

OFFERING MEMORANDUM

**BUSINESS
FOR SALE**



Office ID: 536

Commercial
Realty Advisors

Assets, Inventory and Good Will of the business known as Market Street Bookshop is offered for Sale for \$300,000.

Executive Summary

Market Street Bookshop, 31 Market Street, Mashpee Commons, Cape Cod

Step into the world of literature and community with this established independent bookstore located in the heart of one of Cape Cod's most iconic lifestyle destinations. Known for its inviting atmosphere, carefully curated selection, and prime location within a premier shopping village, this bookshop offers a rare opportunity to own a cultural landmark in a setting that draws both locals and visitors year-round.

This turnkey business combines a strong heritage with untapped potential. The current owner has intentionally kept operations simple, focusing solely on book sales without expanding into events, online platforms, or complementary merchandise. For the next owner, this represents an exciting opportunity to introduce author signings, book clubs, specialty retail items, or e-commerce—all of which could elevate the brand and revenue.

Highlights include:

- **Prestigious Location** in a high-traffic, mixed-use shopping and dining destination.
- **Curated Inventory** of titles across genres, offering buyers a ready-to-sell collection.
- **Proven Community Value** with loyal local clientele and seasonal tourist demand.
- **Growth Potential** through events, digital sales, social media marketing, and expanded merchandise.
- **Turnkey Transition** with fixtures, systems, and goodwill in place.

Whether you are a bibliophile dreaming of stewarding a bookshop, a lifestyle entrepreneur seeking a meaningful venture, or a retailer looking to expand into Cape Cod's vibrant market, this business offers the chance to build upon a beloved foundation and make it your own.



Specifications

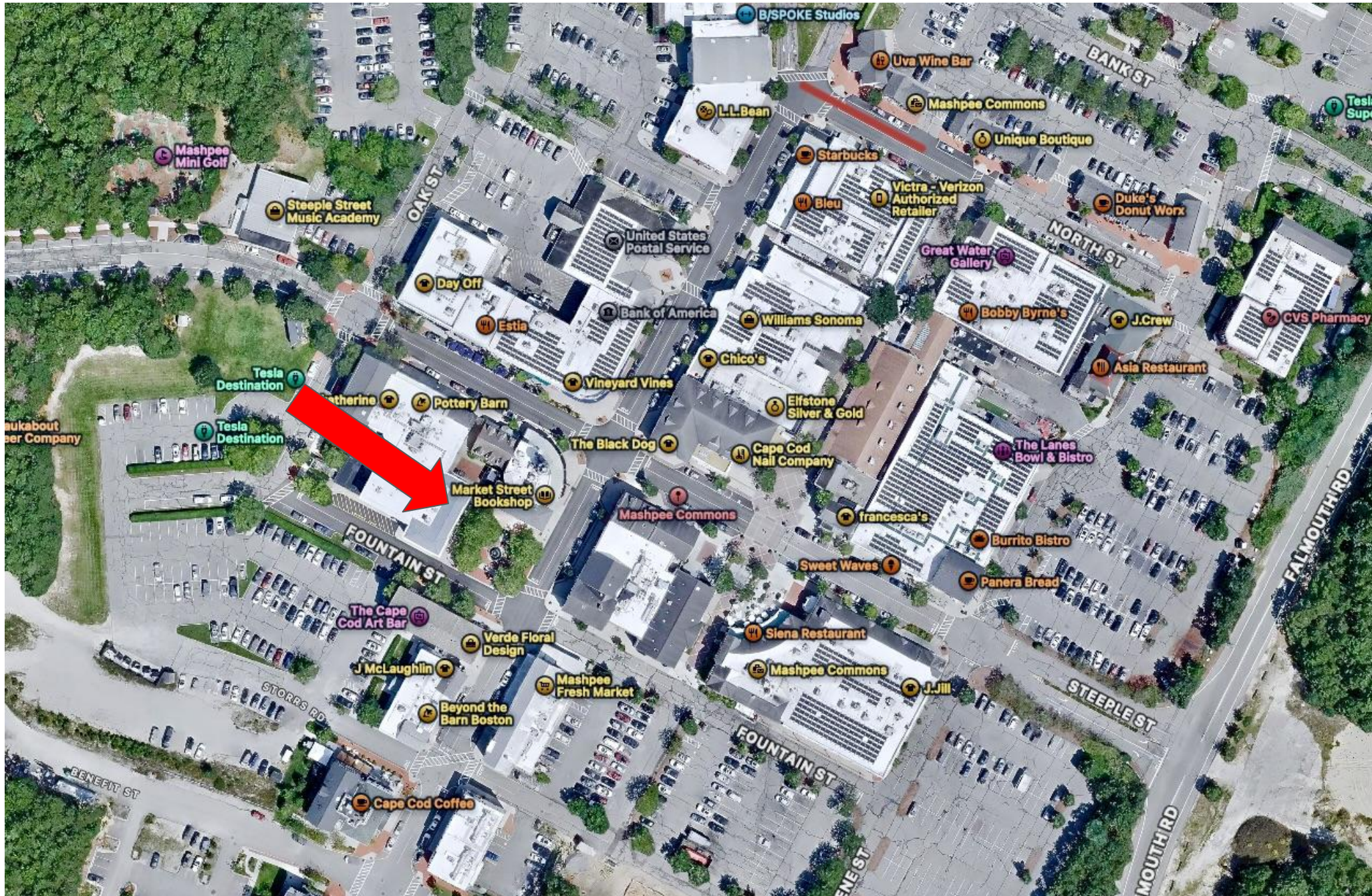
Market Street Bookshop, 31 Market Street, Mashpee Commons, Cape Cod

