

OFFERING MEMORANDUM

SUCCESSFUL SILKSCREEN, EMBROIDERY,
+ VINYL WRAPPING BUSINESS IN WAREHAM, MA



2741 CRANBERRY HIGHWAY

BUSINESS + REAL ESTATE PRICE

AREA

WAREHAM

\$490,000

± 2,150 SF

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SMALL BUSINESS - COMMERCIAL - RECREATIONAL

LETTERING

ANY VEHICLE

Trucks Cars Boats Trailers



GATEWAY GRAPHICS
WAREHAM (508) 295-7570

CALL



Gateway Graphics - Thriving Printing/Sign Business with Real Estate

RARE OPPORTUNITY - WELL ESTABLISHED - PROFITABLE

Discover a turn-key, full-service printing and sign business with Gateway Graphics, complemented by prime real estate located at 2741 Cranberry Highway, Wareham. Owned and operated by Guy Diantonio and his dedicated team, this business has consistently delivered high-quality printing and promotional solutions, becoming a trusted partner for businesses in Wareham and beyond.

Key Features:

- **Established Legacy:** Guy Diantonio acquired Gateway Graphics in 2000 and, alongside his wife, has steered its success ever since.
- **Steady Workforce:** The company maintains a workforce of 4 full-time employees, expanding to 6-7 during the busy summer season.
- **Diverse Services:** Specializing in screen printing and embroidery, Gateway Graphics excels in car wraps, car & boat lettering, and signs.
- **High Demand:** The manual screen press, a core asset, is in constant demand, with bookings stretching out until May.
- **Valuable Inventory:** The business boasts a valuable inventory of inks, screens, threads, and presses, ensuring seamless operations and quick turnover.
- **Strategic Partnerships:** As a subcontractor for prominent clients like Mass Maritime, Soft as a Grape, and Fanatics, Gateway Graphics has solidified its position in the market.
- **Ideal Opportunity:** This offering presents an ideal opportunity for an owner-operator seeking to expand their existing business or an aspiring entrepreneur ready to dive into a well-established and profitable venture. Gateway Graphics is synonymous with quality and reliability in the printing and sign industry, making it a lucrative investment for those with a passion for business growth.

Don't miss out on this chance to own a thriving business with a proven track record. Take the reins of Gateway Graphics and continue its legacy of excellence in the printing and sign industry.

For more details or to schedule a viewing, contact us at Commercial Realty Advisors, Inc. at 508-862-9000. Visit comrealty.net for additional listings and information.



