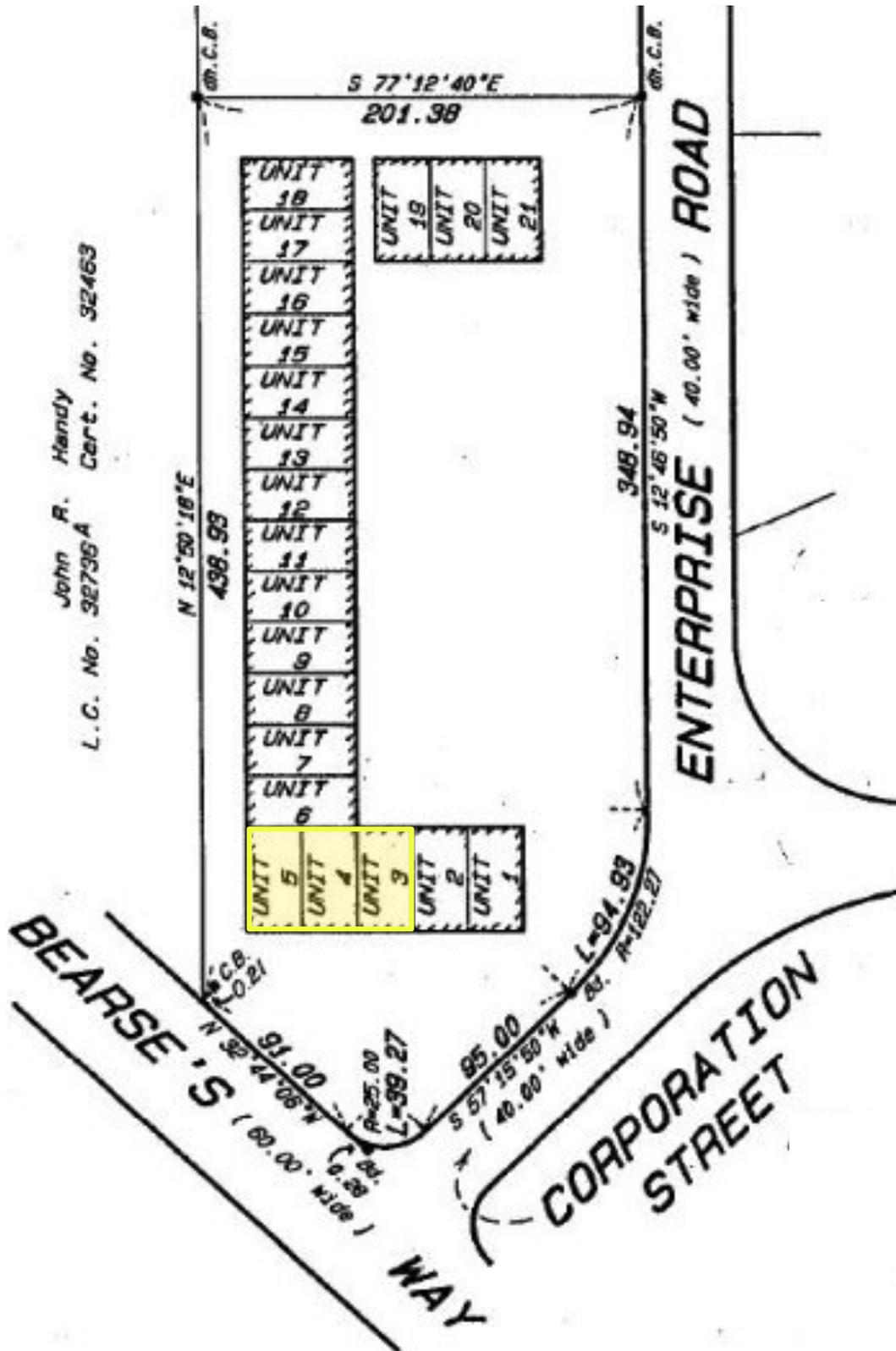
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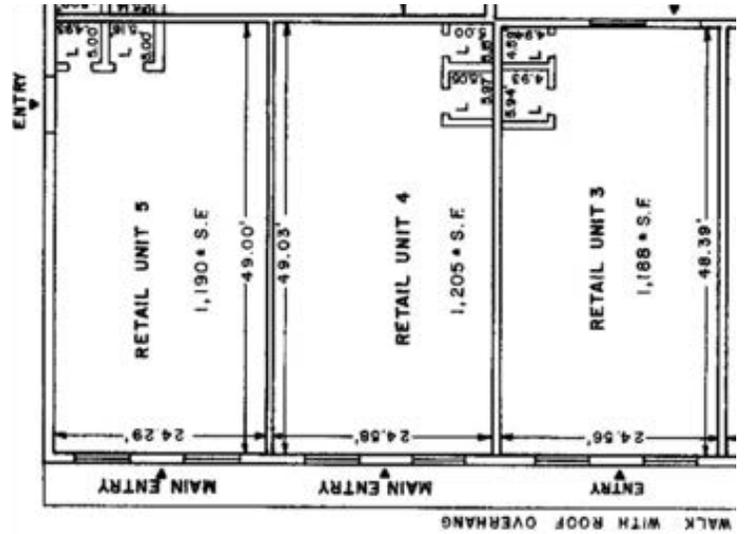
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SITE PLANS

