



BUSINESS OFFERING MEMORANDUM

The Piccadilly
1105 Route 28, Yarmouth, MA

This business is offered for sale for:

\$150,000

Real estate may also be available for purchase. Please inquire with Aaron Webb.

Commercial
Realty Advisors

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www.ComRealty.net
www.CapeCodBusinessBroker.com

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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!



LOCATION

South Yarmouth



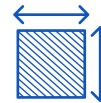
BUSINESS HOURS

6:00 AM - 2:00 PM
Every Day



WEBSITE

www.thepiccadilly.net



PREMISES

3,842 SF



HISTORY

40+ Years in Business



ASKING PRICE

\$150,000 for the Business
\$1.25m for the Real Estate



LEASE

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

PROPERTY SPECIFICATIONS



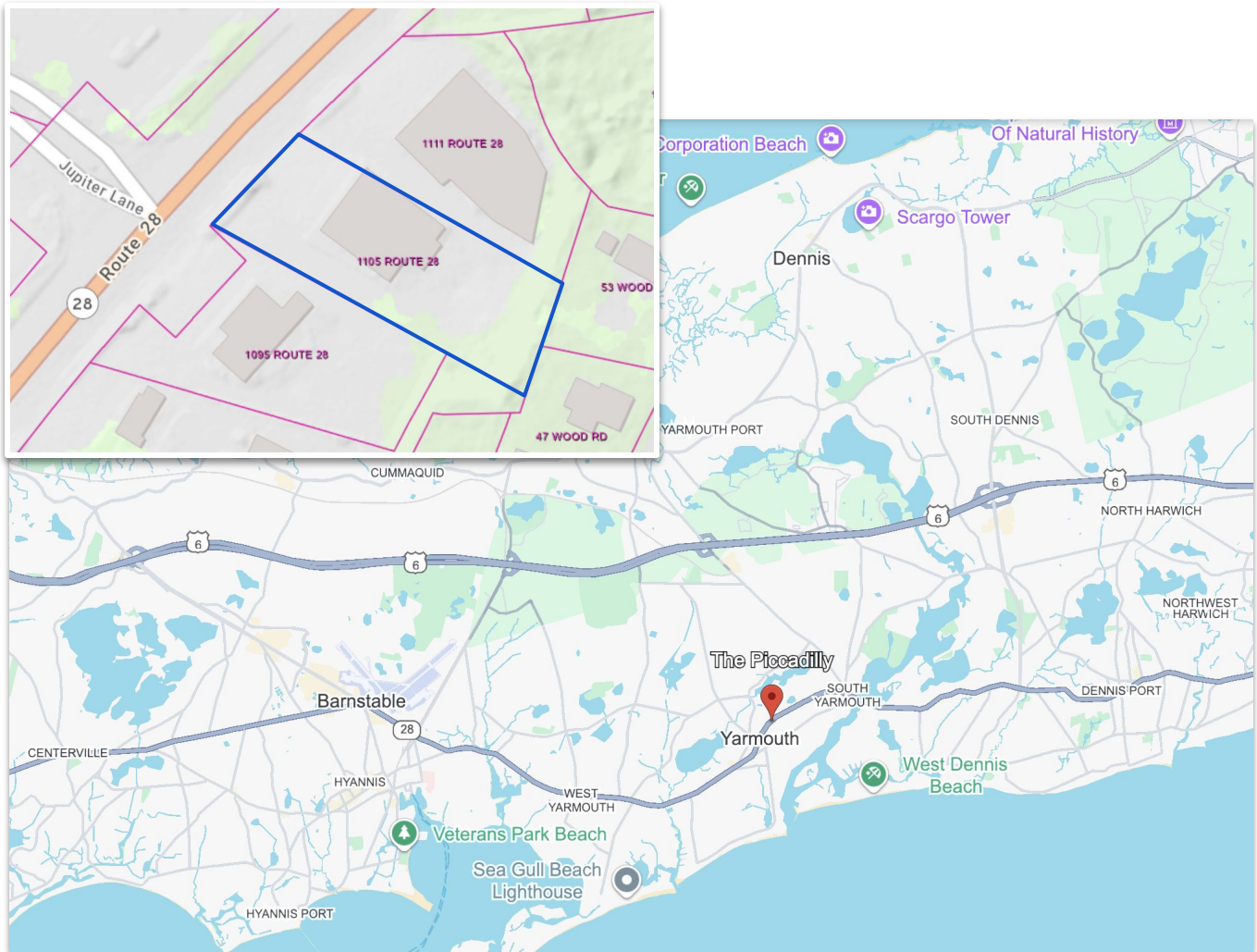
Parcel ID	290/071
Address	1105 Route 28, South Yarmouth, MA 02664
Style	Restaurant
Book/Page	D1502179
Land Use Code	3260 - REST/CLUBS
Zoning	VC Village Center
Lot Size	0.52 Acres
Building Size	±3,842 SF
Year Built	1955
Utilities	Public water; Gas; Septic
Capacity	80 Customers



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.

