

# OFFERING MEMORANDUM

**BUSINESS  
FOR SALE**



**59 Center St**

**Hyannis**

**Cape Cod, MA**

**ASKING PRICE**

**\$235,000**



## *Contents*

|                              |      |
|------------------------------|------|
| EXECUTIVE SUMMARY            | 3    |
| BUSINESS SPECS               | 4    |
| PROPERTY SPECS               | 5    |
| PICTURES                     | 6-7  |
| EQUIPMENT LIST               | 8    |
| OFFERS, ABOUT US, DISCLAIMER | 9-10 |



# Executive Summary

*Yings Sushi Bar, 59 Center St, Hyannis, MA 02601*

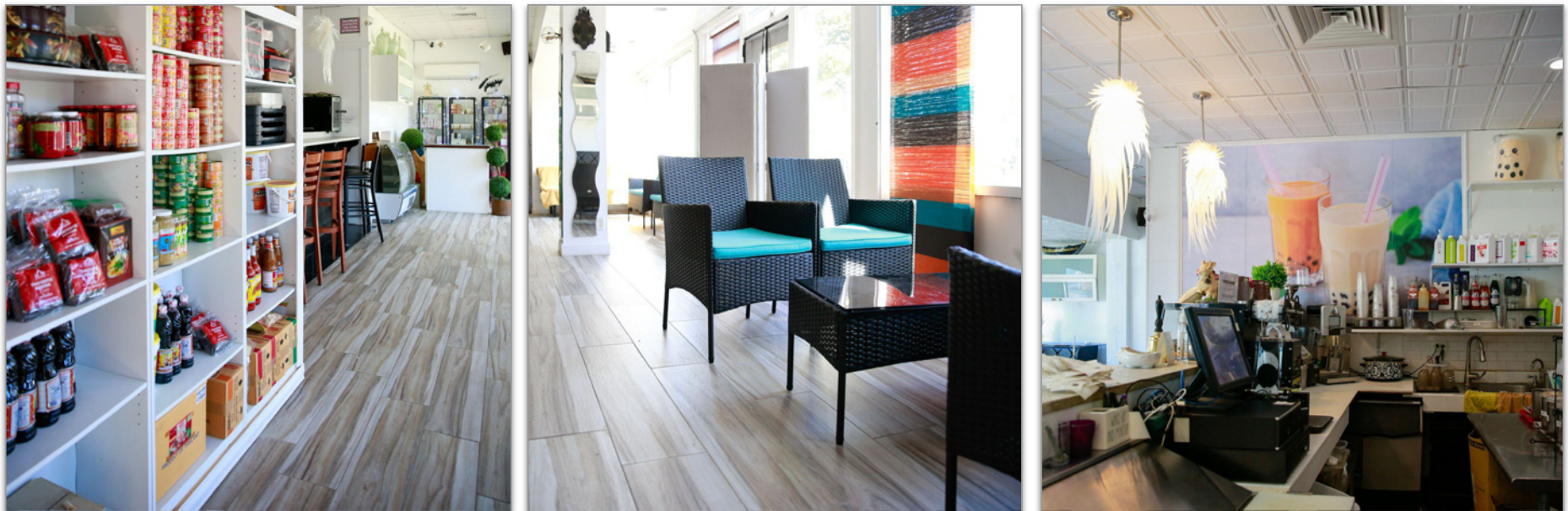
Yings Sushi Bar & Lounge, located in downtown Hyannis, is one of Cape Cod's premier Asian fusion restaurants and nightlife destinations. Founded in 1999, the business has thrived under the same ownership for twenty-six years, evolving from a small shop focused on Thai and sushi dishes into a full-service dining and entertainment venue. Today, Yings offers a diverse menu featuring Japanese, Thai, and Korean cuisine, a full sushi bar, specialty cocktails, and its popular scorpion bowls. The restaurant also features an expansive dining area, four-liquor bar, outdoor seating, and a modern lounge atmosphere.