		Building Size	±2,060SF
PRICE	\$300,000	Year Built	1986
INDUSTRY	Retail Book Seller	Stories	1
LOCATION	Mashpee, Massachusetts	Zoning	Commercial
YEARS IN BUSINESS	15	Property Type	Retail
OWNERS	Cynthia O’Brien	Building Class	A
		Tenancy	Multiple



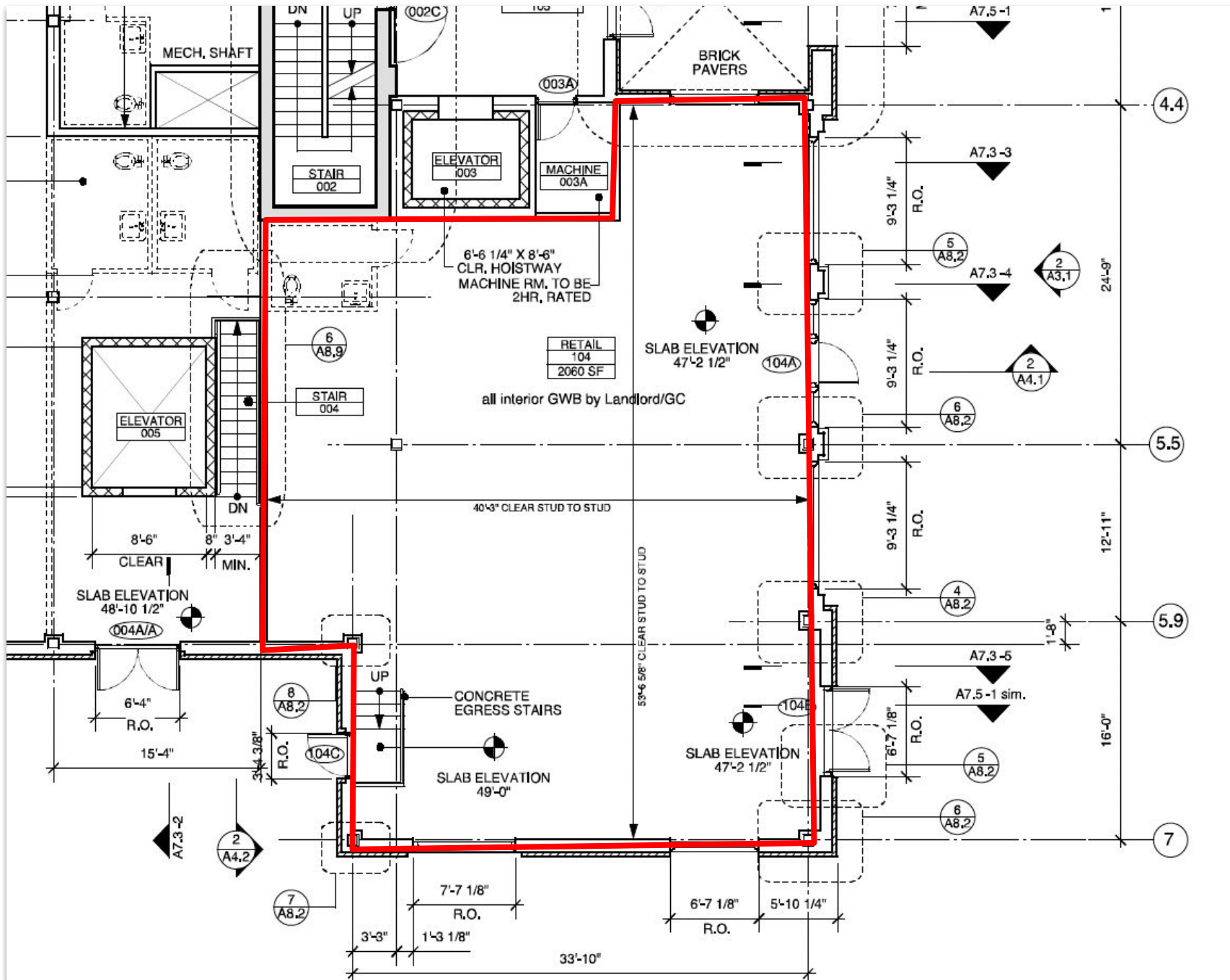
Location

Market Street Bookshop, 31 Market Street, Mashpee Commons, Cape Cod



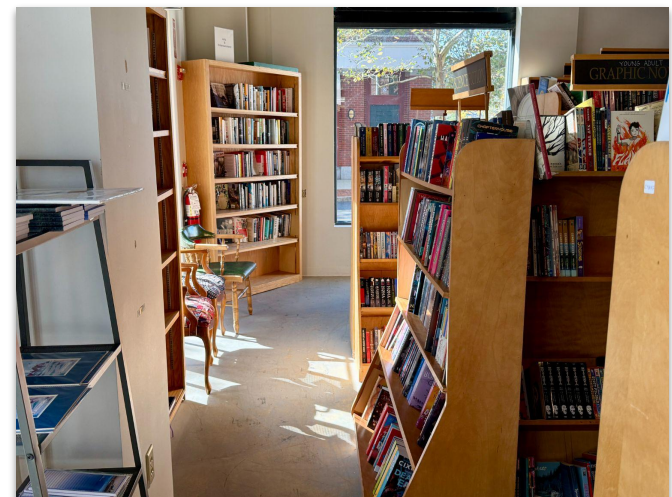
FLOOR PLANS

Market Street Bookshop, 31 Market Street, Mashpee Commons, Cape Cod



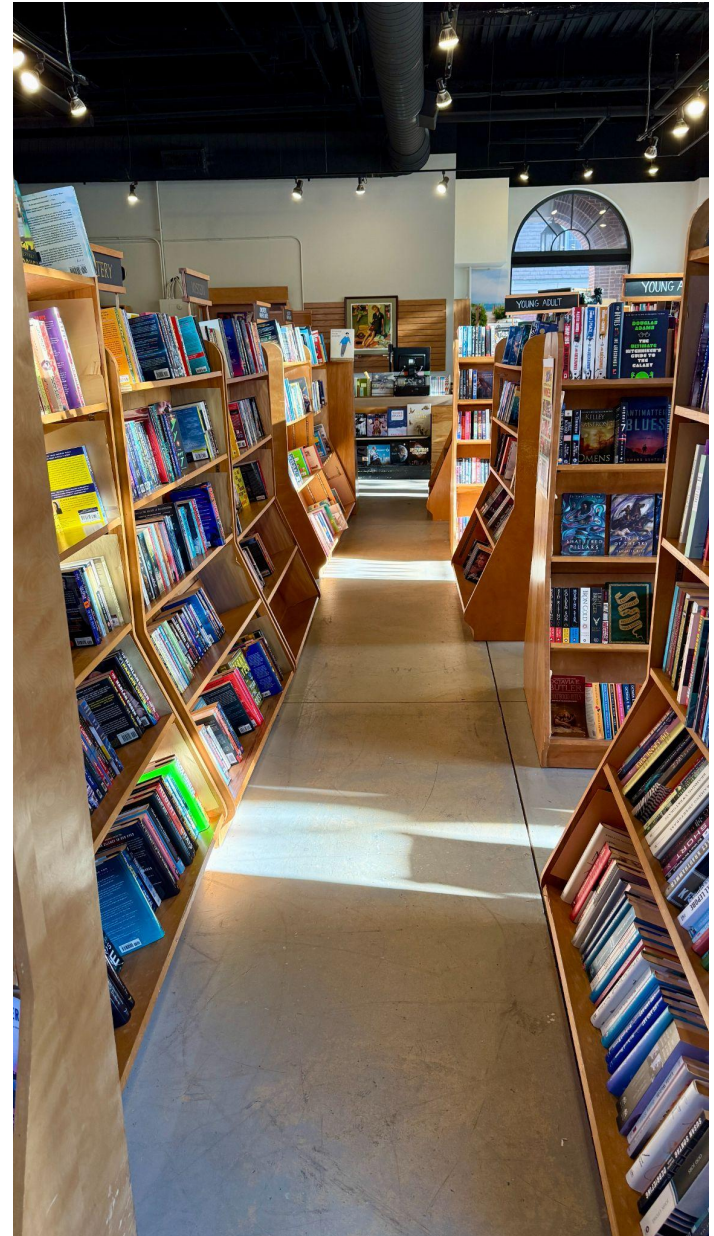
Interior Pictures

Market Street Bookshop, 31 Market Street, Mashpee Commons, Cape Cod



Computers: two full workstations: Hewlet Packard Hardware, cash drawers, receipt printers, bar code scanners. Runs on Windows 7 with QuickBooks Point of sale Software

- Brother Printer
- PAX credit card machine
- Verizon Modem
- 3 Library Carts
- Vtec cordless phone
- 9 Customer chairs
- 2 employee stools
- 3 display tables
- Fire extinguishers - 3
- 2 portable tables
- 8 folding child chairs
- 8 folding adult chairs
- Wooden wall display 48 tall bookcases
- 42 shorter bookcases, total of 497 shelves
- associated genre signage
- floor mats for behind the counter and door
- 3 card spinners
- 1 antique schoolhouse desk
