

Commercial Realty Advisors

OFFERING MEMORANDUM
Investment Opportunity

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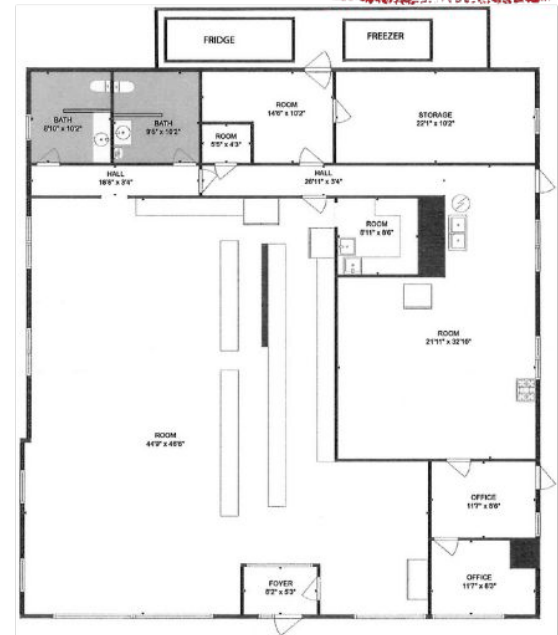
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SO. YARMOUTH

FOR SALE

±3,842 SF



1105 MA-28

INVESTMENT

South Yarmouth, MA

\$1,250,000

- **Freestanding commercial building on high-visibility Route 28 in South Yarmouth, directly across from Shaw's.**
- **Zoned Village Center and is well-suited for restaurant, retail, or service uses.**

Operating 80-seat restaurant layout with Liquor License in place. The owner will sell **FF&E** under a separate bill of sale or explore a combined **real estate + FF&E** package. **Equipment list available** upon request; showings by appointment only. This property offers the rare chance to purchase real estate alone, the business alone for \$225,000, or real estate with the established business for a true turnkey investment. **Please do not disturb staff.**

yarmouth, ma the PICCADILLY

BUSINESS SUMMARY

The Piccadilly is a long-standing, family-style breakfast, brunch, and lunch 80-seat restaurant including a full liquor license in place, with 40+ years of brand equity in Yarmouth. Operating from a visible Route 28 address at **1105 Route 28, South Yarmouth**, the business pairs Cape-casual atmosphere with from-scratch baking, signature breakfast/lunch plates, and even dinner specials Thursday through Sundays.



BUSINESS SPECIFICATIONS



BUSINESS NAME

The Piccadilly, Inc



INDUSTRY

Food Service

w/ full liquor license!



