



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: \$199,000)

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



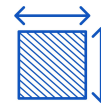
BUSINESS HOURS

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.



SCAN TO VISIT COMREALTY.NET

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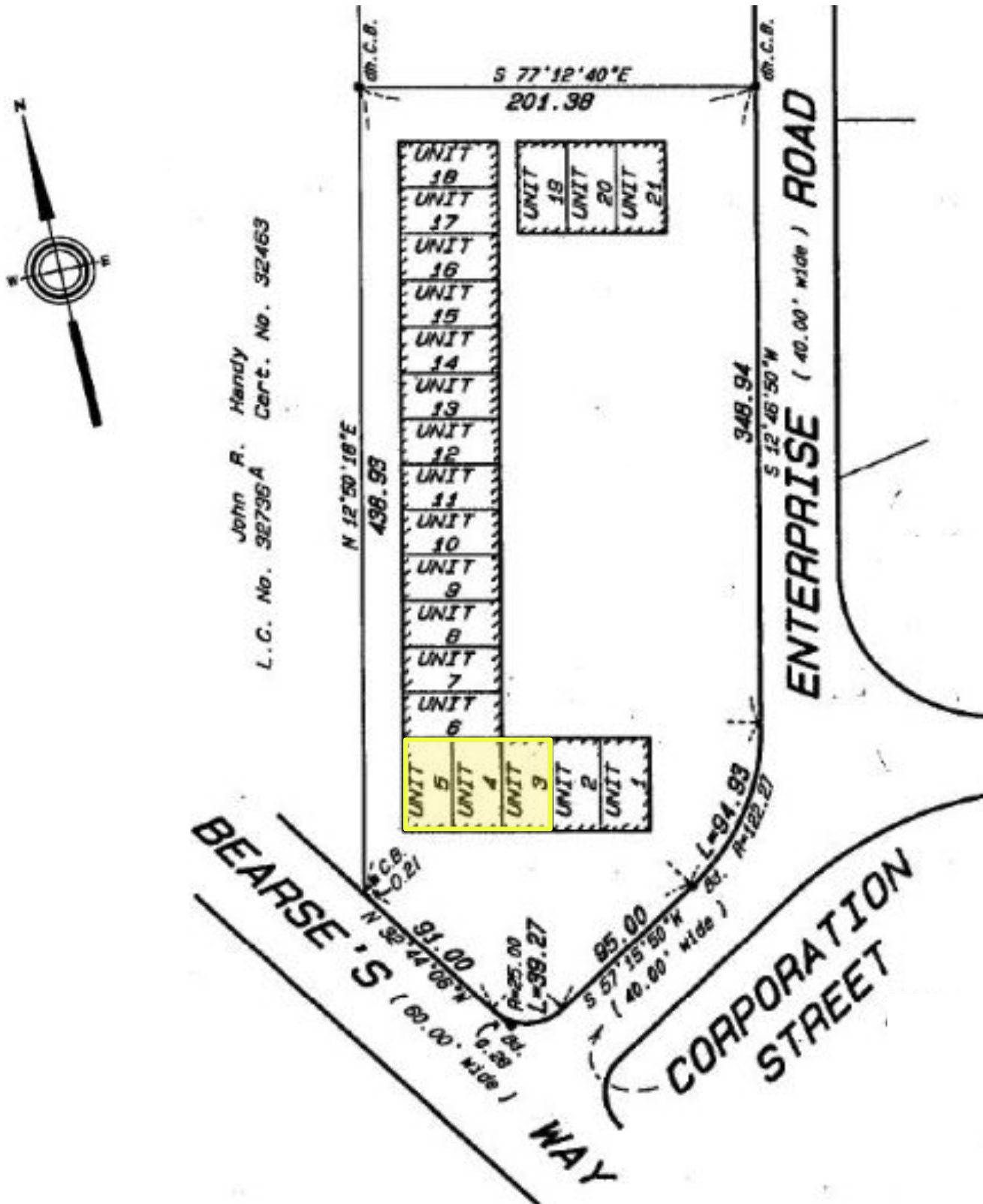
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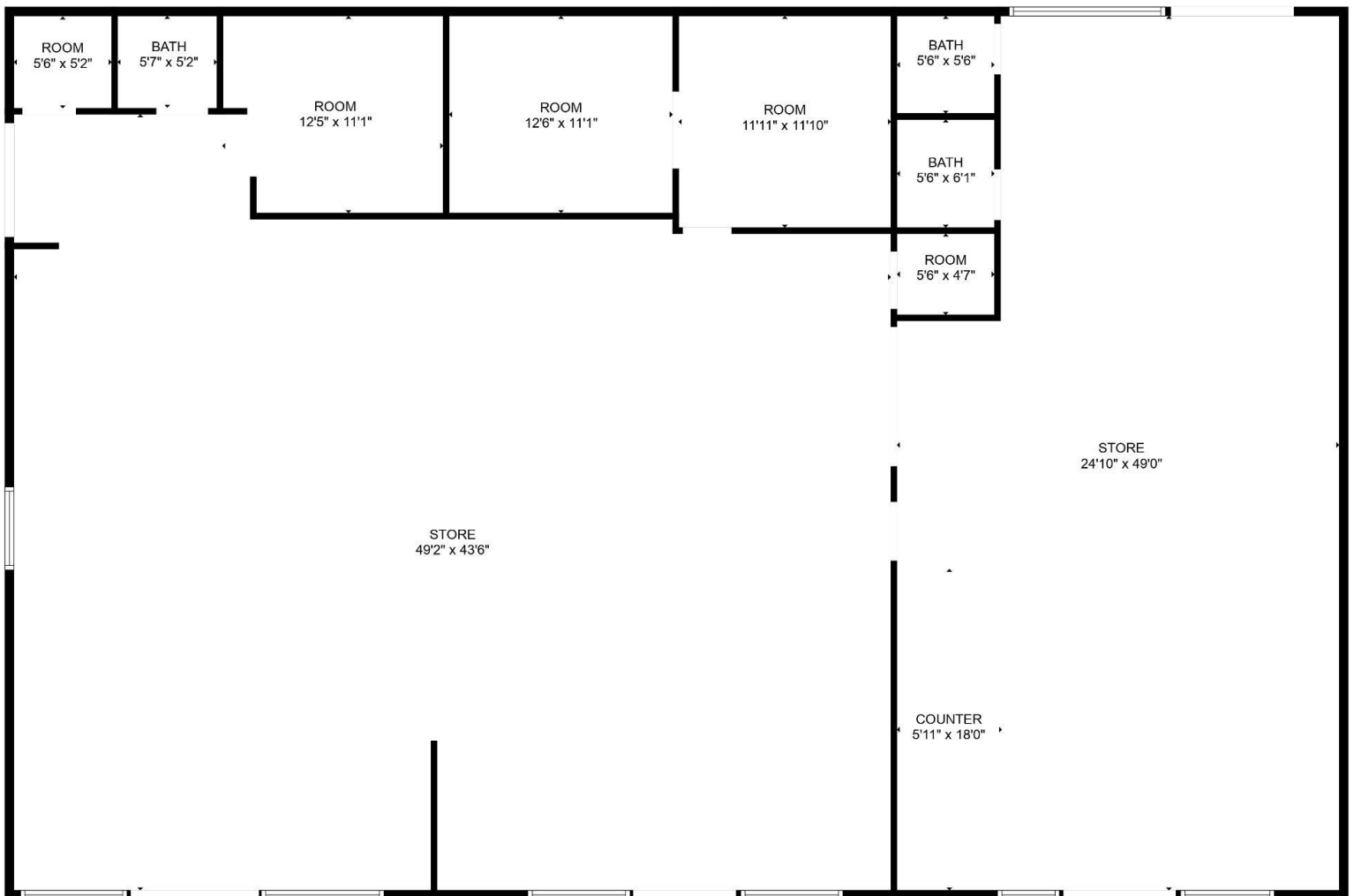
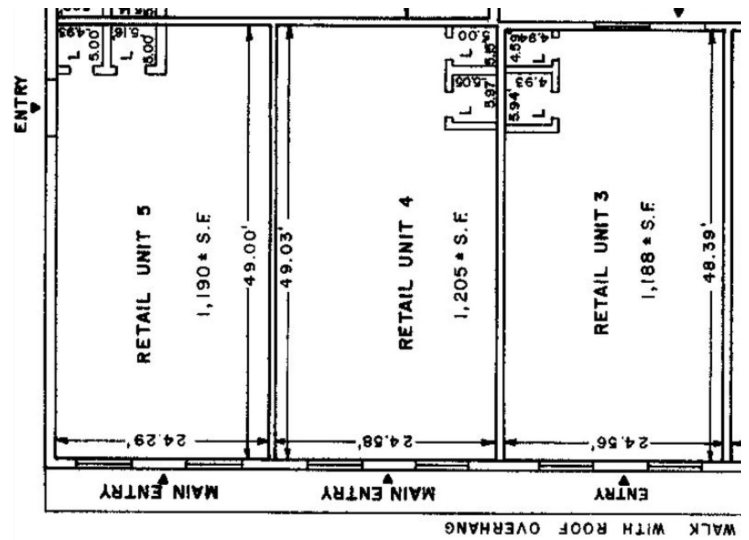
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SITE PLANS