BUSINESS HOURS

Mon – Fri: 08:30 – 5:00

Sat : By Appointment Only

Sunday: Closed

BUSINESS SPECIFICATIONS

Gateway Graphics | 2741 Cranberry Highway, Wareham, MA 02571

PRICE \$490,000

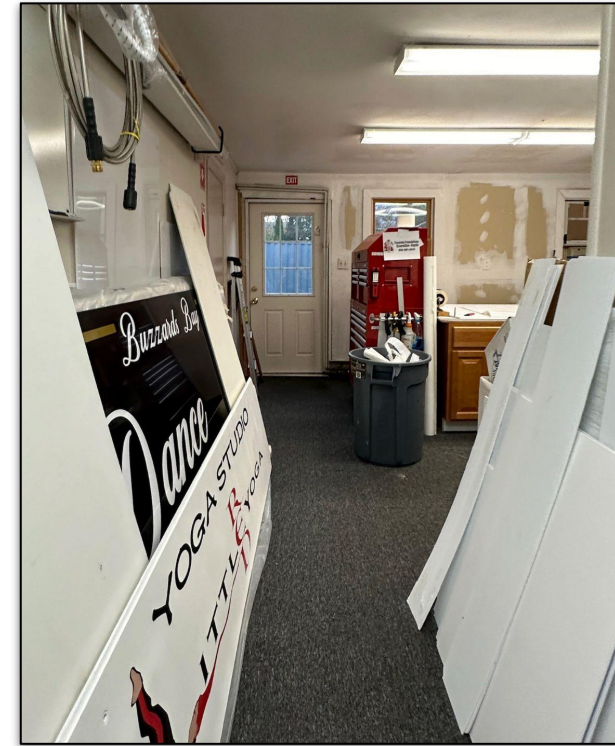
INDUSTRY SCREEN PRINTING

LOCATION WAREHAM, MASSACHUSETTS

OWNER GUY DIANTONIO

YEARS IN BUSINESS 24 YEARS

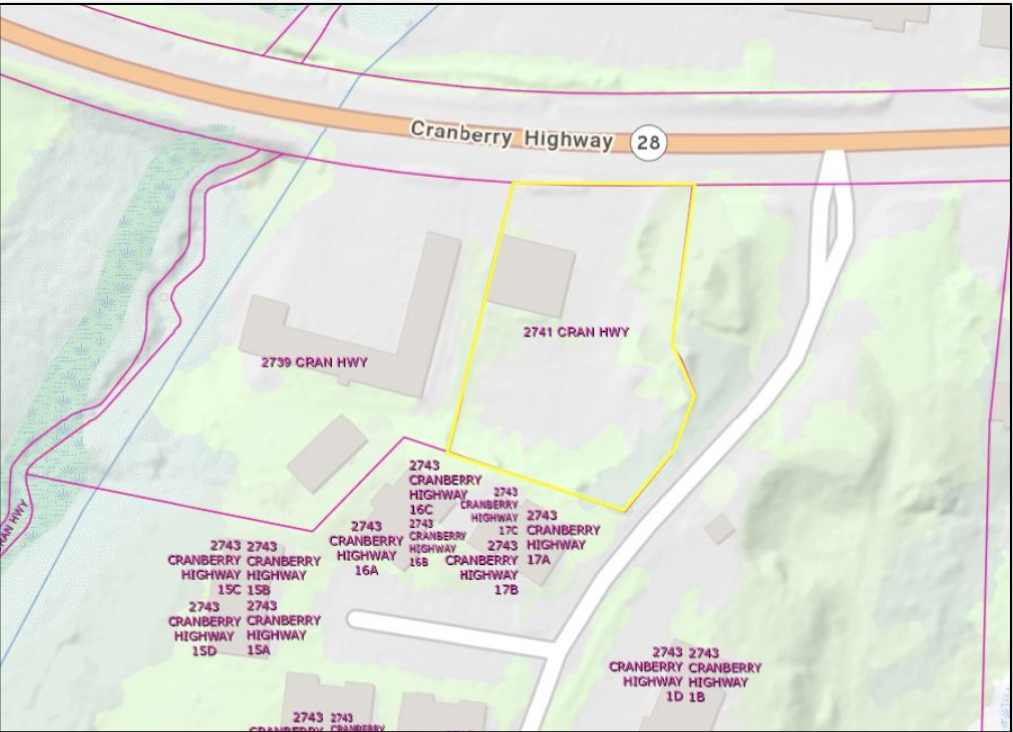
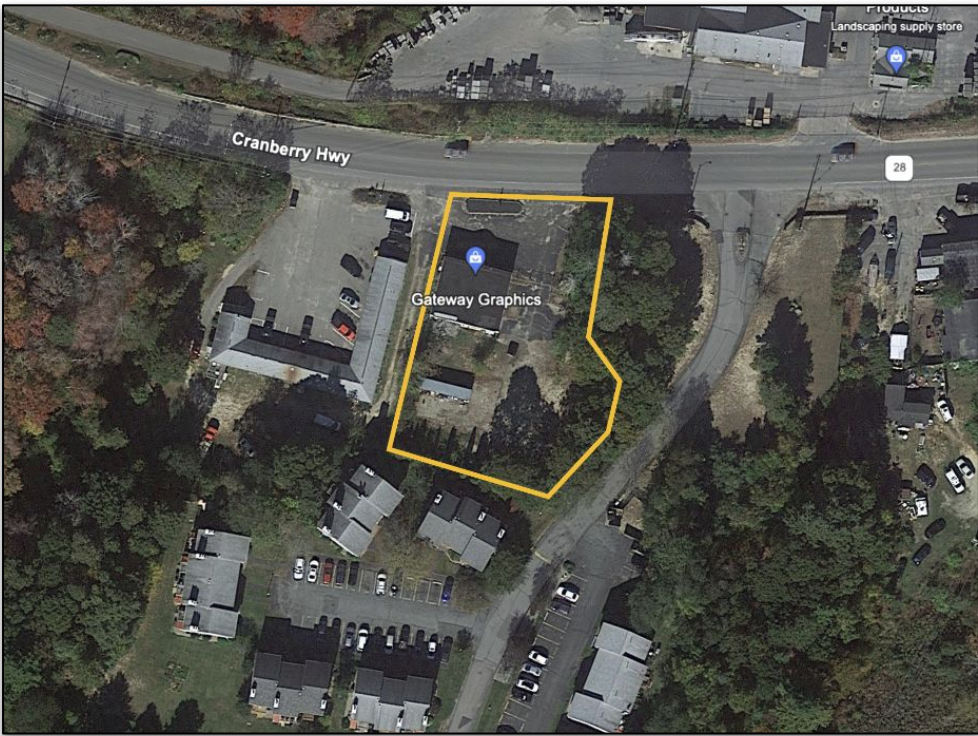
EMPLOYEES 5-7



