



# 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:  
**\$919,903**

Commercial  
**Realty Advisors**

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

[www.ComRealty.net](http://www.ComRealty.net)  
[www.CapeCodBusinessBroker.com](http://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



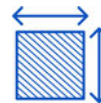
## BUSINESS HOURS

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

\$919,903

# PROPERTY SPECIFICATIONS



|                      |  |                       |               |
|----------------------|--|-----------------------|---------------|
| <b>ADDRESS</b>       | 11 Enterprise Road Hyannis, MA 02601             |                       |               |
| <b>BOOK/PAGE</b>     | C198-0   | <b>ACRES</b>          | 0             |
| <b>ZONING</b>        | Zone B / Groundwater Protection Overlay District |                       |               |
| <b>YEAR BUILT</b>    | 1985   | <b>DESCRIPTION</b>    | COMMERC.      |
| <b>STORIES</b>       | 1  | <b>BUILDING STYLE</b> | RETAIL CONDO  |
| <b>UNIT</b>          | <b>UNIT 3</b>                                    | <b>UNIT 4</b>         | <b>UNIT 5</b> |
| <b>PARCEL NUMBER</b> | 293-004-10C                                      | 293-004-10D           | 293-004-10E   |
| <b>TOTAL SIZE</b>    | 1,200 SF   | 1,200 SF              | 1,200 SF      |

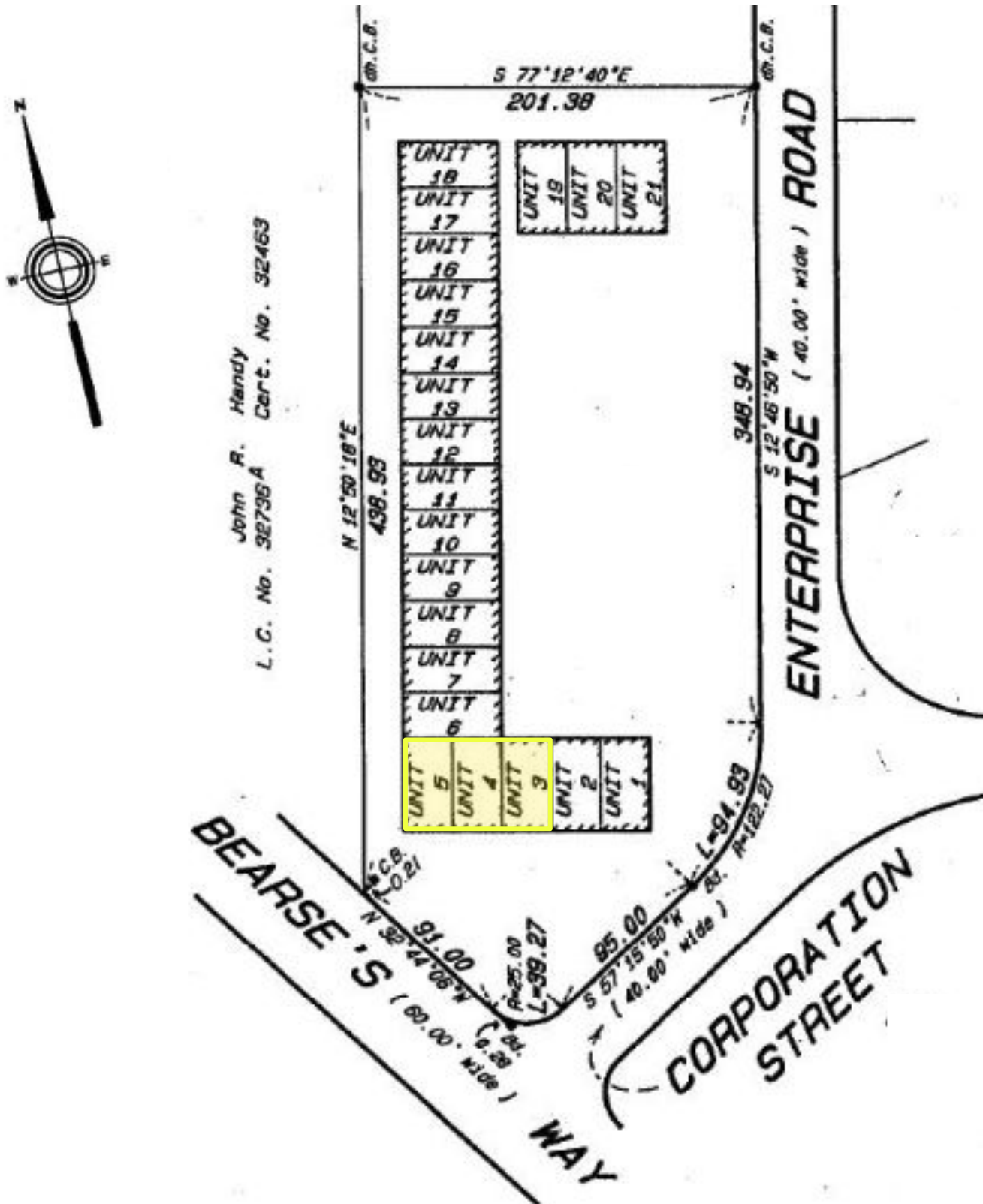
## Features:

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

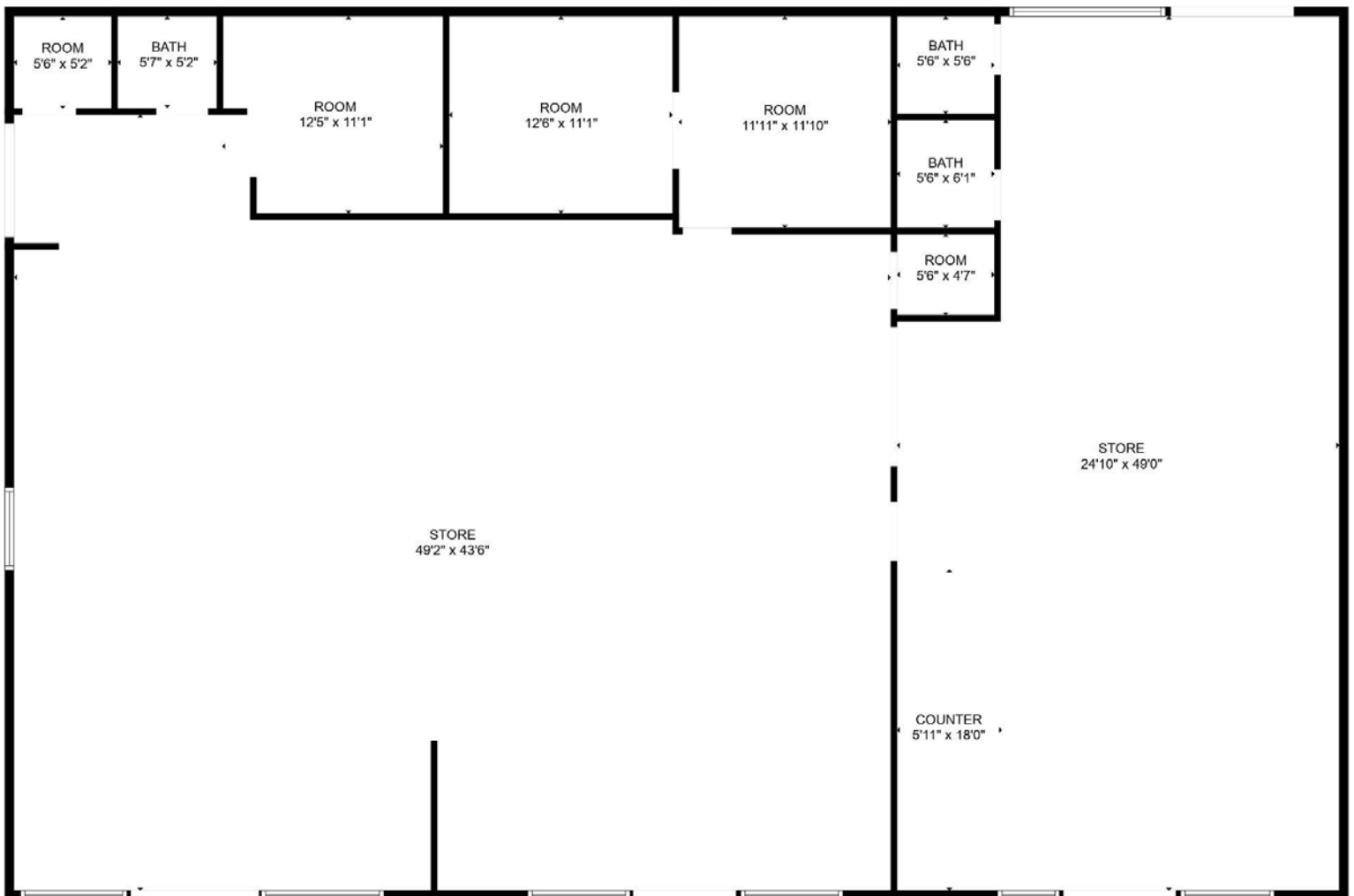
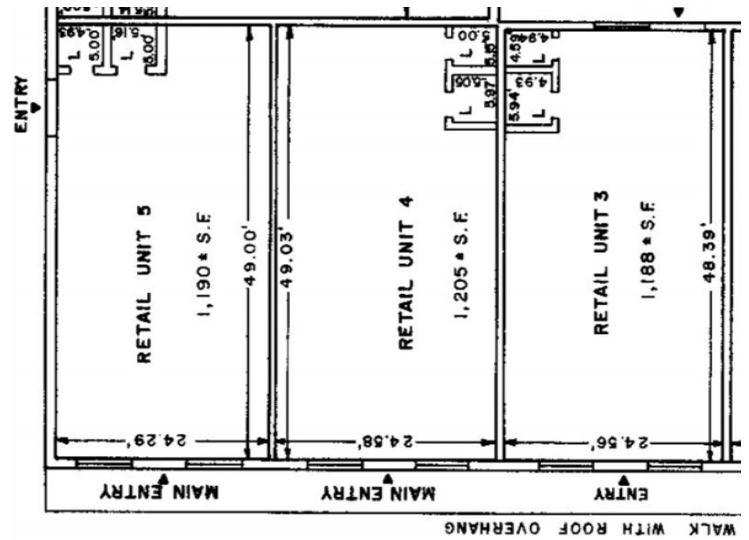