WEBSITE

www.thepiccadilly.net



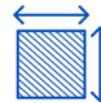
LOCATION

South Yarmouth



BUSINESS HOURS

6:00 AM - 2:00 PM
Every Day



PREMISES

3,842 SF



HISTORY

40+ Years in Business



ASKING PRICE

\$225,000 for the Business
\$1.25m for the Real Estate



LEASE

\$6,500/MO NNN
Flexible Lease Terms Negotiable

PROPERTY SPECIFICATIONS



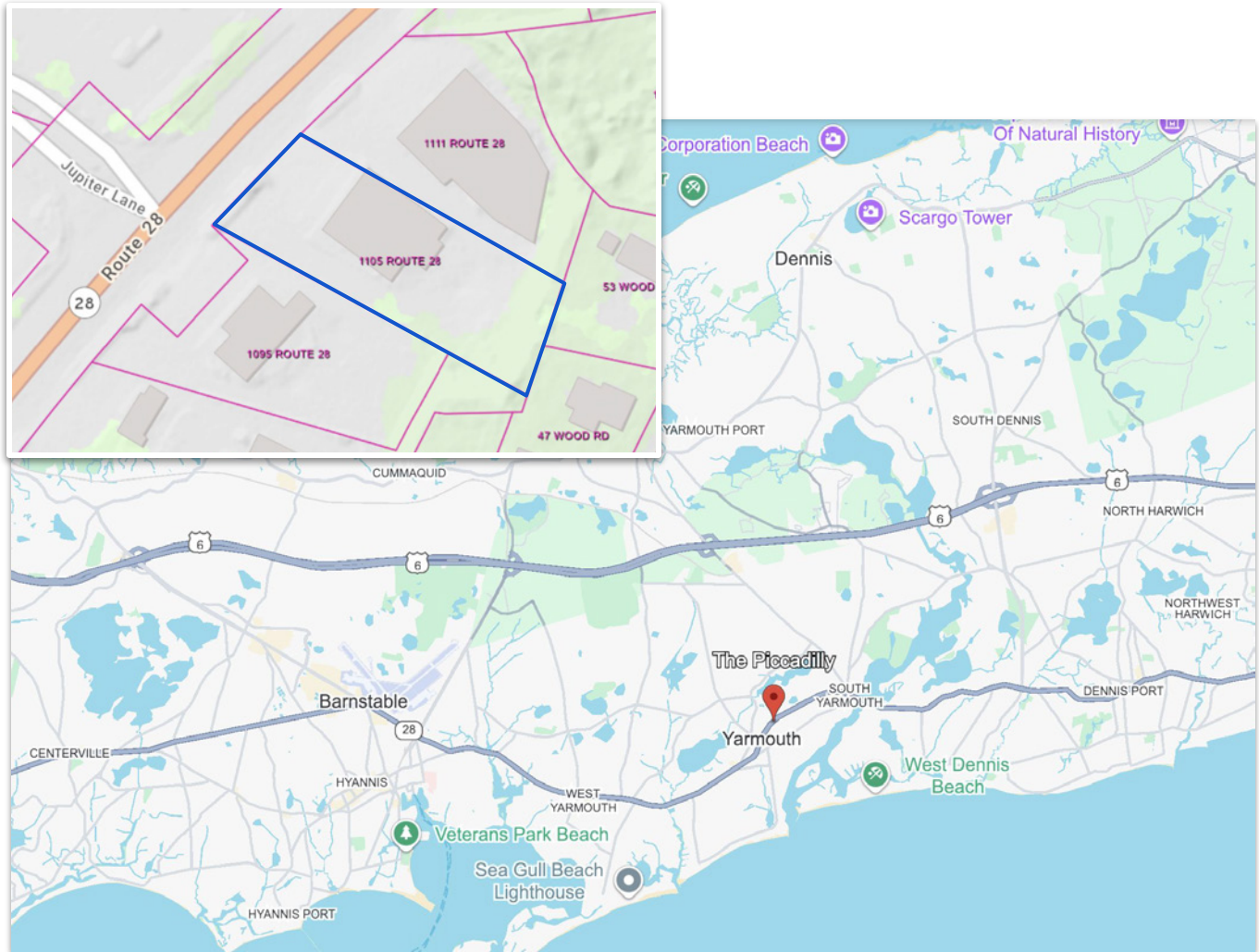
Parcel ID	290/071
Address	1105 Route 28, South Yarmouth, MA 02664
Style	Restaurant
Book/Page	D1502179
Land Use Code	3260 - REST/CLUBS
Zoning	VC Village Center
Lot Size	0.52 Acres
Building Size	±3,842 SF
Year Built	1955
Utilities	Public water; Gas; Septic
Capacity	80 Customers



Freestanding commercial building on high-visibility Route 28 in South Yarmouth, directly across from Shaw's. The property offers a proven destination location within the Village Center corridor and is well-suited for restaurant, retail, or service uses (buyer to confirm with the Town of Yarmouth).

- **Site Features:** Prominent double-sided roadside sign; enclosed and open loading platform areas.
- **Utilities:** Public water; natural gas service; on-site septic (buyer to verify system specifics).
- Prime Route 28 exposure in a year-round trade area with strong seasonal lift.
- Easy access, high daily traffic counts, and complementary nearby retail and services.