PROPERTY SPECIFICATIONS

Gateway Graphics | 2741 Cranberry Highway, Wareham, MA 02571

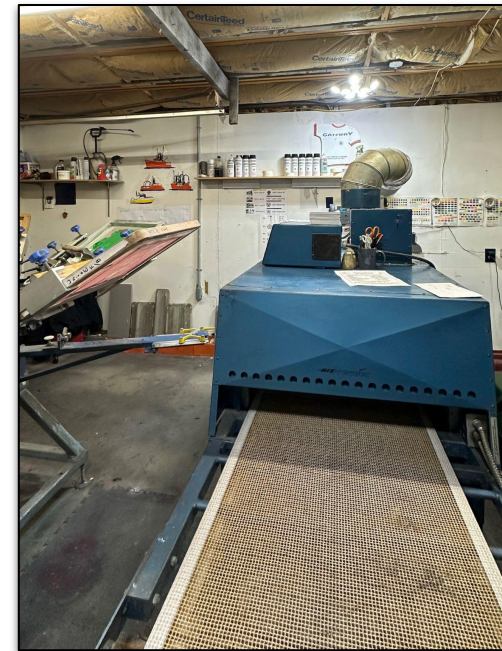
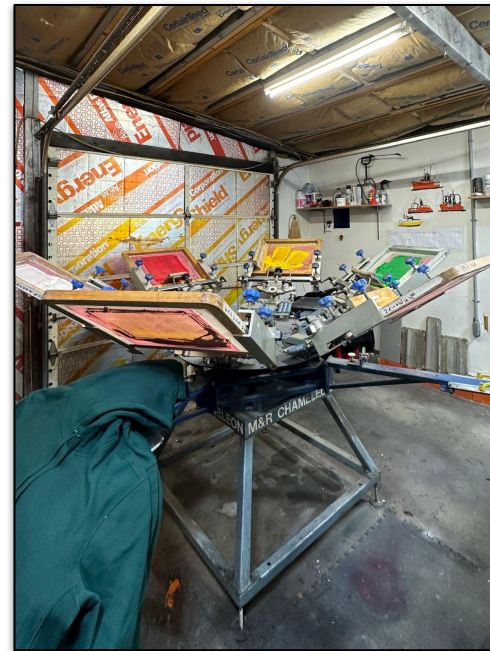
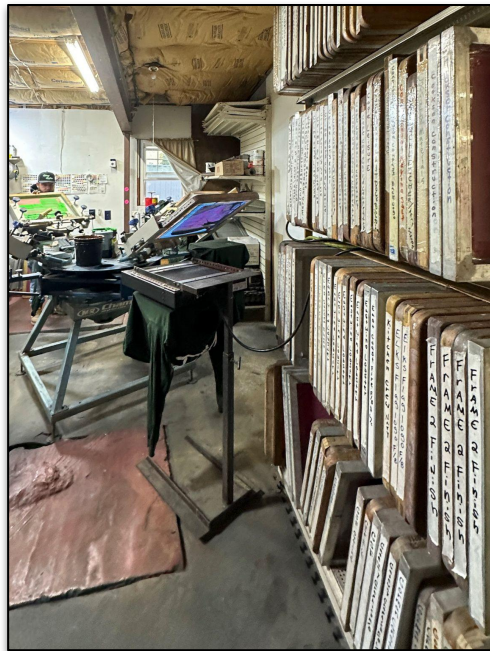
BOOK/PAGE	22635/0014
PARCEL NUMBER	133// 1005//
TOTAL BUILDING SIZE	2,150
ACRES	0.65
YEAR BUILT	1940
STYLE	Store
STORIES	1
BLDG USE	RETAIL MDL-94
ZONE	CS