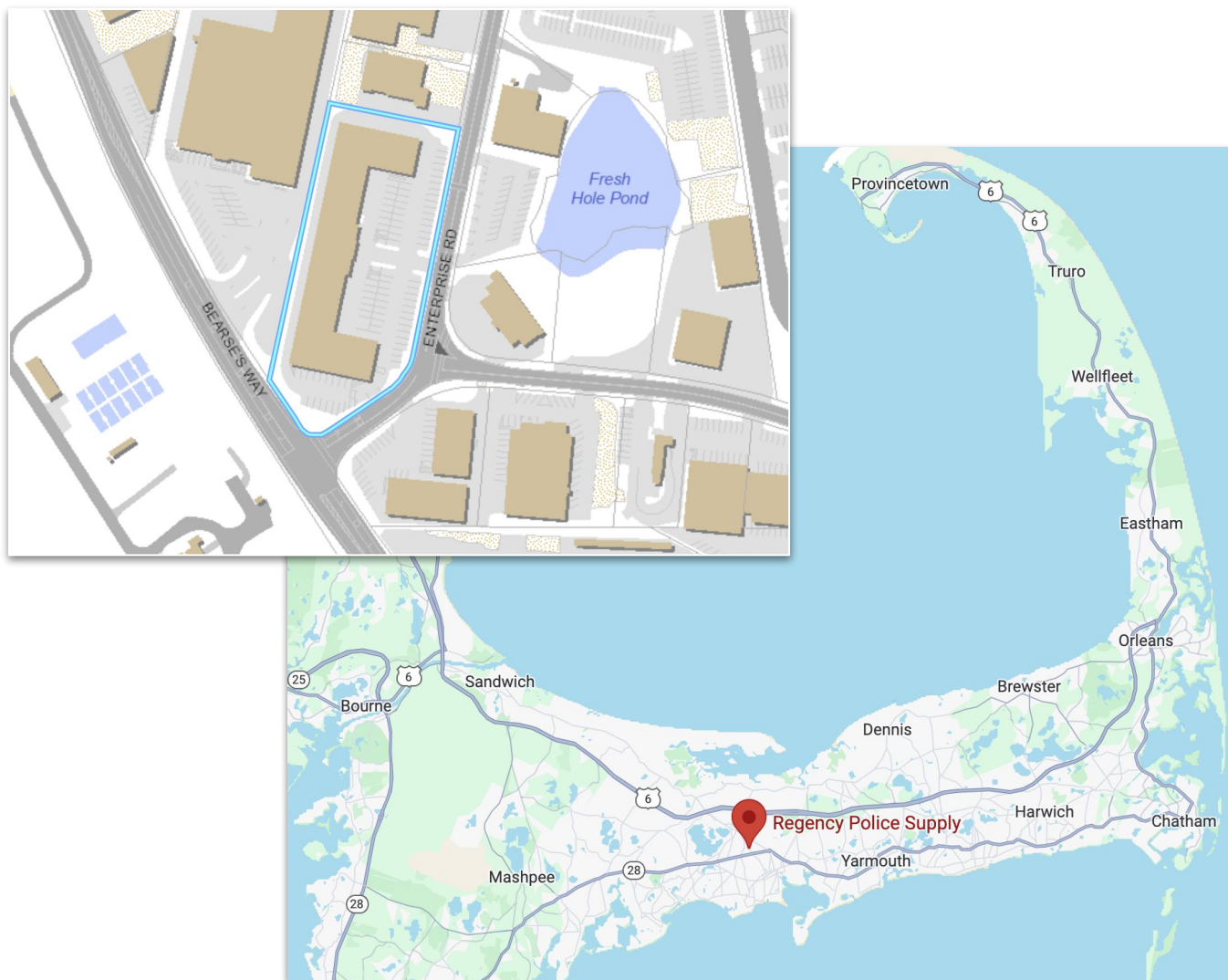


FLOOR PLANS



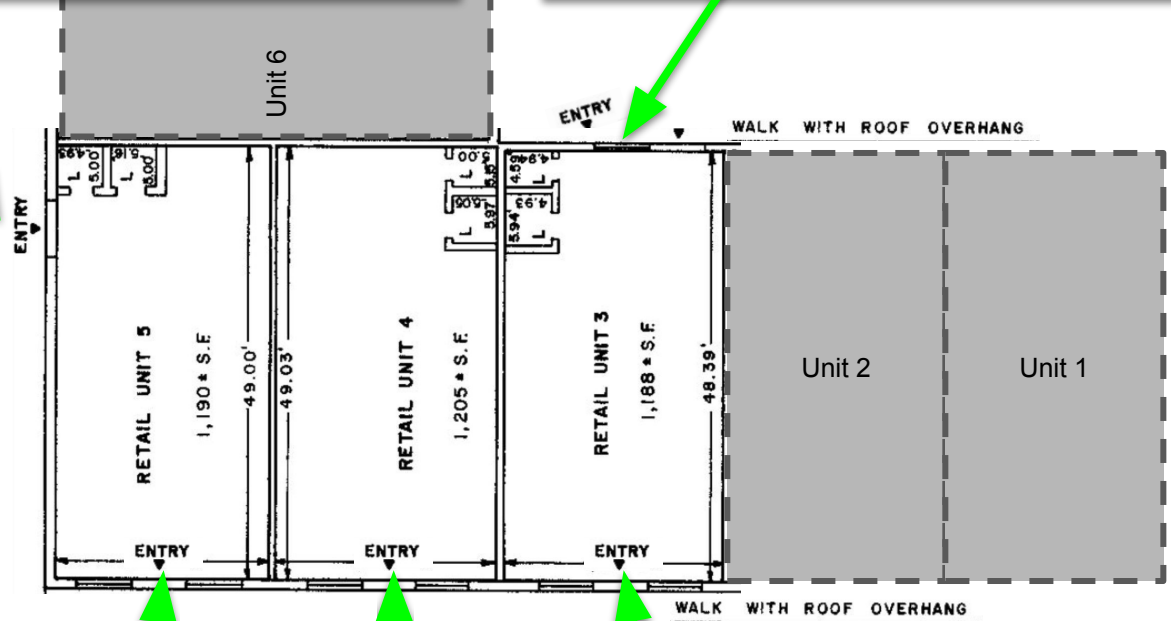
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.