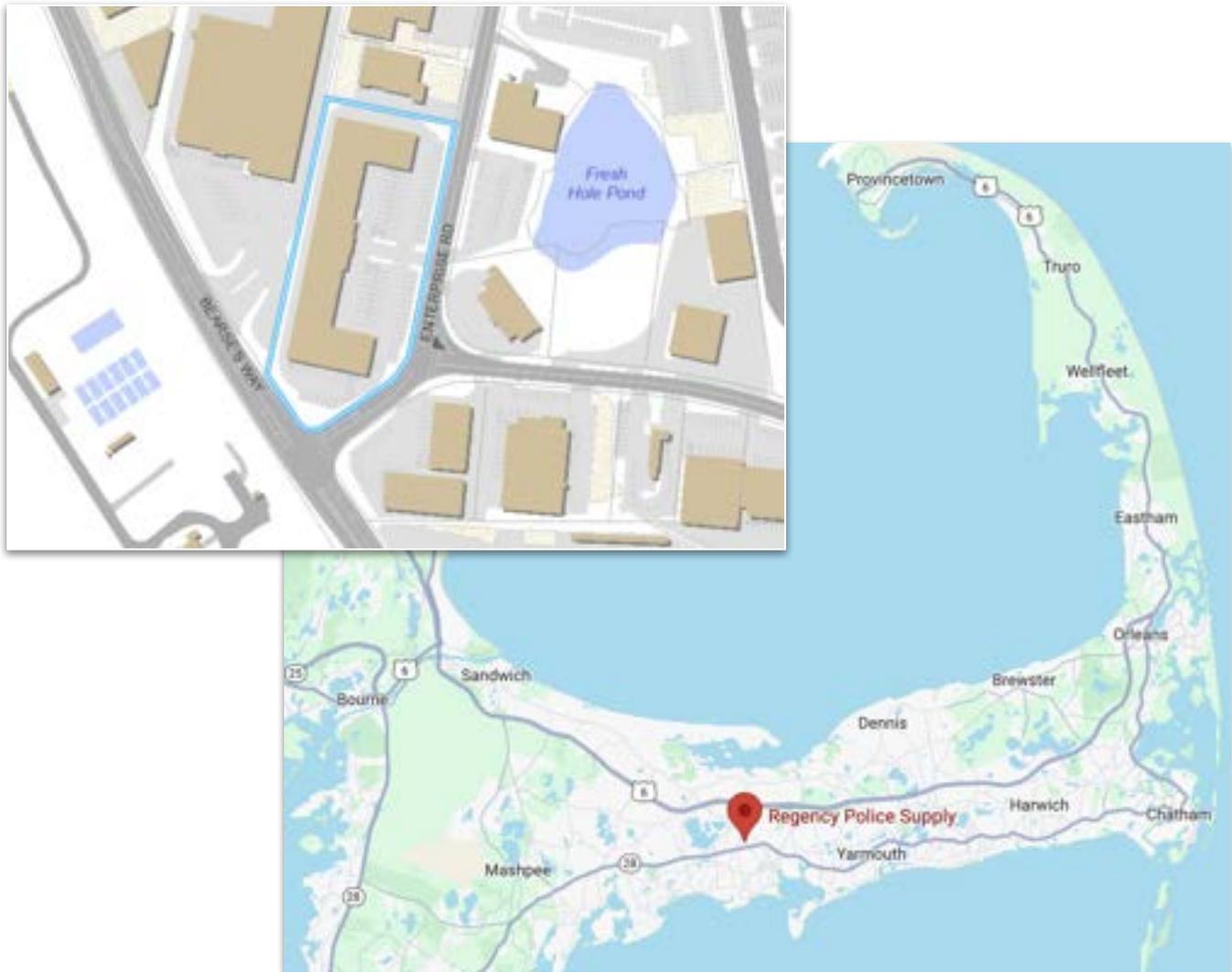


FLOOR PLANS



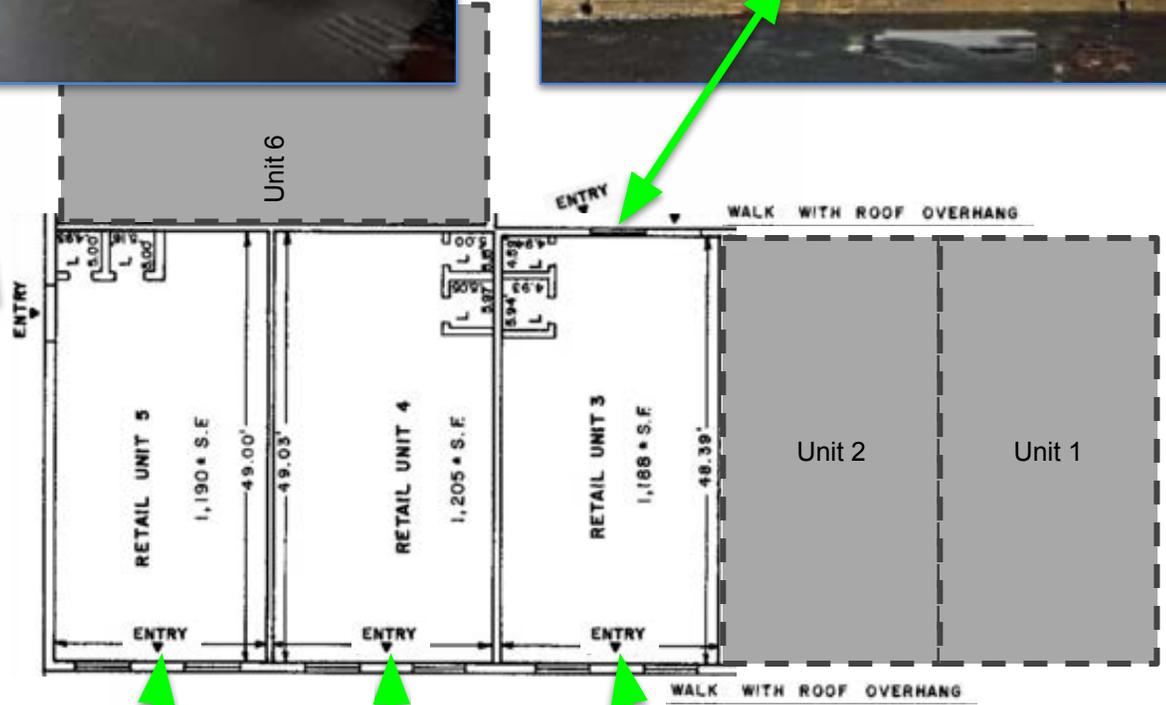
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION: HYANNIS, MASSACHUSETTS



