



BUSINESS OFFERING MEMORANDUM

The Piccadilly
1105 Route 28, Yarmouth, MA

This business is offered for sale for:

\$225,000

Real estate may also be available for purchase for \$1.25m

Commercial
Realty Advisors

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

www.ComRealty.net
www.CapeCodBusinessBroker.com

AARON WEBB
Associate

Mobile: 774-238-0036
AWebb@comrealty.net

KEVIN PEPE
Managing Director

Mobile: 508-962-5022
Kpepe@comrealty.net

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



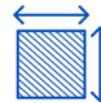
LOCATION

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



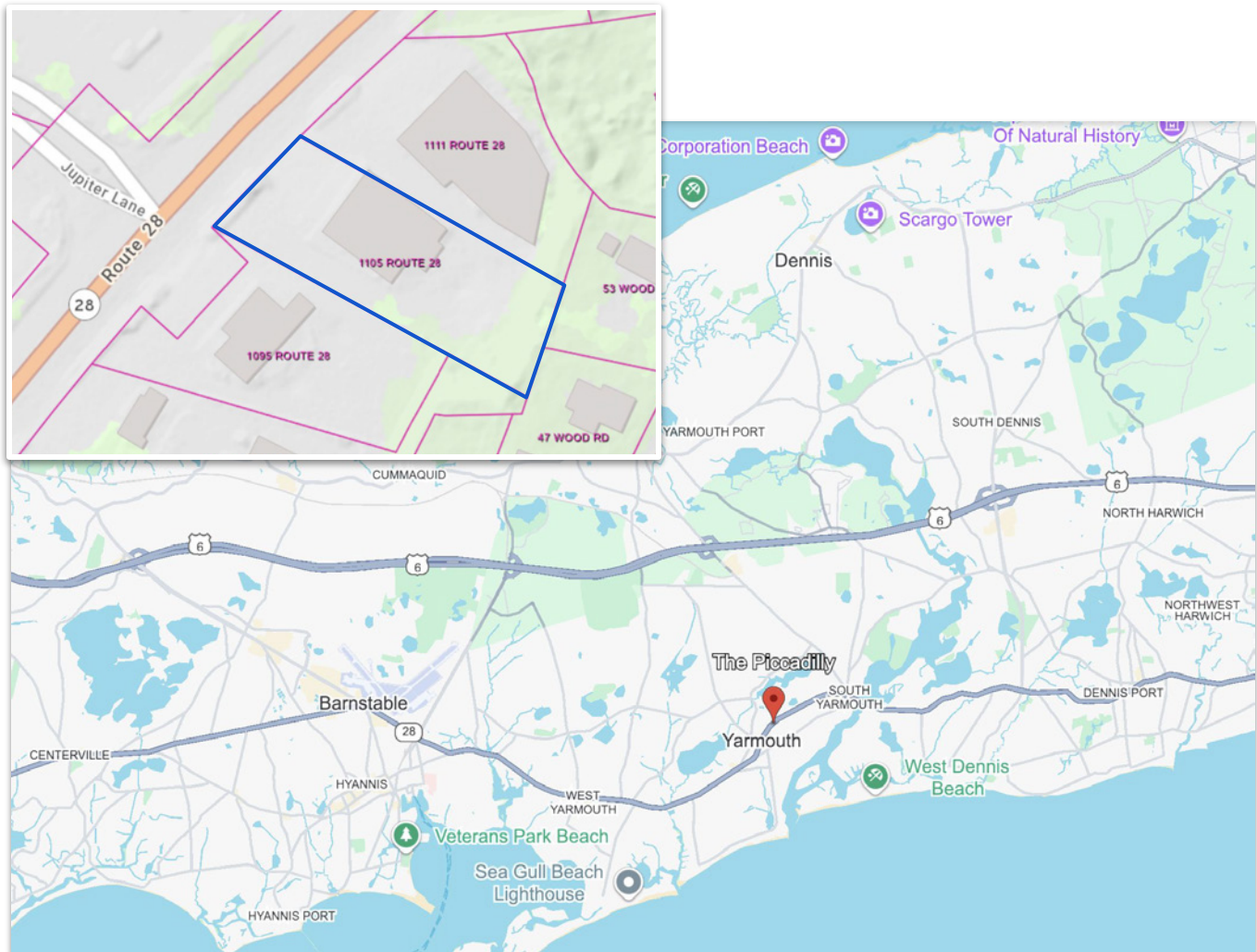
Parcel ID	290/071
Address	1105 Route 28, South Yarmouth, MA 02664
Style	Restaurant
Book/Page	D1502179
Land Use Code	3260 - REST/CLUBS
Zoning	VC Village Center
Lot Size	0.52 Acres
Building Size	±3,842 SF
Year Built	1955
Utilities	Public water; Gas; Septic
Capacity	80 Customers



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.