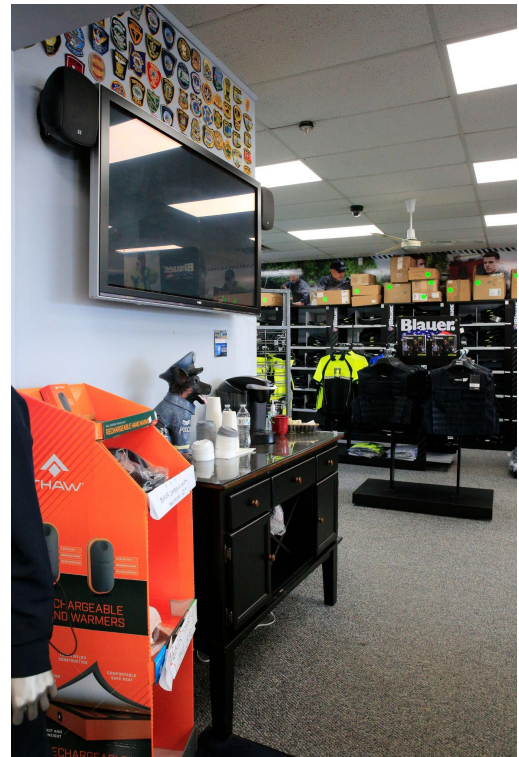
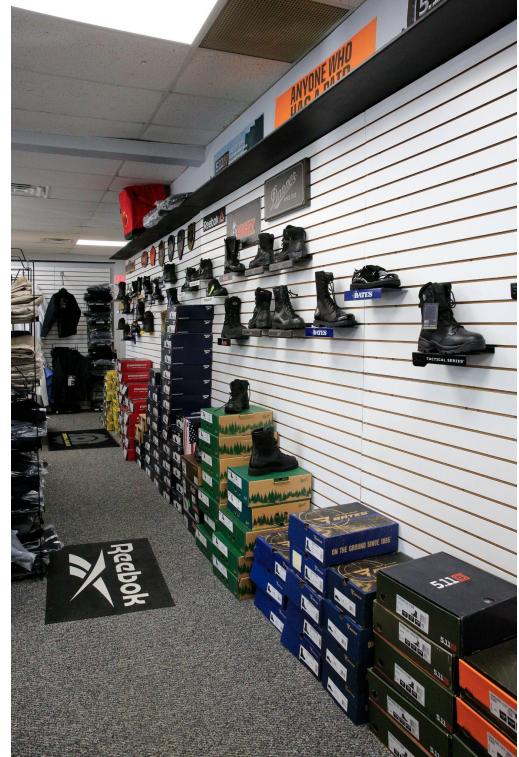
Interior Unit 3

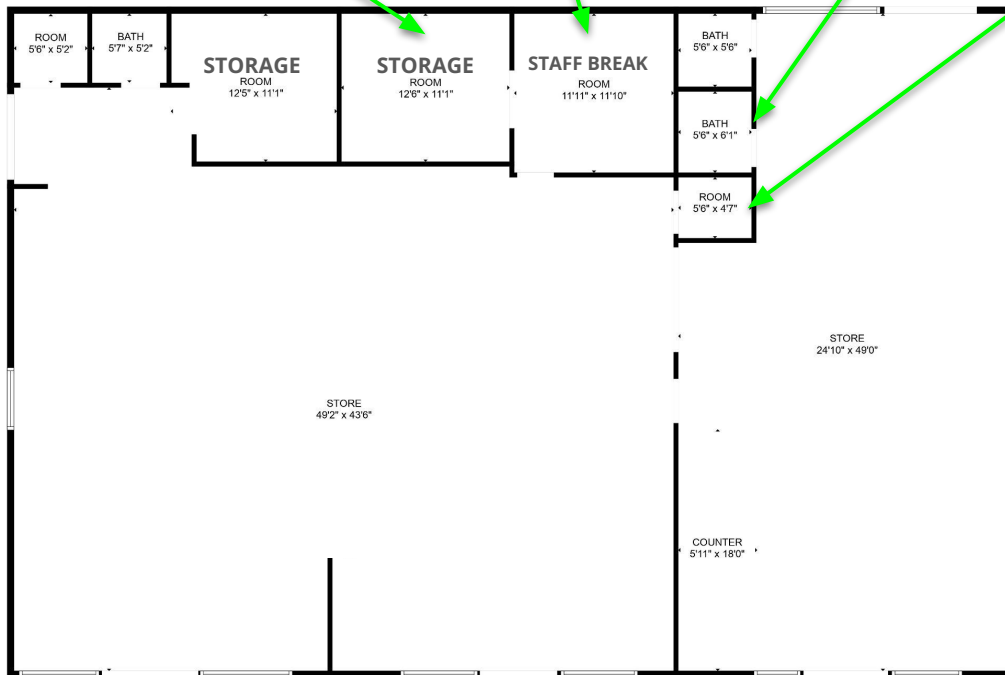
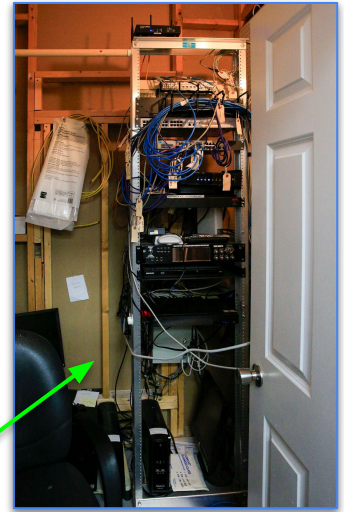