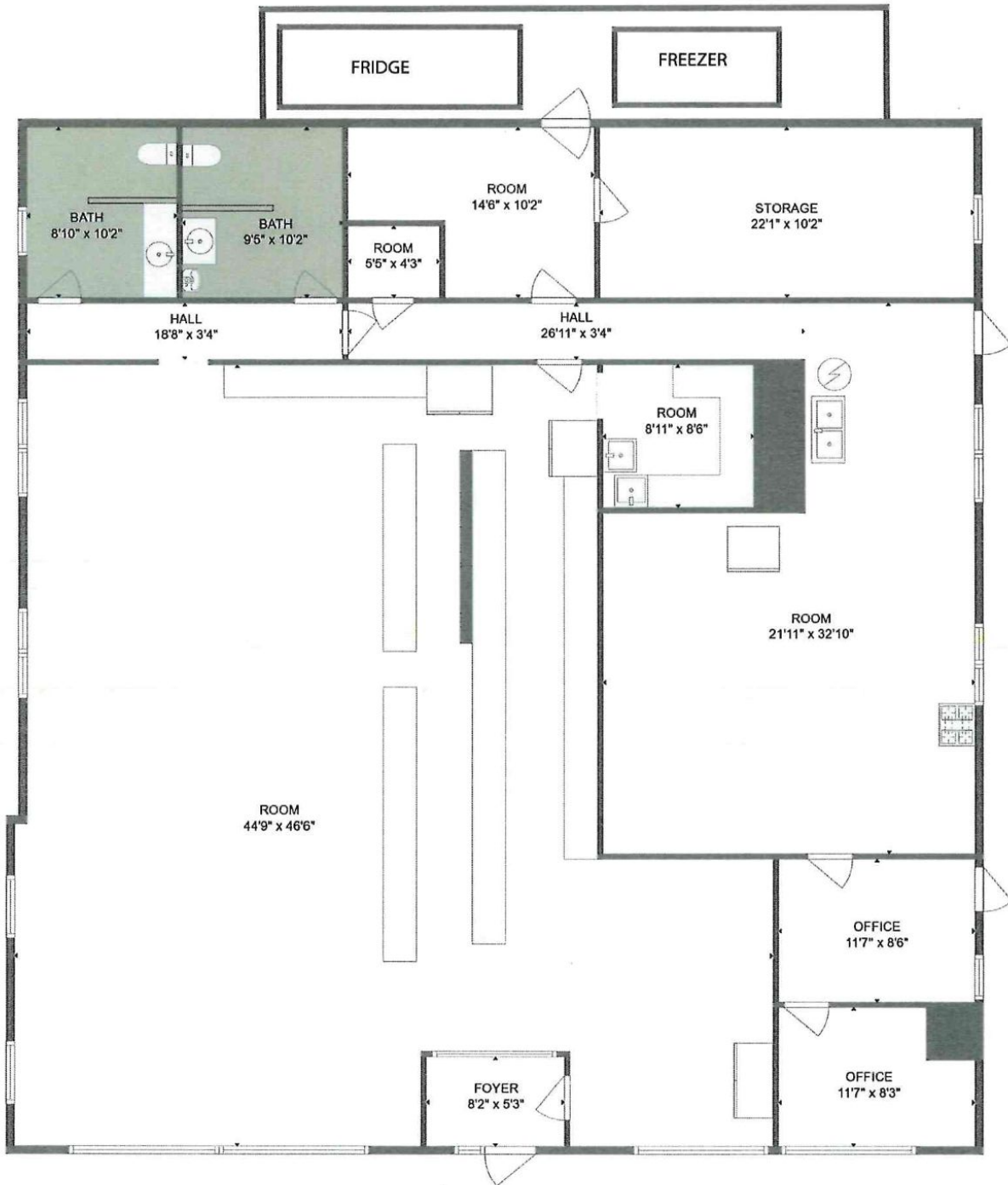
LOCATION: SOUTH YARMOUTH, MASSACHUSETTS



PRIME LOCATION ON CAPE COD

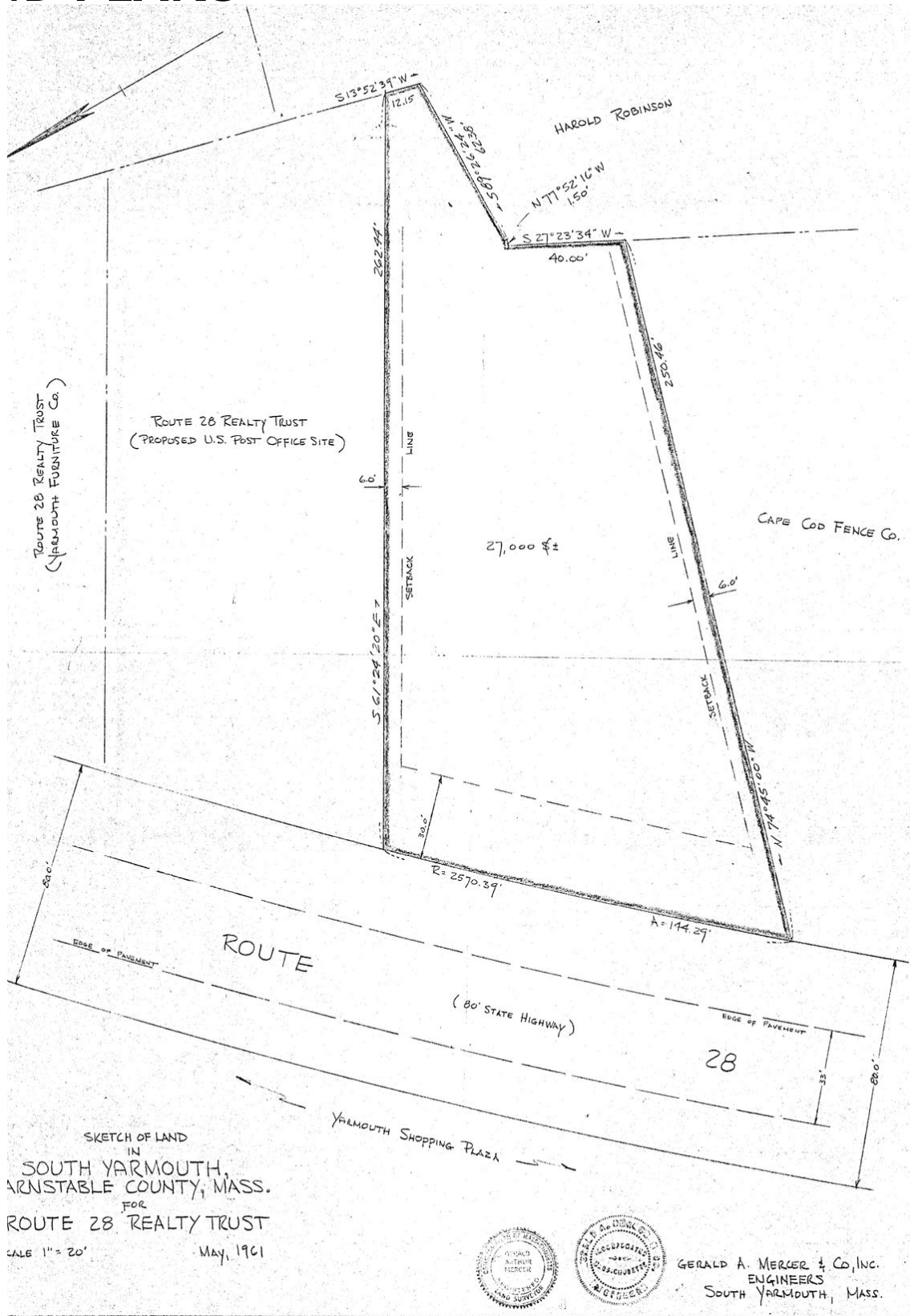
Situated directly on Route 28, across from the busy Shaw's supermarket at **1105 Route 28**, the property benefits from steady local and seasonal traffic, ample on-site parking, and strong roadside visibility within one of Cape Cod's highest-traveled commercial corridors.