EQUIPMENT LIST

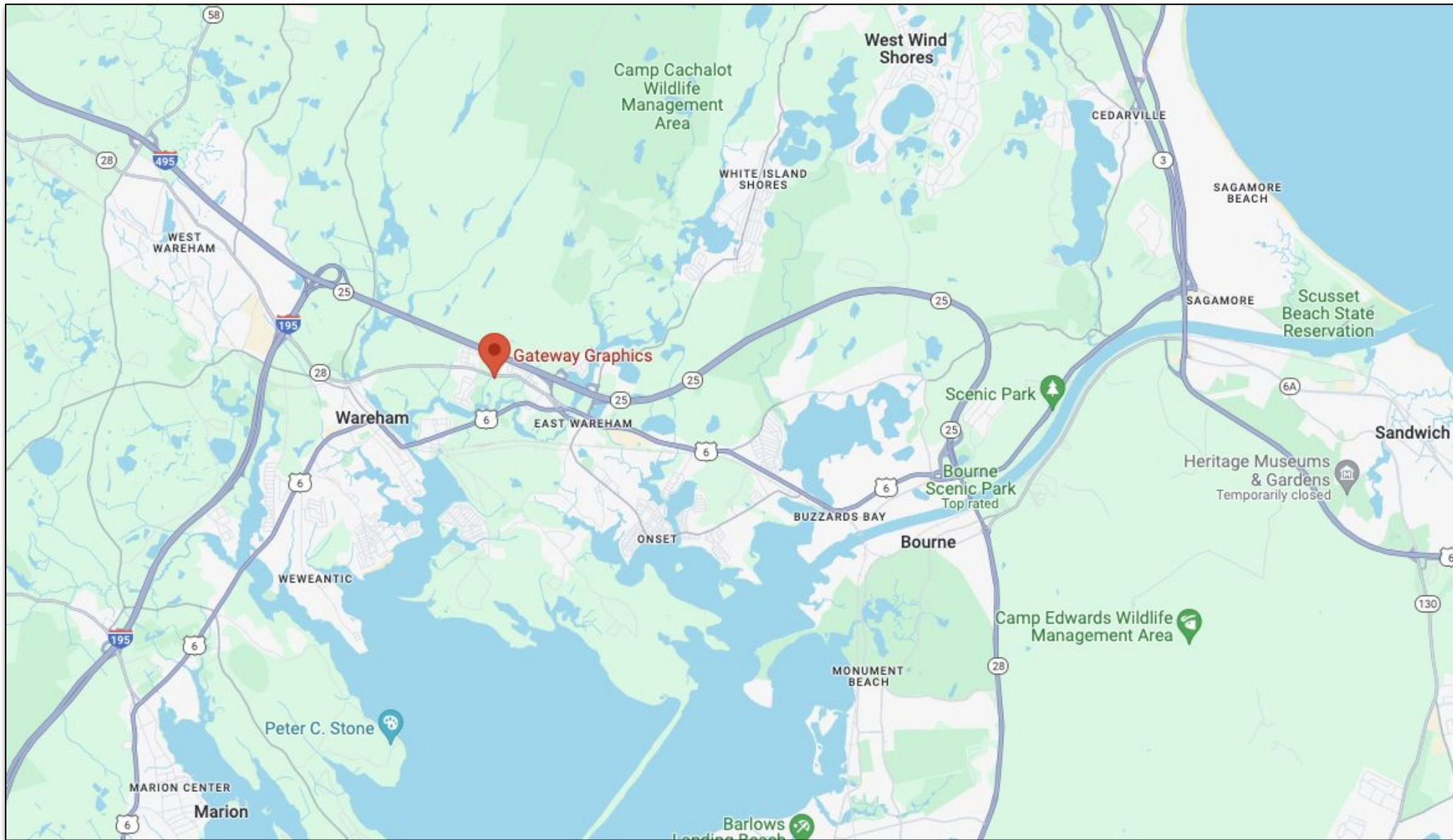
Gateway Graphics | 2741 Cranberry Highway, Wareham, MA 02571

- 4 Head Embroidery Machine
- 16" X 16" Spot Dryer
- 18" X 18" Spot Dryer
- 16" X 16" Heat Press
- 20" X 20" Heat Press
- Hat Heat Press
- Belt Dryer #2410 (New heating elements 2018)
- 6- Color Tee Shirt Press
- 4- Color Tee Shirt Press
- 24" Vinyl Cutter
- 54" Vinyl Printer and Ploter
- 54" Laminator
- 28 Assorted Screen Pallets
- Exposure table
- 36" X 36" Light Table