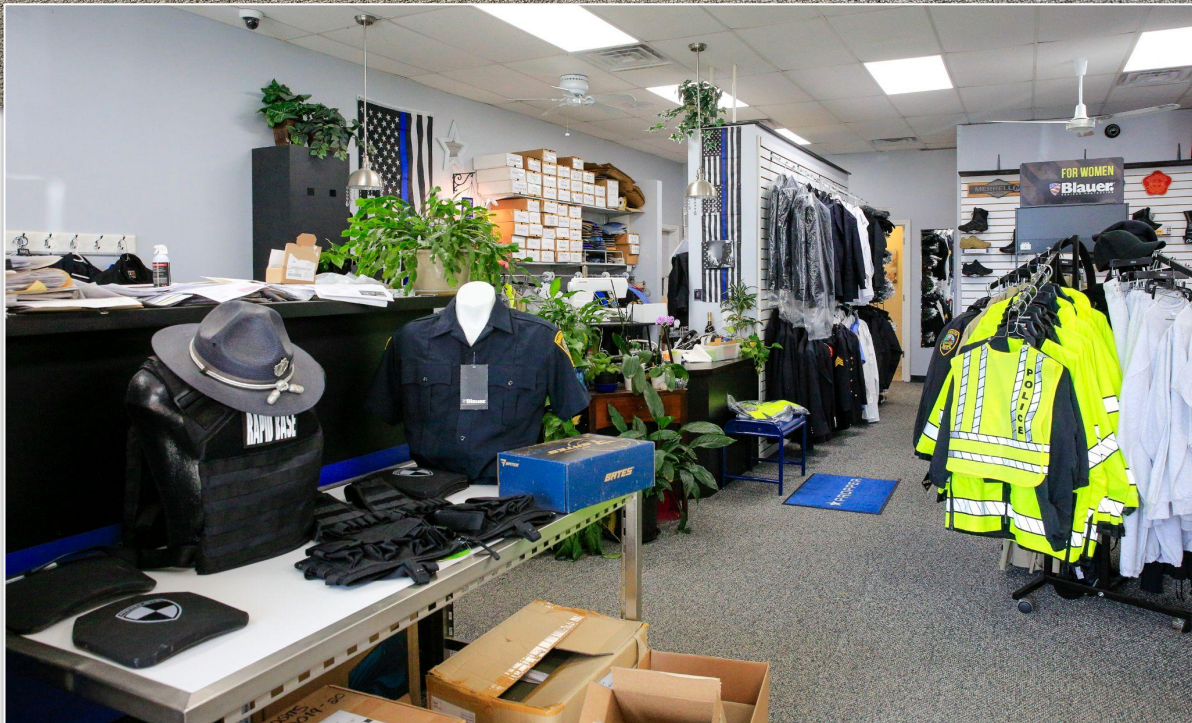