FLOOR PLANS

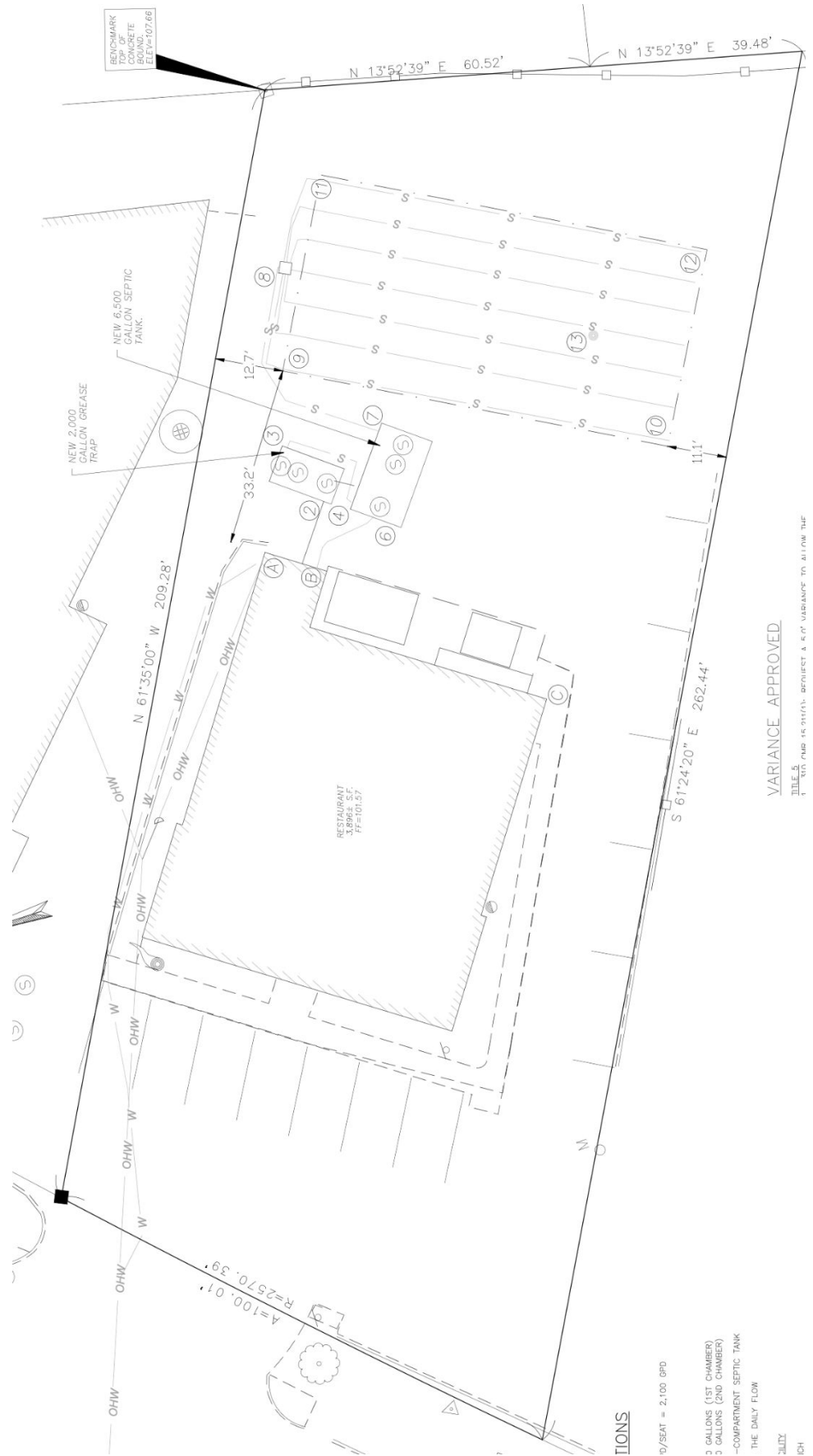


GROSS INTERNAL AREA
 FLOOR 1: 3181 sq. ft
 EXCLUDED AREAS: STORAGE: 224 sq. ft
 TOTAL: 3181 sq. ft
 Size and dimensions are approximate. Actuals may vary.

LAND PLANS



SITE PLANS



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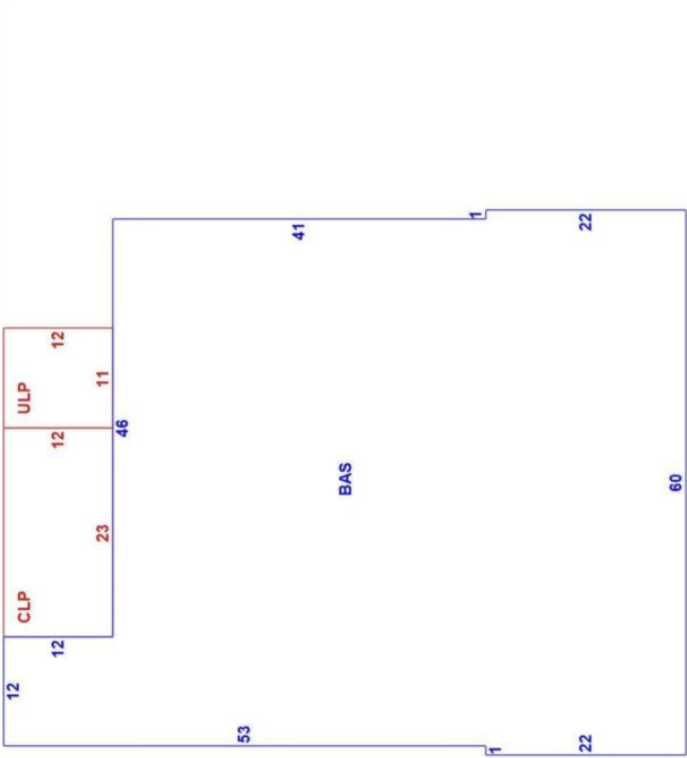