# SITE PLANS

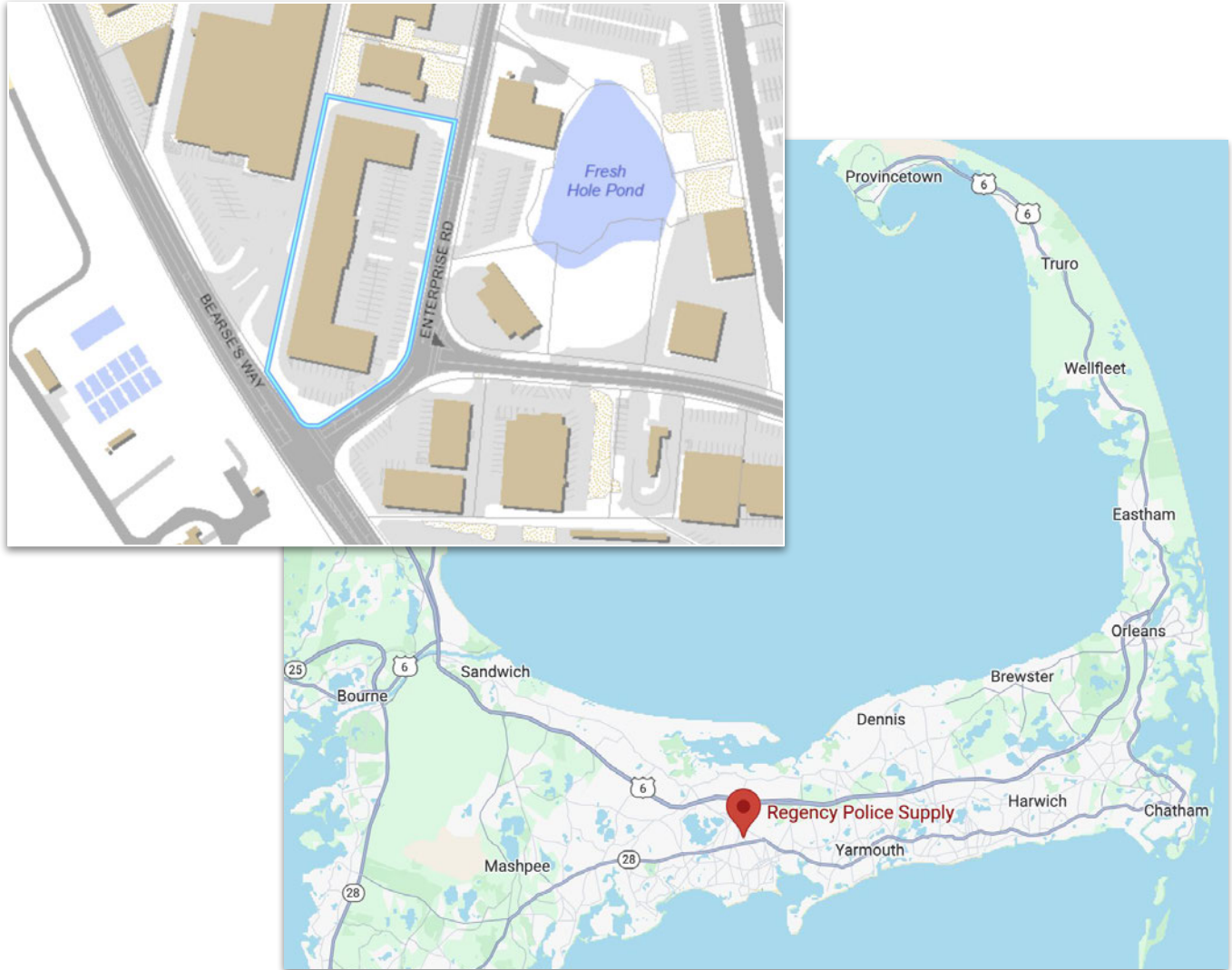


# FLOOR PLANS



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

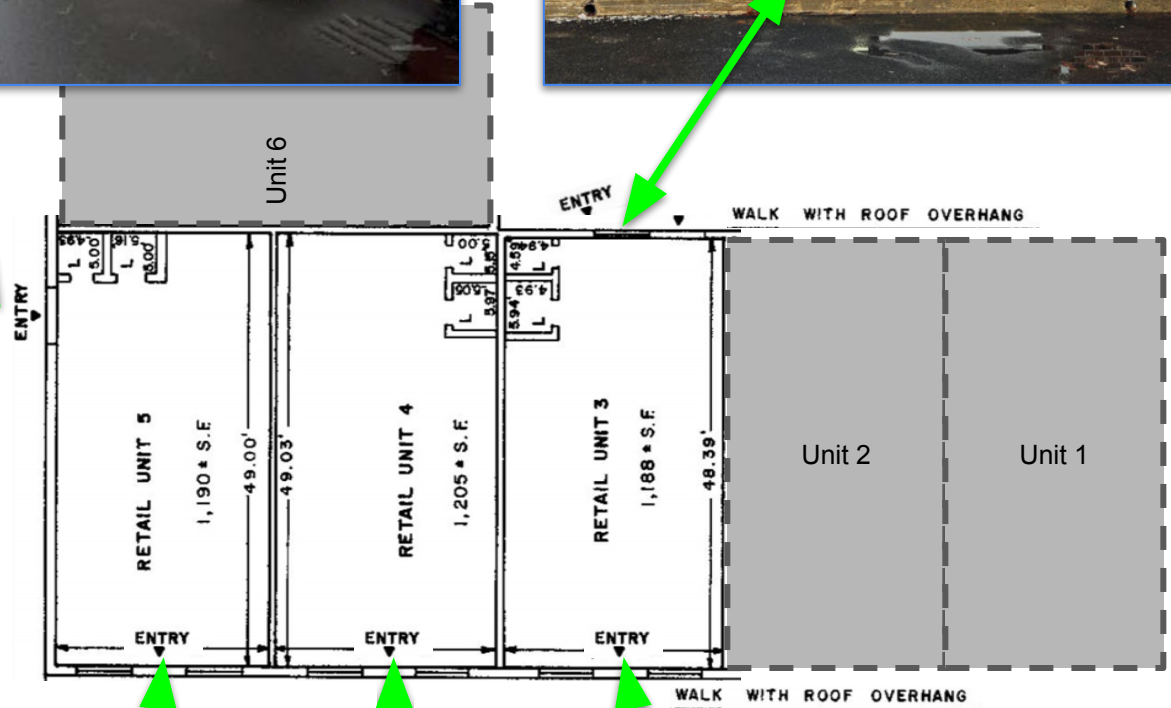