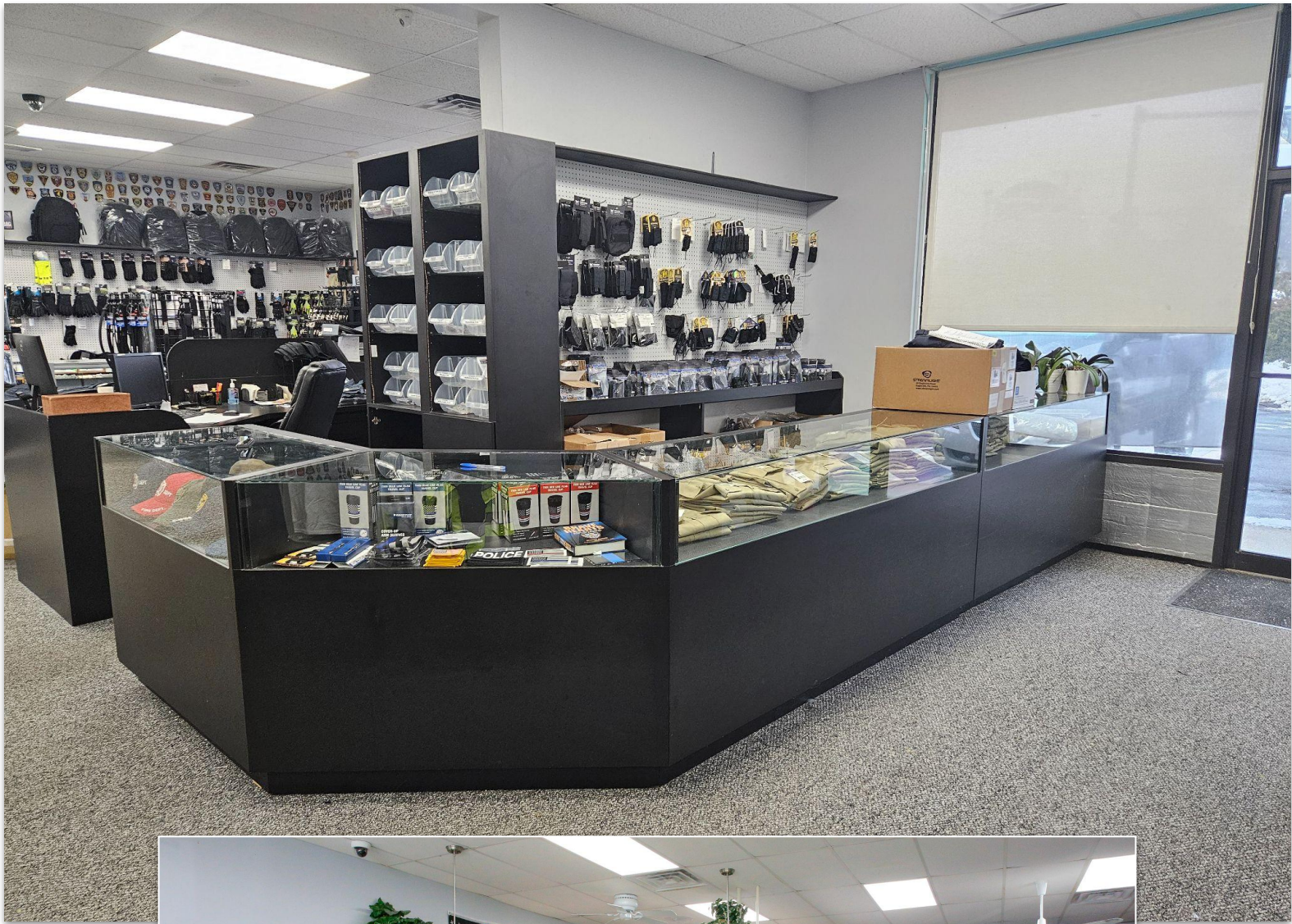
Interior Unit 4