Over the years, Yings has built a strong and loyal customer base comprised of both locals and seasonal visitors. The local clientele reflects Hyannis's diverse year-round population, including American, Brazilian, Hispanic, Eastern European, and Jamaican patrons. Customers range in age, but the majority fall between 20 and 55 years old—an active and social demographic that values both quality dining and lively nightlife.

The restaurant has undergone multiple remodels and expansions, transforming from a casual eatery into a middle-to-high-end dining and lounge experience. In 2010, a liquor bar and entertainment license were added, introducing live events that successfully boosted revenue for nearly a decade until paused during COVID. In 2019, the addition of Keno further enhanced the customer experience, blending dining, drinks, and entertainment under one roof.

There are significant opportunities for growth under new ownership. Reintroducing live entertainment by reinstating an entertainment license could provide an immediate boost to revenues. Expanding catering operations, enhancing marketing efforts, and strengthening the restaurant's digital presence would further drive sales. Partnerships with delivery services, refined menu development, and operational optimization present additional avenues for increased profitability.

After more than two decades of success, the current owner is preparing to retire and is also facing health challenges, creating a unique opportunity for a qualified buyer to acquire this established, turnkey operation. With its prime downtown Hyannis location, diverse and loyal customer base, and long-standing reputation for quality and atmosphere, Yings Sushi Bar & Lounge stands out as one of Cape Cod's most appealing restaurant and nightlife acquisition opportunities.



# Specifications

*Yings Sushi Bar, 59 Center St, Hyannis, MA 02601*

**PRICE** \$235,000

**INDUSTRY** Restaurant

**LOCATION** Hyannis, Massachusetts

**YEARS IN BUSINESS** 26

**OWNERS** Tanida Suriyawong

**Building Size** 6,973 SF

**Year Built** 1950

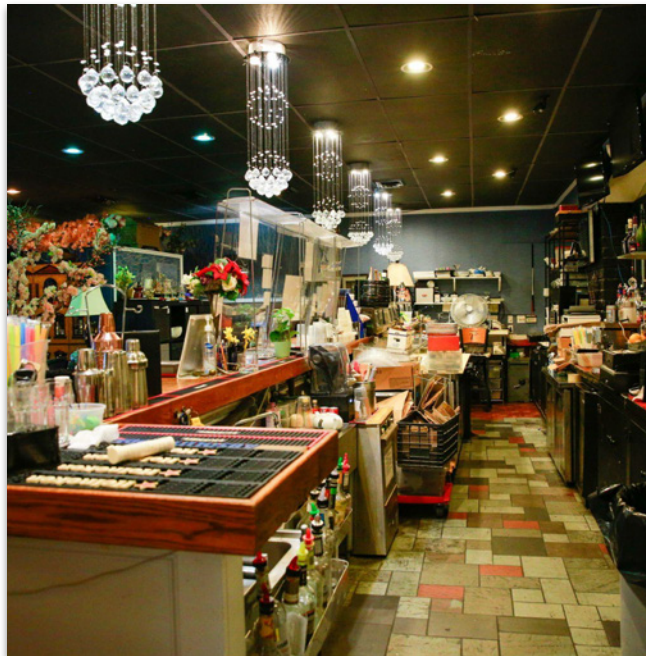
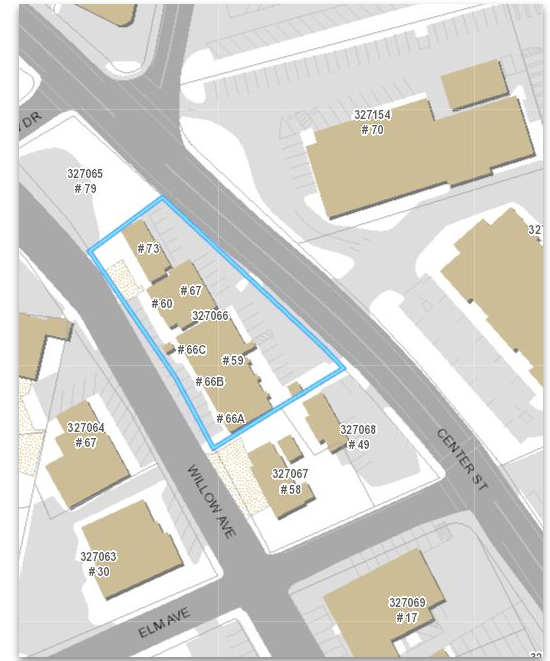
**Stories** 1