## LOCATION: HYANNIS, MASSACHUSETTS



### 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.









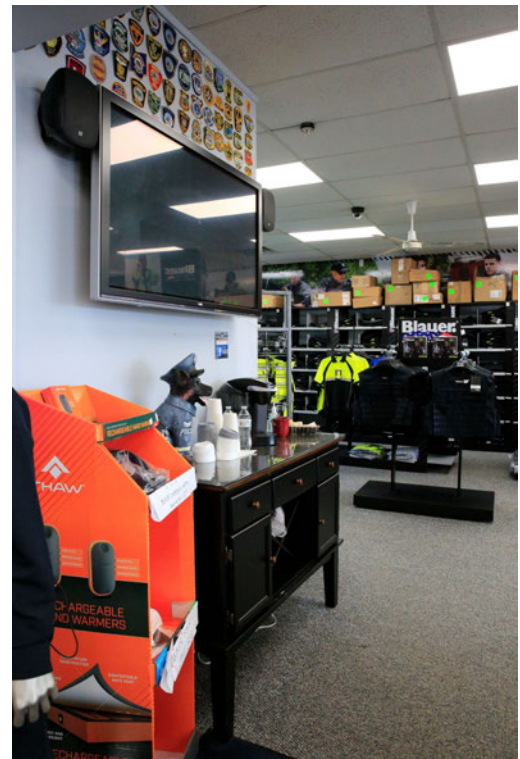
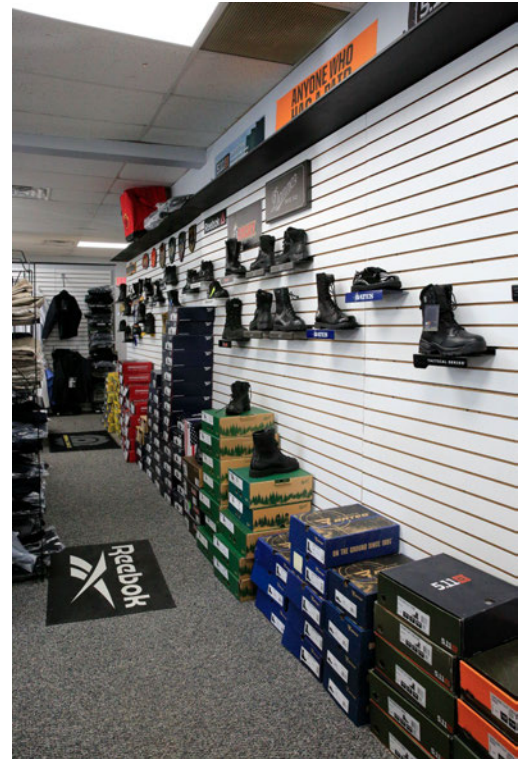
**Interior Unit 3**



