



BUSINESS OFFERING MEMORANDUM

J Miller, Pictureframer & Gallery

Deer Crossing Marketplace

681 Falmouth Rd (Route 28) Suite A-15 Mashpee, MA 02649

This business is offered for sale for:

\$285,000

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



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BUSINESS OVERVIEW

For nearly three decades, J. Miller, Pictureframer & Gallery has been the go-to custom framing destination on Upper Cape Cod. Founded in 1998 and located in the Deer Crossing Marketplace on bustling Route 28 in Mashpee, the business thrives in the area's commercial hub alongside Mashpee Commons and South Cape Village.

This fully equipped, turnkey custom framing and gallery business combines creative, hands-on design with a proven, profitable operating model. Now in its 28th year of continuous success, the shop has cultivated a loyal following of upscale repeat customers while consistently attracting new clients who value the personal service and quality of a local business over impersonal "big box" competitors.

BUSINESS SPECIFICATIONS



BUSINESS NAME

J Miller, Pictureframer & Gallery



INDUSTRY

Sales/Service



LOCATION

Mashpee, Cape Cod,
Massachusetts



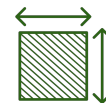
BUSINESS HOURS

Tuesday ~ Saturday 10:00-5:30



WEBSITE

www.jmillerpictureframer.com



PREMISES

950 SF



OWNER

John Miller



HISTORY

Founded by Owner;
In 28th year of operation



ASKING PRICE

\$285,000 Business Only

EQUIPMENT LIST

FRAMING EQUIPMENT

Morso Chopper

AMP Underpinner

Air Compressor

Wizard Computerized Mat Cutter

Fletcher Wall Materials Cutter

Fletcher Manual Mat Cutter

Seal Dry Mount Press

Seal Shrink Wrap

Tools of the Trade/Supplies

FIXTURES

Custom Design Counter

Custom Sales/POS Counter

Rolling Carts (3)

Shelving Units (5)

Custom Workbench

Art/Print Display Racks (3)

TECHNOLOGY & Other

POS Software/PC

Mat Cutter PC

TV Monitor

Framed Art/Prints (50)

Assorted Unframed Prints/Art

Assorted Mat/Foamboard Stock

Assorted Moulding Stock



PROPERTY SPECIFICATIONS

**j miller
pictureframer**
Creativity. Quality. Happy customers. Mashpee.



ADDRESS 681 MA-28, A15, Mashpee, MA

ZONING Zone C1

PARKING On Site

STORIES 1

TOTAL SIZE OF UNIT ±750 SF

Features:

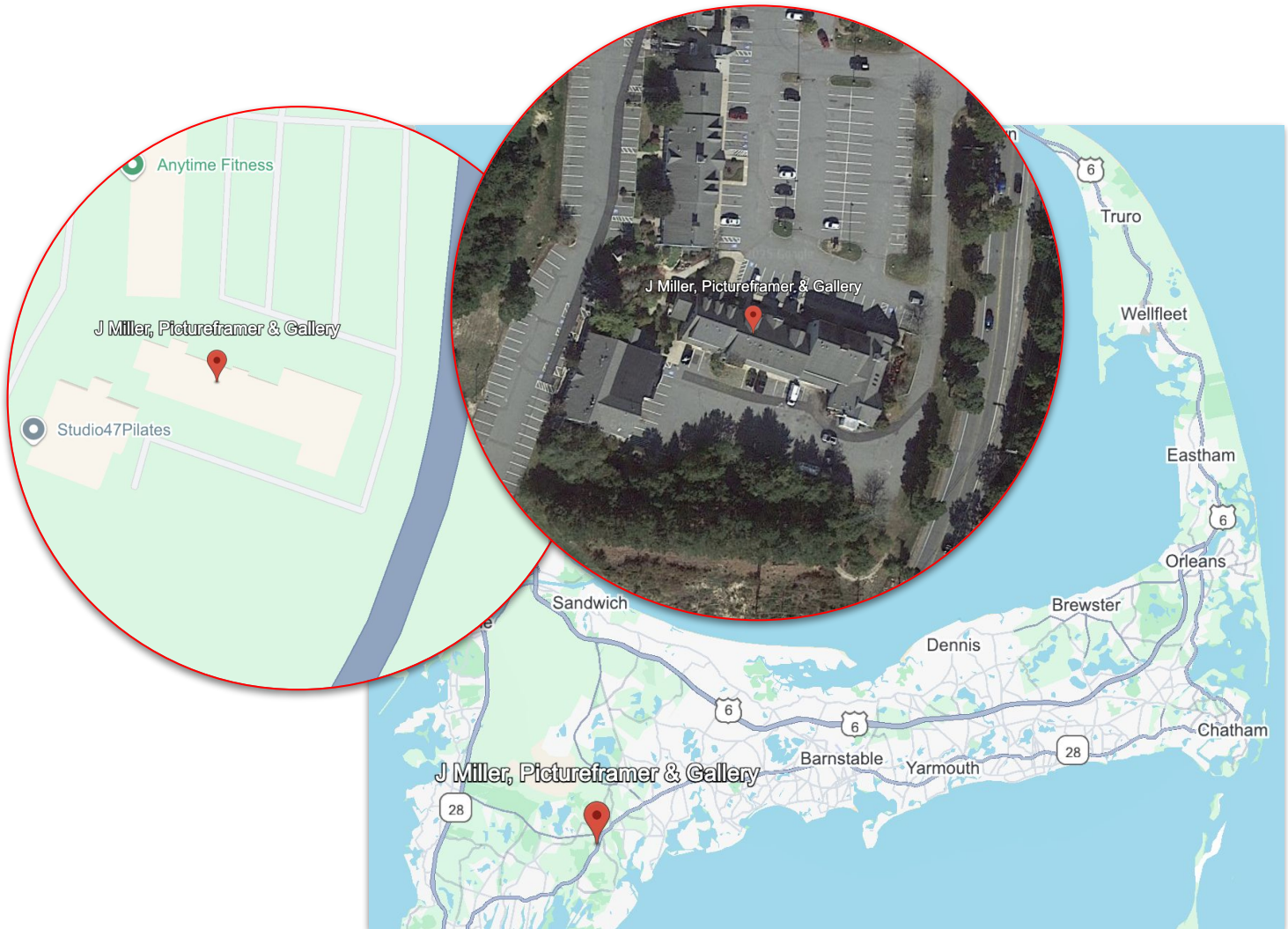
- Retail floor space/Gallery
- Frame Fabrication Areas
- General inventory storage space
- Shared paved parking and driveways
- One Private Bath