**Zoning** Commercial

**Property Type** Retail

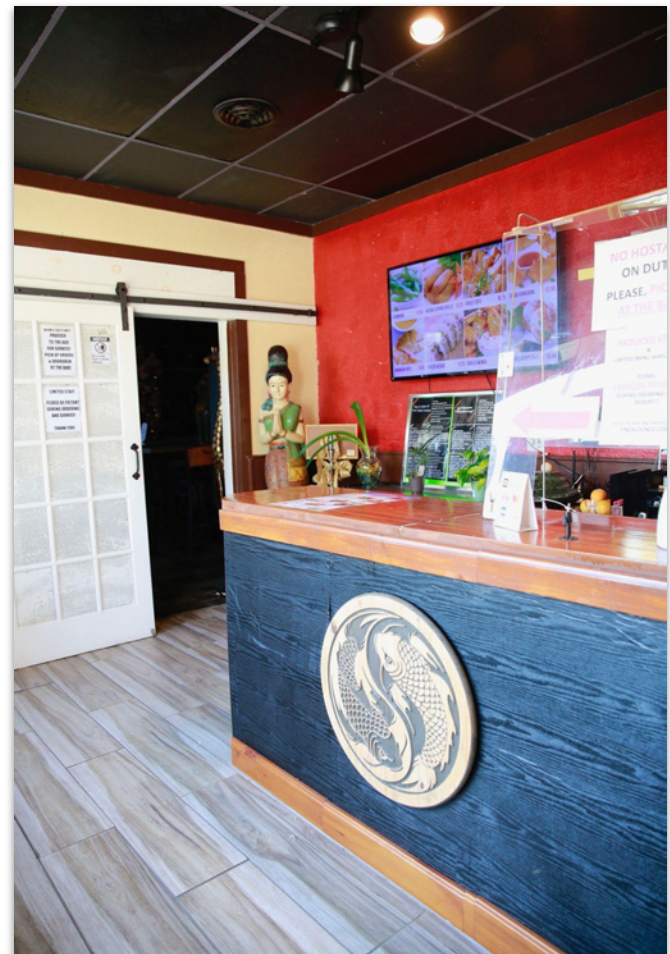
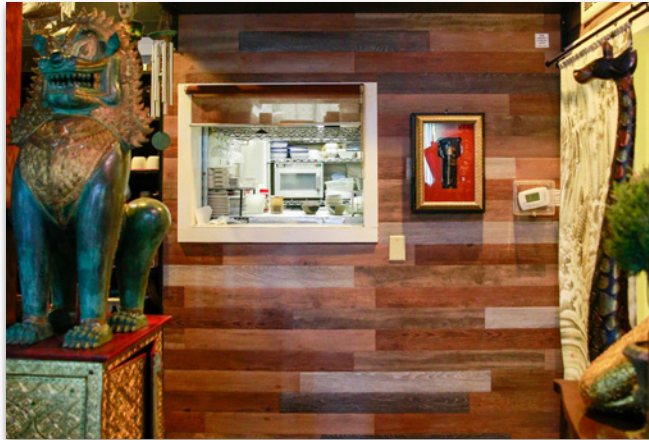
**Building Class** C