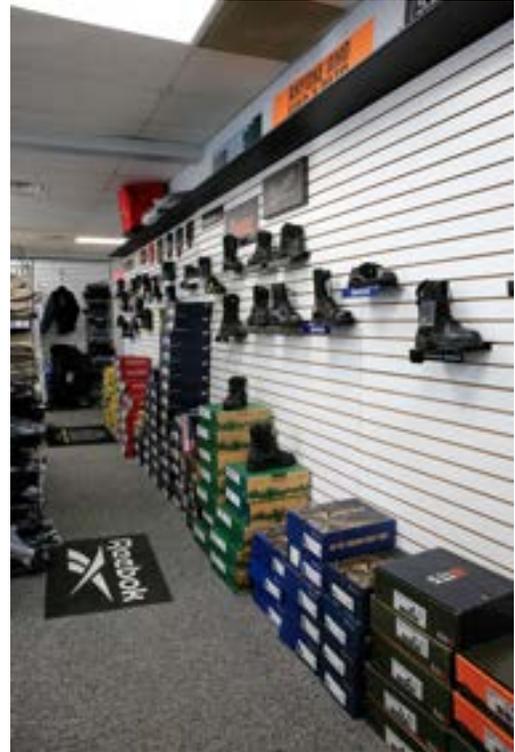
PRIME LOCATION ON CAPE COD

Regency Police Supply is strategically located at 11 Enterprise Road, Hyannis, MA, within the town's business district. Its central location offers **quick access to Bearses Way, Route 132, and is just 2.5 miles from MA-6**, making it easily accessible for customers from across Cape Cod and Southeastern Massachusetts.