LOCATION

Gateway Graphics | 2741 Cranberry Highway, Wareham, MA 02571



2741 CRAN HWY

Location	2741 CRAN HWY	Mblu	133/ / 1005/ /
Acct#		Owner	DIANTONIO GUY G TRUSTEE
Assessment	\$232,600	Appraisal	\$232,600
PID	14184	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$108,500	\$124,100	\$232,600
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$108,500	\$124,100	\$232,600

Owner of Record

Owner	DIANTONIO GUY G TRUSTEE	Sale Price	\$185,000
Co-Owner	CGD REALTY TRUST	Certificate	
Address	2741 CRANBERRY HWY WAREHAM, MA 02571	Book & Page	22635/0014
		Sale Date	08/15/2002
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DIANTONIO GUY G TRUSTEE	\$185,000		22635/0014	00	08/15/2002
NATIONAL PROPANE LP	\$125,000		14530/0092	1H	07/23/1996
HOME GAS CORP OF NEW BEDFORD	\$1		3519/0428		01/01/1901

Building Information

Building 1 : Section 1

Year Built:	1940
Living Area:	2,150
Replacement Cost:	\$178,364
Building Percent Good:	58

Replacement Cost	\$103,500
Less Depreciation:	
Building Attributes	
Field	Description
Style:	Store
Model	Commercial
Grade	Fair
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Panel
Interior Wall 2	
Interior Floor 1	Vinyl Tile
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Unit/AC
Struct Class	
Bldg Use	RETAIL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3220
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	0.00

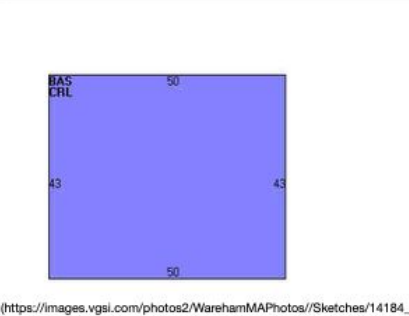
Extra Features

Extra Features	Legend
No Data for Extra Features	

Building Photo



Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,150	2,150
CRL	Crawl Space	2,150	0
		4,300	2,150

Land Use		Land Line Valuation	
Use Code	3220	Size (Acres)	0.65
Description	RETAIL MDL-94	Frontage	0
Zone	SC	Depth	0
Neighborhood	5000	Assessed Value	\$124,100
Alt Land Appr	No	Appraised Value	\$124,100
Category			

Outbuildings

Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			3000.00 S.F.	\$3,800	1
FN3	FENCE-6' CHAIN			150.00 L.F.	\$900	1
SGN2	DOUBLE SIDED			12.00 S.F.&HGT	\$300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$108,500	\$124,100	\$232,600
2023	\$108,500	\$124,100	\$232,600
2022	\$108,500	\$124,100	\$232,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$108,500	\$124,100	\$232,600
2023	\$108,500	\$124,100	\$232,600
2022	\$108,500	\$124,100	\$232,600

OFFERING PRICE

The assets and goodwill of the business known as Gateway Graphics is offered for sale at \$490,000. The sale includes the inventory of items listed as owned by Gateway Graphics 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 Gateway Graphics. Useable inventory will be sold to the buyer at the seller's invoice cost unless otherwise agreed upon.

ASSESSMENT OF OPPORTUNITY

Gateway Graphics generates an attractive owner's profit documented by IRS returns. Its sales and profit growth are unusually strong, and both locations are located in areas with heavy tourist traffic, 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 Gateway Graphics.

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. invites written offers for the Business known as Gateway Graphics. The real estate, assets, and goodwill are available. Offers should be submitted to Craig Campbell, Sarah Banks, or Kevin Pepe, of 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 Gateway Graphics. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this acquisition.

COMMERCIAL REALTY ADVISORS

222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

Office ID: 508

LICENSE #6295



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For more information about this and/or other business opportunities please contact:

Commercial Realty Advisors

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*About Commercial Realty Advisors, Inc.:
Commercial Realty Advisors, Inc. has been serving the South Shore and Cape Cod, MA since 1999. As a prominent real estate and business brokerage firm located in Hyannis, Massachusetts, their experienced team specializes in commercial real estate, offering comprehensive brokerage services to clients navigating the commercial real estate market with confidence.*