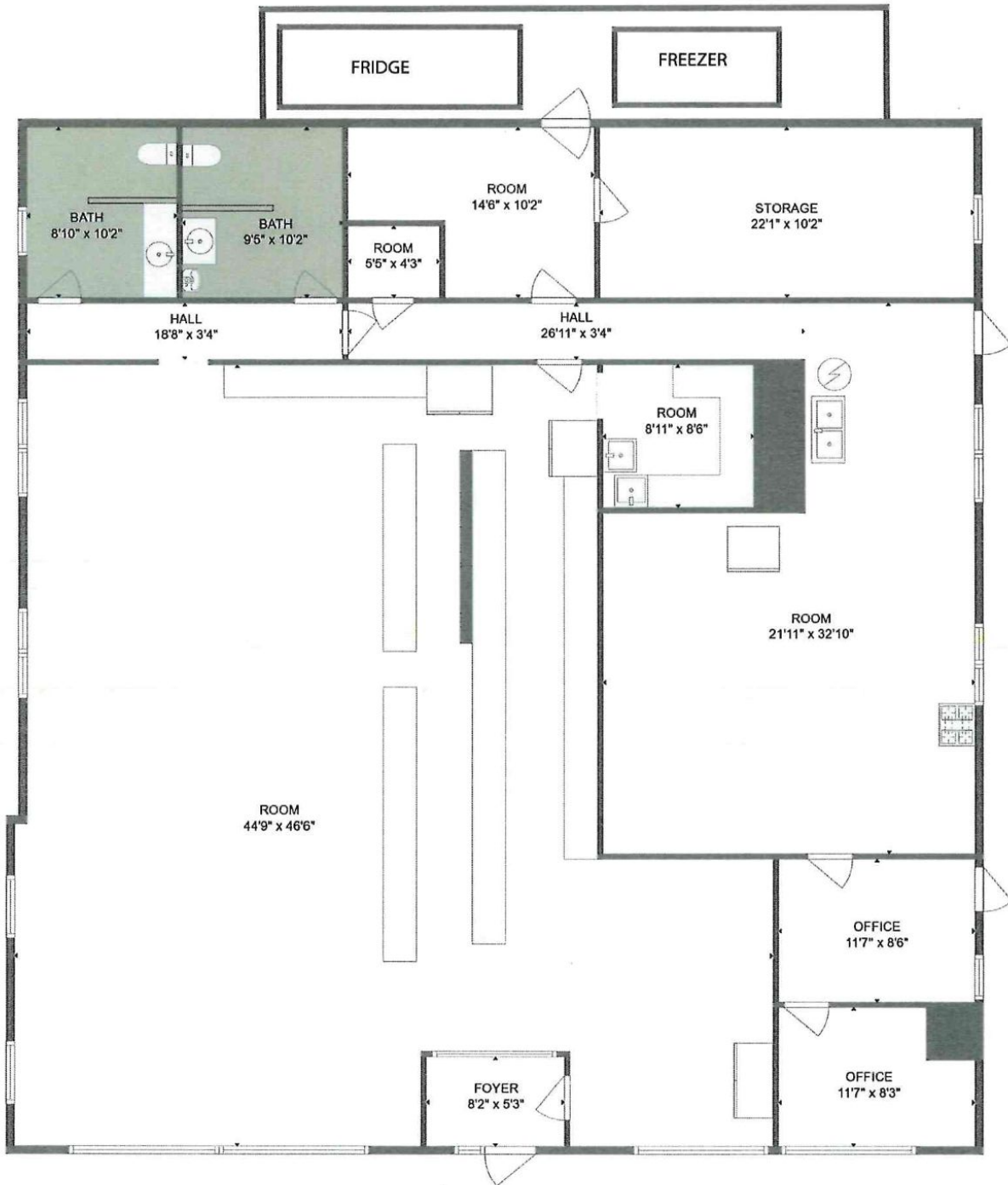
LOCATION: SOUTH YARMOUTH, MASSACHUSETTS



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.



OFFERING MEMORANDUM
1105 Route 28, South Yarmouth, MA 02664





DISCLAIMER

The Offering Document was prepared by Commercial Realty Advisors, , 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

**Commercial
Realty Advisors**

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

www.ComRealty.net
www.CapeCodBusinessBroker.com

AARON WEBB
Business Broker

Mobile: 774-238-0036
AWebb@comrealty.net

KEVIN PEPE
Managing Director
Mobile: 508-962-5022
Kpepe@comrealty.net