Interior Unit 5







CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		801 FY2024 BARNSTABLE, MA									
LILYA LLC 11 ENTERPRISE ROAD, SUITE 3 HYANNIS MA 02601						Description	Code	Assessed	151,300								
						COMMERC.	3270	151,300									
		SUPPLEMENTAL DATA															
		Alt Prcil ID Split Zonin BID Parcel ResExpt Q #DL 1 UNIT 3 #DL 2 BLDG 1 GIS ID F_983311_2706150				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pld#											
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LILYA LLC FJM CORPORATION BOWES, JAMES N TR SHIELDS, ROBERT M SR SHIELDS, ROBERT SR ET AL			C198-0 C198-0 C198-0 C198-0 C198-0	02-27-2012 09-15-1992 02-15-1986 02-15-1986 02-15-1986	U U U U U	I I I I I	200,000 25,000 260,000 94,900 1	1V L N A B	Year	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
			Amount		Description	Number	Amount	Comm Int	2023	3270	2022	3270	128,300	2021	3270	128,300	
Total			0.00														
Nbhd		Nbhd Name	ASSESSING NEIGHBORHOOD														
0003			B		Tracing		Batch		HYAN								
NOTES																	
Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method																	
151,300 0 0 0 0 151,300 C																	
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			
200801823	04-14-2008	CM	Commercial	3,500	06-30-2009	100	06-30-2009	INTERIOR ALTERATION	04-29-2020	GM	04		FR	Field Review			
									08-30-2019	SR	02		03	Cycl Insp Comp			
									12-31-2018	SR	02		03	Cycl Insp Comp			
									07-16-2012	DR	03		16	In Office Review			
									06-01-2012	TP	03		16	In Office Review			
Total Appraised Parcel Value									151,300								
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 Adjustmen	Adj Unit P	Land Value	
1	3270	RETAIL CONDO	B	4		0	SF	0.00	1.00000	5	1.00	0003	1.000		0	0	
Total Card Land Units																	Total Land Value
0																	0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style	90	Retail Condo								
Model	06	Com Condo								
Bedrm Func	C	Average								
Stories	1	1 Story								
Occupancy	0									
Interior Wall 1	05	Drywall								
Interior Wall 2										
Interior Floor 1	15	Quarry Tile								
Interior Floor 2										
Heat Fuel	03	Gas								
Heat Type	04	Hot Air								
AC Type	03	Central								
Bedrooms	00									
Full Baths	0									
Half Baths	0									
Extra Fixtures										
Total Rooms										
Bath Style										
Kitchen Style										
Master Deed L	1188									
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 Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
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	161.66	161.66	193,990			
Ttl Gross Liv / Lease Area		1,200	1,200	1,200			193,990			