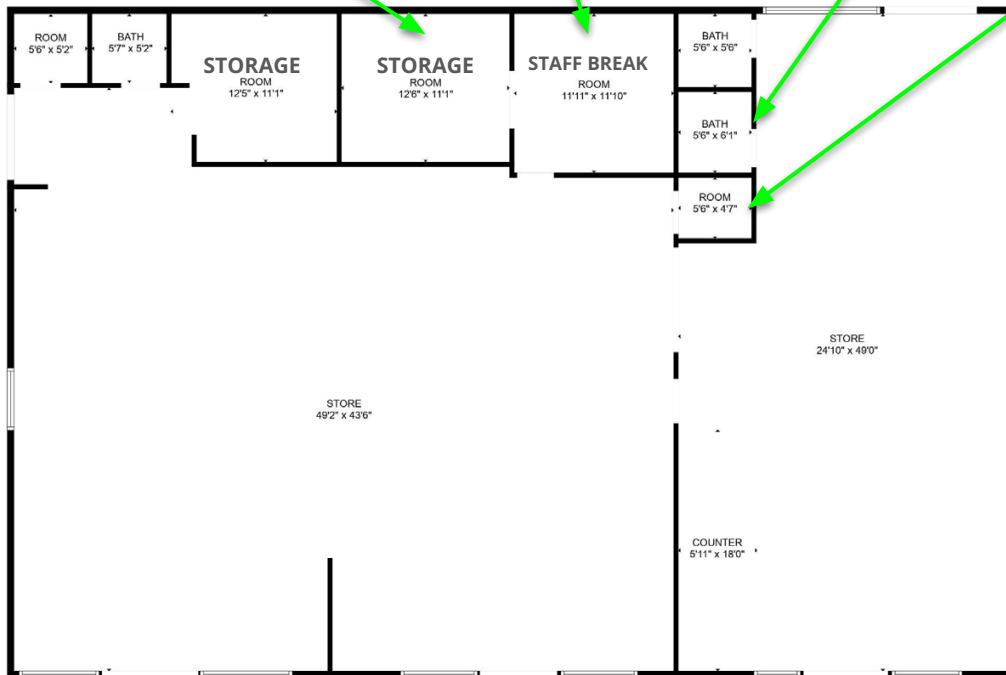
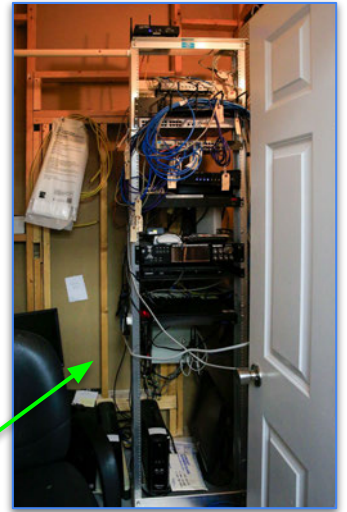
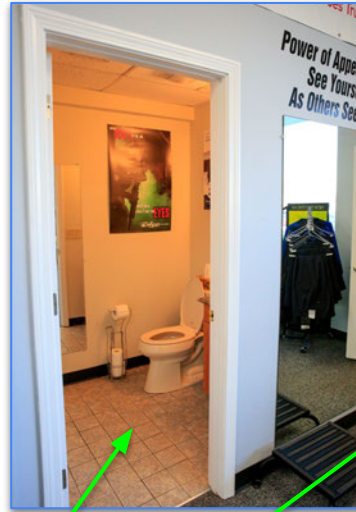
**Interior Unit 4**