- Multiple book ends, book stands, stands for signs



OFFERING PRICE

The assets and goodwill of the business known as Market Street Bookshop is offered for sale at \$300,000. The sale includes the inventory of items listed as owned by Market Street Bookshop in this document, as well as its trademarked name, branding and signage. The sellers will assist in the transfer of licenses currently used by Market Street Bookshop. Useable inventory will be sold to the buyer at the seller's invoice cost unless otherwise agreed upon.

ASSESSMENT OF OPPORTUNITY

Market Street Bookshop offers a unique opportunity to acquire an established independent bookstore in the heart of Mashpee Commons, one of Cape Cod's premier lifestyle destinations. Its prime location benefits from heavy year-round local traffic and a strong seasonal tourist population, ensuring steady footfall and visibility.

While the shop has operated with a streamlined model focused solely on book sales, significant growth potential remains untapped. A new owner could readily expand sales through online platforms, social media integration, author events, community book clubs, and the introduction of complementary merchandise such as gifts, stationery, or café services. These enhancements align with current industry trends and could elevate both customer engagement and average transaction value.

The formula for success in its current concept is easily transferable. At the same time, the location and build-out are adaptable to changes in configuration or concept, supported by existing fixtures, shelving, and store infrastructure. With a respected presence, strong goodwill, and a desirable Cape Cod address, Market Street Bookshop represents both a lifestyle investment for bibliophiles and a scalable retail platform for experienced operators.

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. invites written offers for the Business known as Market Street Bookshop. The Assets, Inventory and Goodwill are available. Offers should be submitted to Daniel Button , 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 Market Street Bookshop. 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: 536

Daniel Button
Executive Vice President
Cell: 508-560-5259
djabutton@comrealty.net

LICENSE #6295
 **MLS**
REALTOR | MULTIPLE LISTING SERVICE

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:

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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.



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