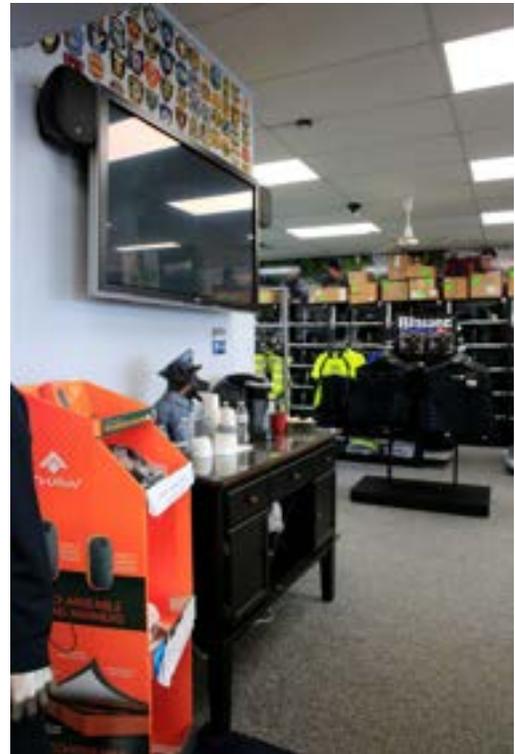




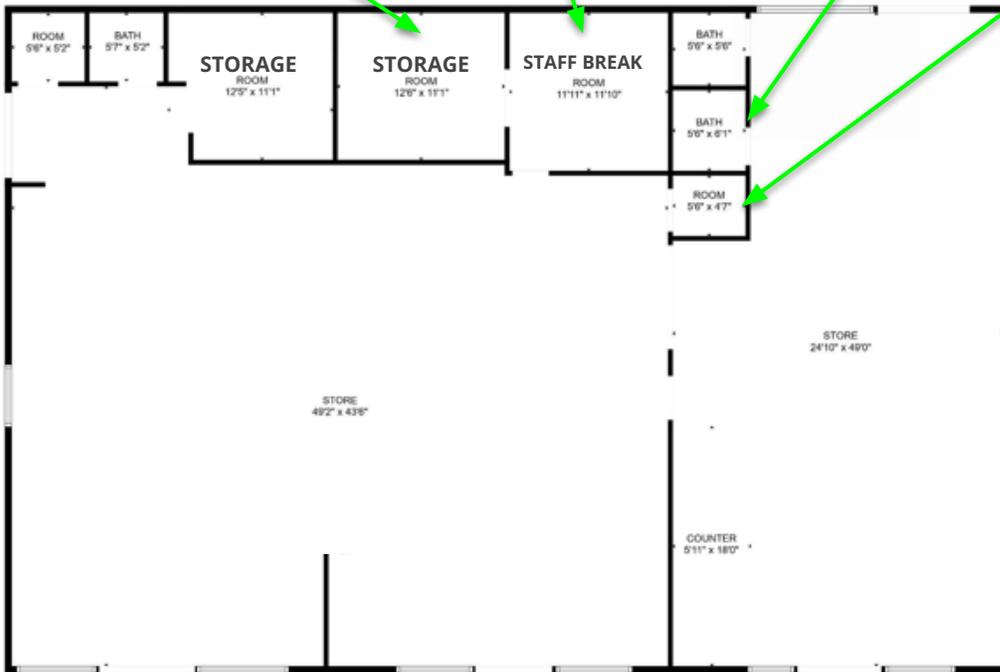
Interior Unit 3



Interior Unit 4



Interior Unit 5

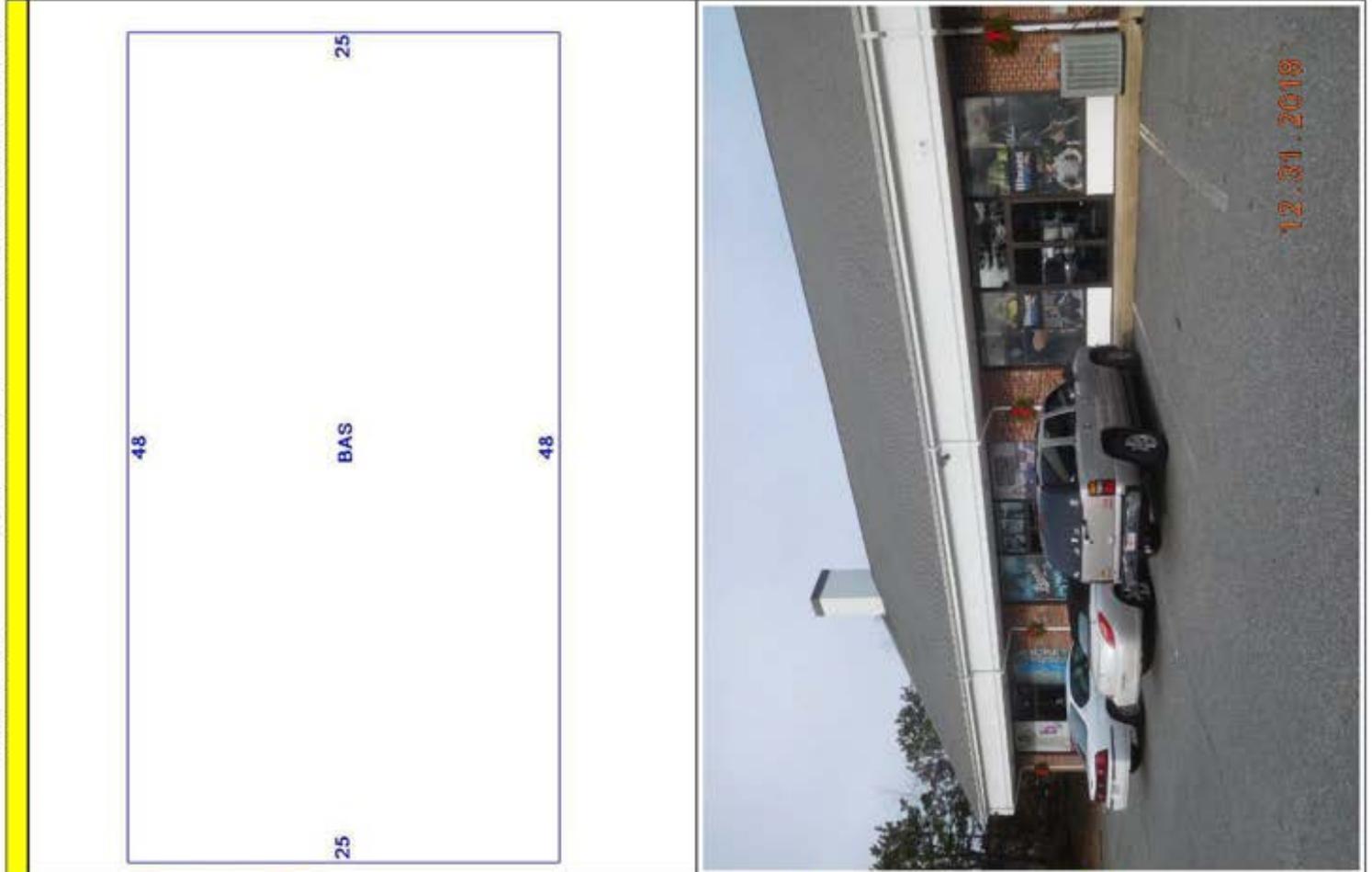






CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Element	Cd								
Style	90	Retail Condo									
Model	06	Corn Condo									
Bedrm Func	C	Average									
Stories	1	1 Story									
Occupancy	0	Drywall									
Interior Wall 1	05	Quarry Tile									
Interior Wall 2	15	Gas									
Interior Floor 1	03	Hot Air									
Interior Floor 2	04	Central									
Heat Fuel	00										
AC Type	00										
Bedrooms	0										
Full Baths	0										
Half Baths	0										
Extra Fixtures											
Total Rooms											
Bath Style											
Kitchen Style											
Master Deed L	1188										
Bath Split	00										
Foundation	03										
AC Type Alt	03										
Sewer Occupan											
CONDO DATA											
Parcel Id	104230	C 0200	Ovrne 4.8								
Adjust Type	ENTERPRISE COR	B T S I									
Condo Flr		Description	Factor%								
Condo Unit			100								
COST / MARKET VALUATION											
Building Value New			193,990								
Year Built		1985									
Effective Year Built		1991									
Depreciation Code		A									
Remodel Rating											
Year Remodeled		22									
Depreciation %		0									
Functional Obsol		0									
External Obsol		0									
Trend Factor		1									
Condition											
Condition %		78									
Percent Good		151,300									
Cris Sect Rcnld											
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	LB	Units	Unit Price	Yr Btt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
BAS	First Floor										
		Living Area	1,200								