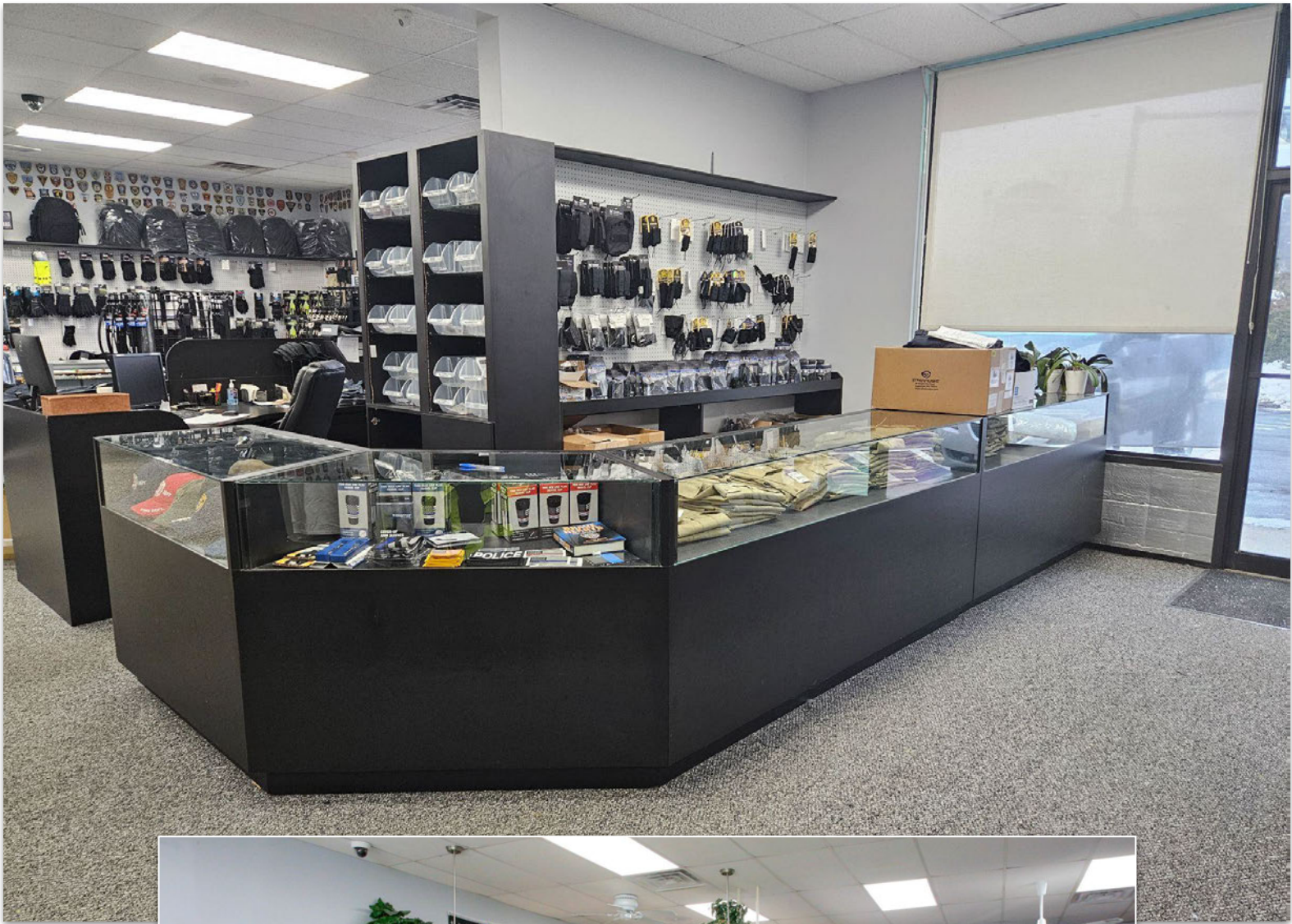
**Interior Unit 5**























| CONSTRUCTION DETAIL   |             |               |            |            |             |               |    |      |       | CONSTRUCTION DETAIL (CONTINUED) |             |  |  |  |  |  |  |  |  |
|---|-------------|---------------|------------|------------|-------------|---------------|----|------|-------|---------------------------------|-------------|--|--|--|--|--|--|--|--|
| Element   | Cd          | Description   | Element    | Cd         | Description |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Style   | 90          | Retail Condo  |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Model   | 06          | Com Condo     |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Bedrm Func  | C           | Average       |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Stories   | 1           | 1 Story       |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Occupancy   | 0           | Drywall       |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Interior Wall 1   | 05          |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| 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   | 1205        |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Bath Split  | 00          | 0 Full-0 Half |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Foundation  | 03          | Conc. Slab    |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| AC Type Alt   | 03          |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Sewer Occupan   |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| <b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b> |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Code  | Description | L/B           | Units      | Unit Price | Yr Blt      | Cond.         | Cd | % Gd | Grade | Grade Adj.                      | Appr. Value |  |  |  |  |  |  |  |  |
|   |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| <b>BUILDING SUB-AREA SUMMARY SECTION</b>                                      |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Code  | Description | Living Area   | Floor Area | Eff Area   | Unit Cost   | Undeprc Value |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| BAS   | First Floor | 1,200         | 1,200      | 1,200      | 161.66      | 193,990       |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