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Kitchen Style					
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AC Type Alt	03				
Sewer Occupan					

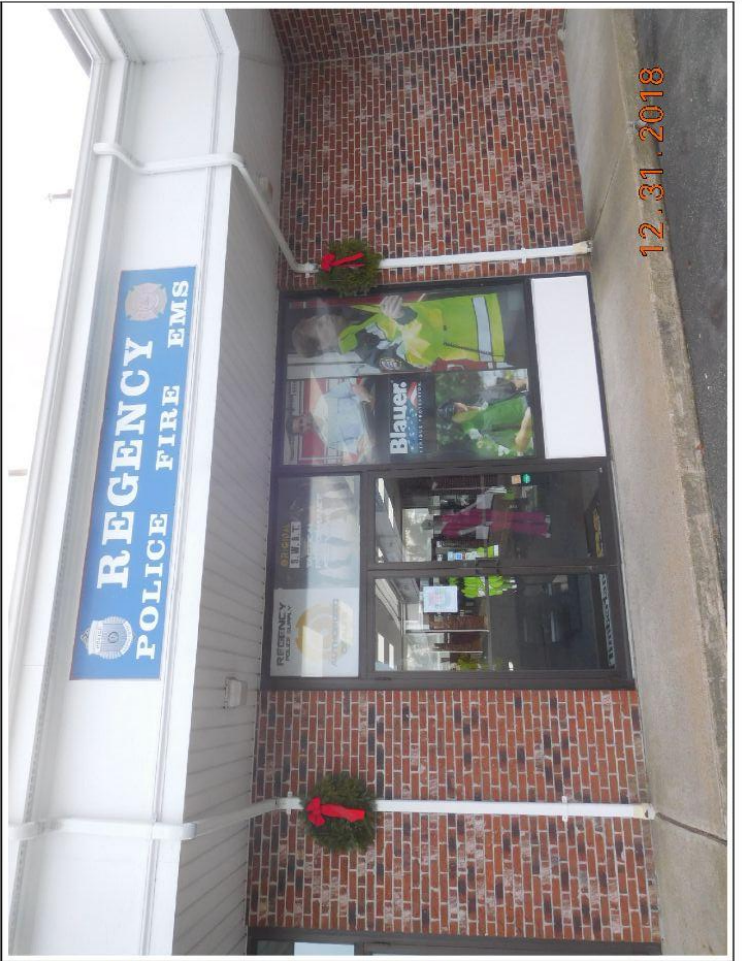
CONSTRUCTION DETAIL (CONTINUED)										
48										
25										
BAS										
25										
48										

REGENCY
POLICE FIRE EMS

Blauer
FLOOR COVERINGS

REGENCY
POLICE FIRE EMS

12.31.2018



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
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		1,200	1,200	1,200		193,990					

CONSTRUCTION DETAIL (CONTINUED)									
48									
25									
BAS									
25									
48									

12.31.2018

[illegible]

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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