J Miller Pictureframer & Gallery currently operates out of a facility located at Deer Crossing Marketplace, a well-established diverse retail plaza. The space provides ample room for storage, fabrication, gallery/showroom and day-to-day operations. The attractive **lease agreement** is transferable subject to lessor qualification of the new owner/lessee, ensuring a seamless transition and uninterrupted business operations.

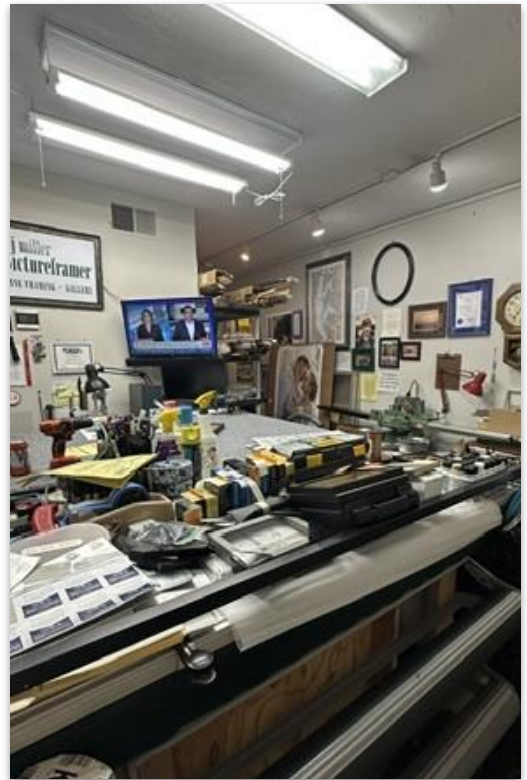


LOCATION: MASHPEE, MASSACHUSETTS



PRIME LOCATION ON CAPE COD

Located in the **Deer Crossing Marketplace on busy Route 28 in Mashpee, J. Miller, Pictureframer & Gallery** benefits from excellent visibility and steady customer traffic. The shop sits within Mashpee's primary commercial hub, alongside **Mashpee Commons and South Cape Village**, creating a vibrant retail environment that draws both local residents and visitors from across Cape Cod. This central location positions the business to conveniently serve customers from the entire Upper Cape as well as nearby communities including Cotuit, Osterville, New Seabury, Plymouth, and Martha's Vineyard.



OFFERING PRICE

The property, assets, and goodwill of the business known as J Miller, Pictureframer & Gallery is offered for sale at \$285,000. The sale includes the inventory of items listed as owned by J Miller, Pictureframer & Gallery 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 seller will assist in the transfer of vendor relationships and any licenses currently used by J Miller, Pictureframer & Gallery.

ASSESSMENT OF OPPORTUNITY

J Miller, Pictureframer & Gallery presents an exceptional opportunity for a buyer seeking a well-established, reputable business with a built-in customer base in the custom framing industry. 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 J Miller, Pictureframer & Gallery Inc.. The assets and goodwill are available. Offers should be submitted to Craig Campbell, 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 J Miller, Pictureframer & Gallery. 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.

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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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