		Floor Area	1,200								
		EIF Area	1,200								
		Unit Cost									161.66
		Undeprec Value									193,990
		Ttl Gross Liv / Lease Area	1,200								193,990

12.31.2018



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Element	Cd							
Style	90	Retail Condo								
Model	06	Com Condo								
Bedrm Func	C	Average								
Stories	1	1 Story								
Occupancy	0	Drywall								
Interior Wall 1	05	Quarry Tile								
Interior Wall 2	15	Gas								
Interior Floor 1	03	Hot Air								
Interior Floor 2	04	Central								
Heat Fuel	00									
Heat Type	00									
AC Type	03									
Bedrooms	00									
Full Baths	0									
Half Baths	0									
Extra Fixtures										
Total Rooms										
Bath Style										
Kitchen Style										
Master Deed L	1205									
Bath Split	00	0 Full-0 Half								
Foundation	03	Conc. Slab								
AC Type Alt	03									
Sewer Occupan										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Btt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BAS	First Floor									
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Unit Cost	Undeprec Value			
BAS	First Floor	1,200	1,200	1,200	1,200	161.66	193,990			
		Ttl Gross Liv / Lease Area	1,200	1,200	1,200		193,990			

Parcel Id	104230	C	0200	Ovme	4.8
Adjust Type	ENTERPRISE COR	B	T	S	1
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value	New			193,990	
Year Built	1985				
Effective Year Built	1991				
Depreciation Code	A				
Remodel Rating					
Year Remodeled	22				
Depreciation %	0				
Functional Obsol	0				
External Obsol	0				
Trend Factor	1				
Condition					
Condition %	78				
Percent Good	151,300				
Cris Sect Rcnld					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