**Opportunity Zone** Yes!



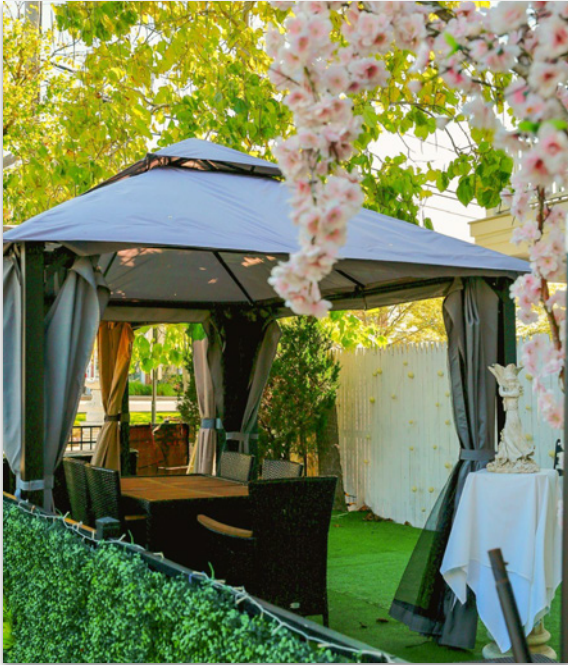
# Interior Restaurant Pictures

Yings Sushi Bar, 59 Center St, Hyannis, MA 02601



# Exterior Pictures

Yings Sushi Bar, 59 Center St, Hyannis, MA 02601



# Equipment List

*Yings Sushi Bar, 59 Center St, Hyannis, MA 02601*

## Refrigeration & Cold Storage

- Multiple reach-in refrigerators, freezers, and prep tables (Coldtech, True, Avantco, Beverage-Air, Frigidaire)
- Two sushi display cases (Hoshizaki, Oho Product Co.)
- Ice machines (Manitowoc, Ice-O-Matic)
- Bottle and wine coolers, ice cream and dessert display freezers

## Cooking & Food Preparation

- Gas range, wok range, and deep fryers (American Range, Pitco, CookRite)
- Griddle, charbroiler, and 20-foot stainless steel exhaust hood with fire suppression
- Microwaves (Panasonic, GE, Solwave), blenders (Vitamix, Hamilton Beach), and Robot Coupe food processor
- Commercial slicer, mixers, and small appliances

## Bar & Beverage Equipment

- Fully outfitted bar with stainless steel sinks, ice bins, speed rails, and liquor shelving
- Specialty equipment for bubble tea production (cookers, sealers, shakers, fructose dispenser)
- Multiple POS stations with touchscreens, printers, and cash drawers

## Furniture, Fixtures & Utility

- Stainless steel prep tables, sinks, dishtables, and utility carts
- Ingredient storage bins and mobile racks
- Multiple flat-screen TVs (40"–55"), stereo receivers, and speaker systems (BOSE, JBL)

## Technology & Entertainment

- POS system (Rpower), receipt and kitchen printers, Square terminals
- Audio and visual components for bar and lounge entertainment

Detailed List Available Upon Request



# OFFERING PRICE

---

The assets and goodwill of the business known as Yings Sushi Bar is offered for sale at \$235,000. The sale includes the inventory of items listed as owned by Yings Sushi Bar in this document, as well as its trademarked name, branding and signage. The sellers will assist in the transfer of licenses currently used by Yings Sushi Bar. Useable inventory will be sold to the buyer at the seller's invoice cost unless otherwise agreed upon.

# ASSESSMENT OF OPPORTUNITY

---

Yings Sushi Bar & Lounge presents significant growth potential for a new owner seeking to build on an already well-established foundation. The reintroduction of an entertainment license would allow the return of live events and music—previously a strong revenue driver and a key differentiator within the Hyannis dining scene. Expanding marketing efforts and strengthening the restaurant's digital presence could further elevate brand visibility and attract both local and seasonal customers. Additional opportunities lie in refining the menu, expanding catering and private event offerings, and forming partnerships with third-party delivery services to increase off-premise sales. Operational optimization and strategic promotion can further enhance profitability, making this an attractive opportunity for an experienced restaurateur or investor ready to take the business to its next level of success.

# SUBMISSION OF OFFERS

---

Commercial Realty Advisors, Inc. invites written offers for the Business known as Yings Sushi Bar. The assets, and goodwill are available. Offers should be submitted to Aaron Webb, 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 Yings Sushi Bar. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this acquisition.

## 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.

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

**COMMERCIAL REALTY ADVISORS**  
222 West Main St. Hyannis, MA  
508-862-9000 | comrealty.net  
Office ID: 518

**AARON WEBB**  
*Business Brokerage Associate*  
Cell: 774-238-0036  
AWebb@comrealty.net

## 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.



**LICENSE #6295**