|   |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Ttl Gross Liv / Lease Area  |             | 1,200         | 1,200      | 1,200      |             | 193,990       |    |      |       |                                 |             |  |  |  |  |  |  |  |  |

| CONSTRUCTION DETAIL   |             |               |            |            |             |               |    |      |       | CONSTRUCTION DETAIL (CONTINUED) |             |  |  |  |  |  |  |  |  |
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| Total Rooms   |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Bath Style  |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Kitchen Style   |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
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|   |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
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|   |             |               |            |            |             |               |    |      |       |                                 |             |  |  |  |  |  |  |  |  |
| Ttl Gross Liv / Lease Area  |             | 1,200         | 1,200      | 1,200      |             | 193,990       |    |      |       |                                 |             |  |  |  |  |  |  |  |  |

48

25

25

BAS

48

25

12.31.2018





[illegible]

## **OFFERING PRICE**

The property, assets, and goodwill of the business known as Regency Police Supply is offered for sale at \$919,903. 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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## 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.

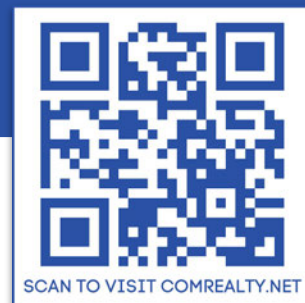
Commercial Realty Advisors, Inc., and the agent presenting this opportunity, represent the Seller on an Exclusive basis. Commercial Realty Advisors, Inc., and other brokers or salespeople represent the Seller not the Buyer in the marketing, negotiation, and sale of this Business and real estate unless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



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