12.31.2019

CURRENT OWNER		TOPO	UTILITIES	START / ROAD	LOCATION	CURRENT ASSESSMENT	
LILYA LLC						Description	Assessed
11 ENTERPRISE RD SUITE 3						COMMERC.	151,300
HYANNIS MA 02601							151,300
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNIT 5 #DL 2 BLDG 1 GIS ID F_983311_2706150							801
Plan Ref. Land Ct# 29719-F-1 LOT 34 #SR Life Estate PP STATU Assoc Pld#							FY2024 BARNSTABLE, MA

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
LILYA LLC	C198-	0	06-28-2016	U	1	115,000	1		
SUN CENTER 2000 SALON INC	C198-	0	04-30-2014	Q	00	135,000	00		
C A F CAPE CORP	C198-	0	12-15-1995	U	1	53,000	U		
WYNER, FRANKLIN	C198-	0	12-15-1994	Q		30,500	L		
TRAPASSO, FRANCIS J	C198-	0	09-15-1992	U					
Total						151,300		128,300	128,300

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

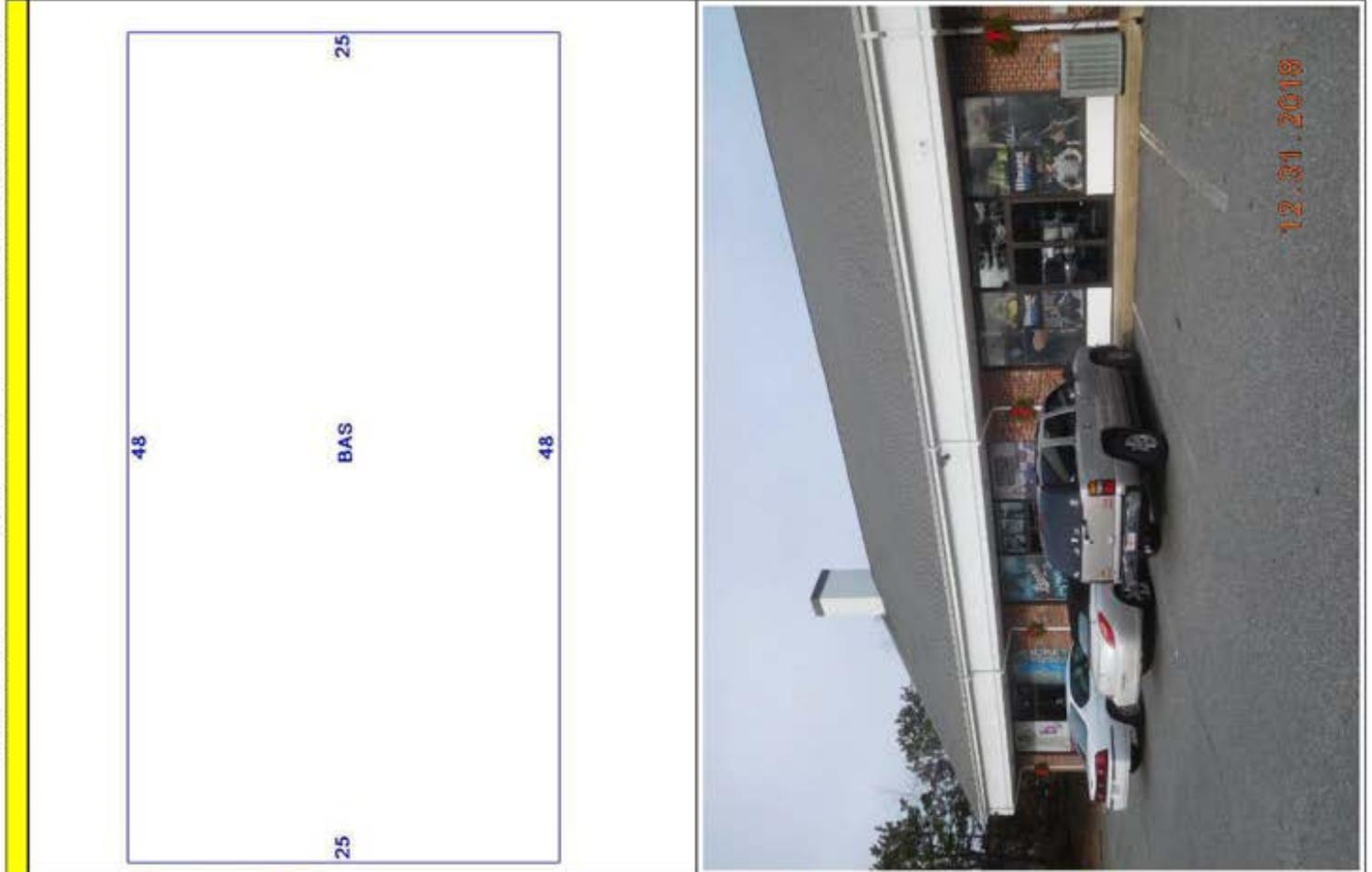
ASSESSING NEIGHBORHOOD			
Nbhd	0003	Nbhd Name	HYAN
		Tracing	
		Batch	