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
1105 MAIN LLC 10 JAN SEBASTIAN DR UNIT 3 SANDWICH MA 02563 GIS ID M_308190_824342		1 Level		2 Public Water		1 Paved		4 Bus. District		Description		Code		Assessed	
				4 Gas						COMMERC.		3260		310,200	
				6 Septic						COM LAND		3260		321,600	
SUPPLEMENTAL DATA															
Alt Prcl ID 44/P001///		MISC 190		SEWER P PHASE 1		VOTE DATE PRIVATE									
CONTRAC CONTRACT 2		PLAN # 217A-217		ZIP CODE 2664:		Assoc Pid#									
GIS ID M_308190_824342		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)	
1105 MAIN LLC CAPE DELI FOODS INC CAPE DELI FOODS INC		D1502179 0		05-15-2024		U		I		1,106,250		1U			
		302603 0		09-06-2021		U		I		0		0		310,200 2023	
		0								0		321,600			
														Total 631,800	
														Total 631,800	
														Total 489,900	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			Total	0.00											
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					
K										Appraised Xf (B) Value (Bldg)					
										Appraised Ob (B) Value (Bldg)					
										Appraised Land Value (Bldg)					
										Special Land Value					
										Total Appraised Parcel Value					
										Valuation Method					
60 SEAT CAPACITY PER HEALTH 2023										Total Appraised Parcel Value					
CONVERTED POST OFFICE										631,800					
I/A										631,800					
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	
22-003284	12-09-2021	WIN	Windows	4,000		0		Repairs- Replacement of 10 wi	01-09-2014	DK	01	1	01	Measur+1Visit	
16-002546	10-30-2015	RF	Re-Roof	3,000		100		strip and reroof, 10 squares, p	01-01-2014	BH	01			CY CYCLICAL 2014	
593	09-19-1997	CM	Commercial	15,000				REROOF	06-08-2004	GM			00	Measur+Listed	
									10-03-1995	JF			00	Measur+Listed	
Total Appraised Parcel Value										Total Appraised Parcel Value					
631,800										631,800					
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	3260	REST/CLUBS M			22,651 SF	14.20	1.00000	K	1.00	K	1.000		0	14.2	321,600
Total Card Land Units					0.52 AC	Parcel Total Land Area: 0.52					Total Land Value		321,600		

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 30		Restaurant			
Model 94		Comm/Ind			
Grade 03		Average			
Stories: 1					
Occupancy 1.00					
Exterior Wall 1 20		Brick/Masonry			
Exterior Wall 2					
Roof Structure 08		Irregular			
Roof Cover 04		T +G/Rubber			
Interior Wall 1 05		Drywall/Sheet			
Interior Wall 2					
Interior Floor 1 05		Vinyl/Asphalt			
Interior Floor 2 14		Carpet			
Heating Fuel 03		Gas			
Heating Type 04		Forced Air-Duc			
AC Type 01		None			
Bldg Use 3260		REST/CLUBS M94			
Total Rooms 00					
Total Bedrms 00					
Total Baths 00					
Heat/AC 00					
Frame Type 03		MASONRY			
Baths/Plumbing 02		AVERAGE			
Ceiling/Wall 06		CEIL & WALLS			
Rooms/Prtns 02		AVERAGE			
Wall Height 12.00					
% Comm Wall 0.00					
1st Floor Use: 3260					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade Adj	Appr. Value
SGN2	DOUBLE SIDE	L	26	35.00	1987			50	0.00	500
PAV1	PAVING-ASPH	L	10,000	1.35	1987			50	0.00	6,800
CLR1	COOLER	B	80	20.00	1990			71	0.00	1,100
CLR1	COOLER	B	144	20.00	1990			71	0.00	2,000
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value				
BAS	First Floor	3,842	3,842	3,842	106.86	410,556				
CLP	Loading Platform Encl	0	276	83	32.14	8,869				
ULP	Loading Platform Open	0	132	26	21.05	2,778				



DISCLAIMER

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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

**Commercial
Realty Advisors**

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