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-1268	04-28-2017	881	Alt-Int work-Co	0	06-30-2017	100	06-30-2017	TENANT FIT OUT NO CONST	04-29-2020	GM	04		FR	Field Review
16-2069	07-27-2016	881	Alt-Int work-Co	5,200	06-30-2017	100	06-30-2017	Interior Partition Walls (Non-Lo	08-30-2019	SR	02		03	Cycl Insp Comp
16-2051	07-19-2016	834	Sheet Metal	0	06-30-2017	100	06-30-2017	Remove old electrical air handl	06-14-2011	DR	22		22	Change of Address
									09-21-2006	JK	22		22	Change of Address
Total				0.00					Total Appraised Parcel Value					

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)														151,300
Appraised Xf (B) Value (Bldg)														0
Appraised Ob (B) Value (Bldg)														0
Appraised Land Value (Bldg)														0
Special Land Value														0
Total Appraised Parcel Value														151,300
Valuation Method														C

LAND LINE VALUATION SECTION															
B Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	3270	RETAIL CONDO	B	4	0 SF	0.00	1.00000	5	1.00	0003	1.000		0.0000	0	0
Total Card Land Units														0 SF	
Parcel Total Land Area														0.00	
Total Land Value														0	

This signature acknowledges a visit by a Data Collector or Assessor



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Interior Wall 2	15	Gas								
Interior Floor 1	03	Hot Air								
Interior Floor 2	04	Central								
Heat Fuel	00									
Heat Type	0									
AC Type	03									
Bedrooms	00									
Full Baths	0									
Half Baths	0									
Extra Fixtures										
Total Rooms										
Bath Style										
Kitchen Style										
Master Deed L	1190									
Bath Split	00	0 Full-0 Half								
Foundation	03	Conc. Slab								
AC Type Alt	03									
Sewer Occupan										
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Condo Unit					
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Remodel Rating					
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Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %				78	
Percent Good				151,300	
Cris Sect Rcnld					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

12.31.2019

OFFERING PRICE

The property, assets, and goodwill of the business known as Regency Police Supply is offered for sale at \$849,900. The sale includes the inventory of items listed as owned by Regency Police Supply in this document, as well as its trademarked 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 Regency Police Supply. Useable inventory will be sold to the buyer at the seller's invoice cost unless otherwise agreed upon.

ASSESSMENT OF OPPORTUNITY

Regency Police Supply presents an exceptional opportunity for a buyer seeking a well-established, reputable business with a built-in customer base in the essential first responder sector. Its prime location, strong industry reputation, and opportunities for growth make it a compelling investment.

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. invites written offers for the Business known as Regency Police Supply Inc.. The real estate, assets, and goodwill are available. Offers should be submitted to Craig Campbell or Jeff Eklund, 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 Regency Police Supply. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this acquisition and sign a confidentiality agreement.

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