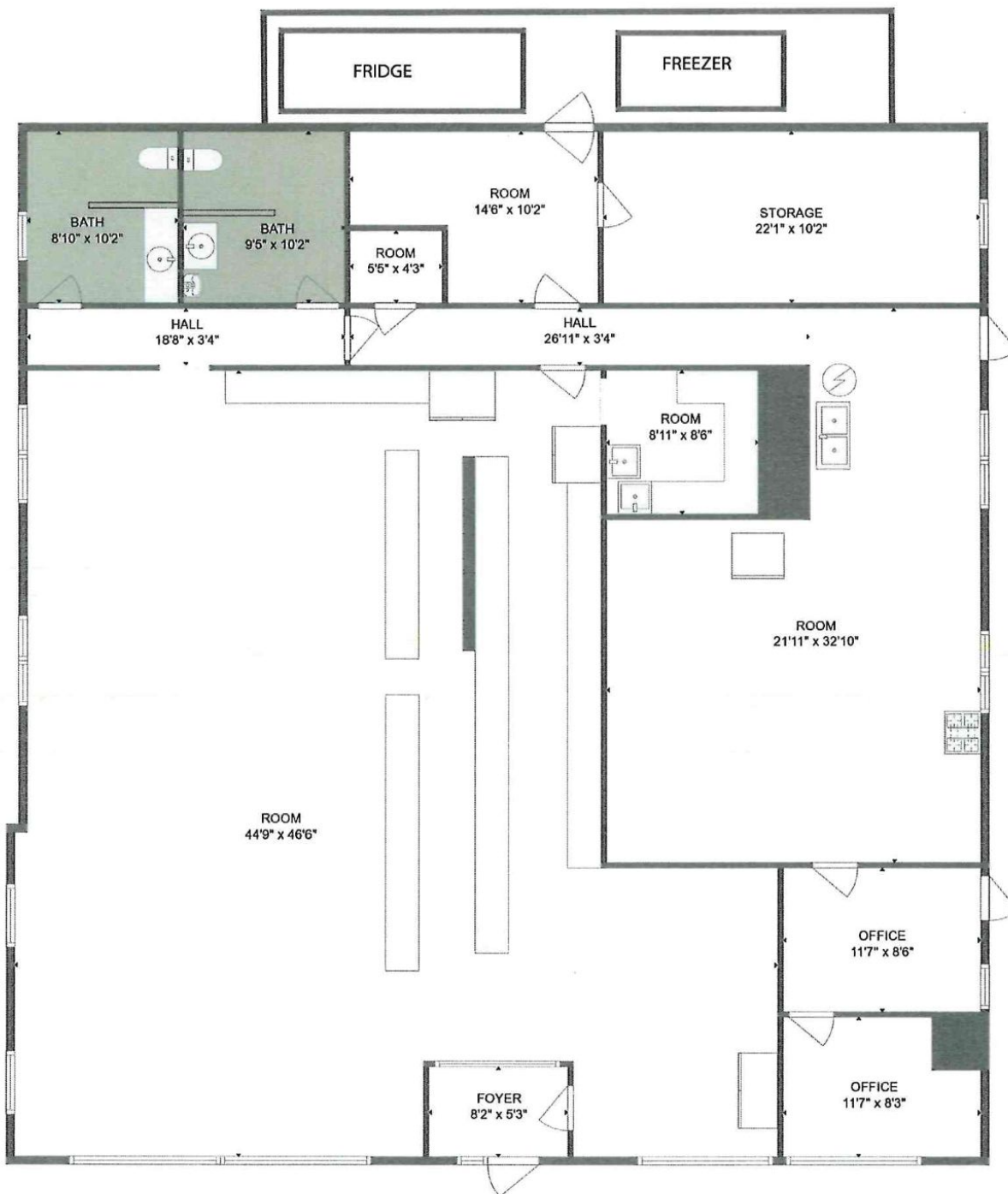
LOCATION: SOUTH YARMOUTH, MASSACHUSETTS



PRIME LOCATION ON CAPE COD

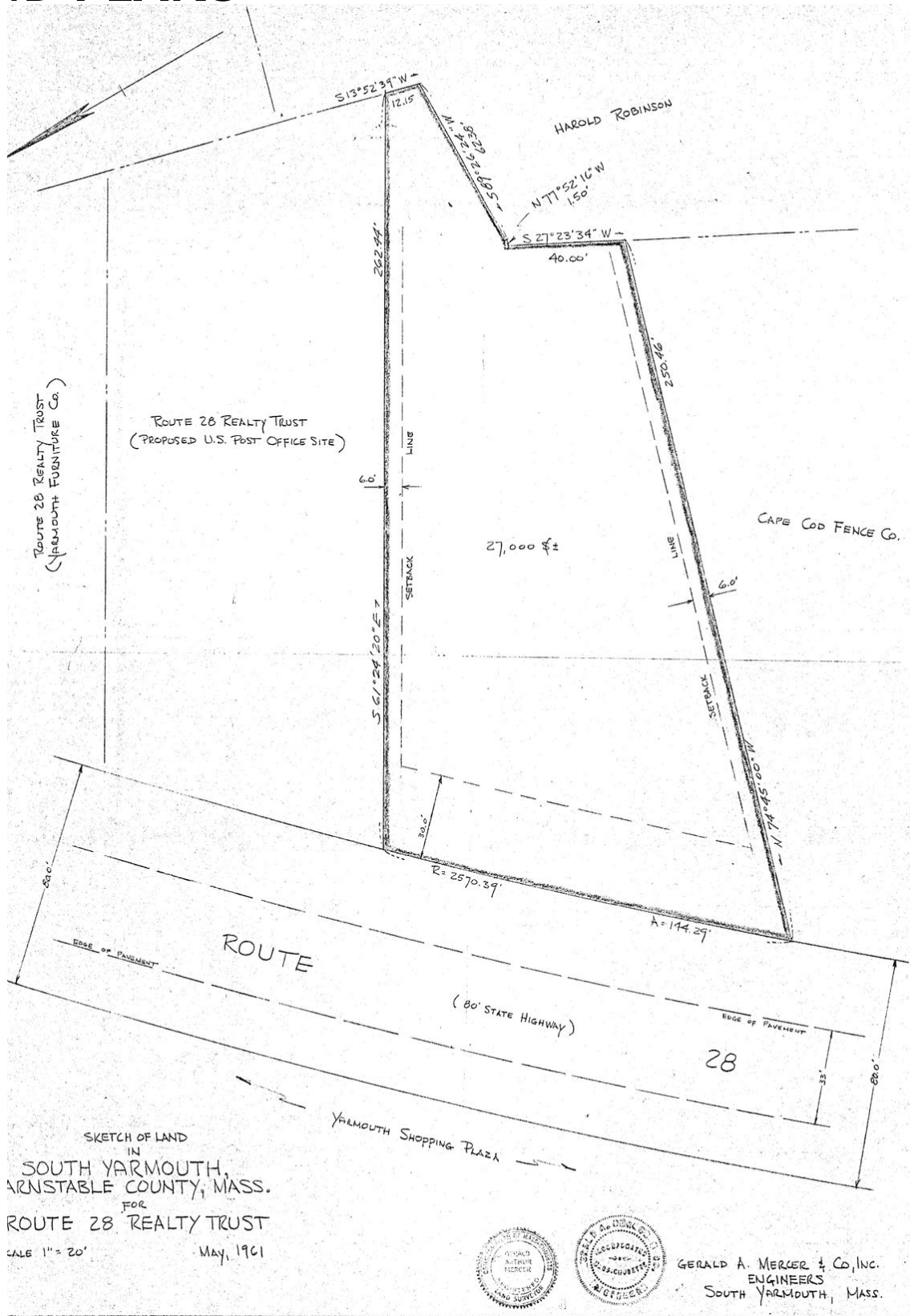
Situated directly on Route 28, across from the busy Shaw's supermarket at **1105 Route 28**, the property benefits from steady local and seasonal traffic, ample on-site parking, and strong roadside visibility within one of Cape Cod's highest-traveled commercial corridors.

FLOOR PLANS

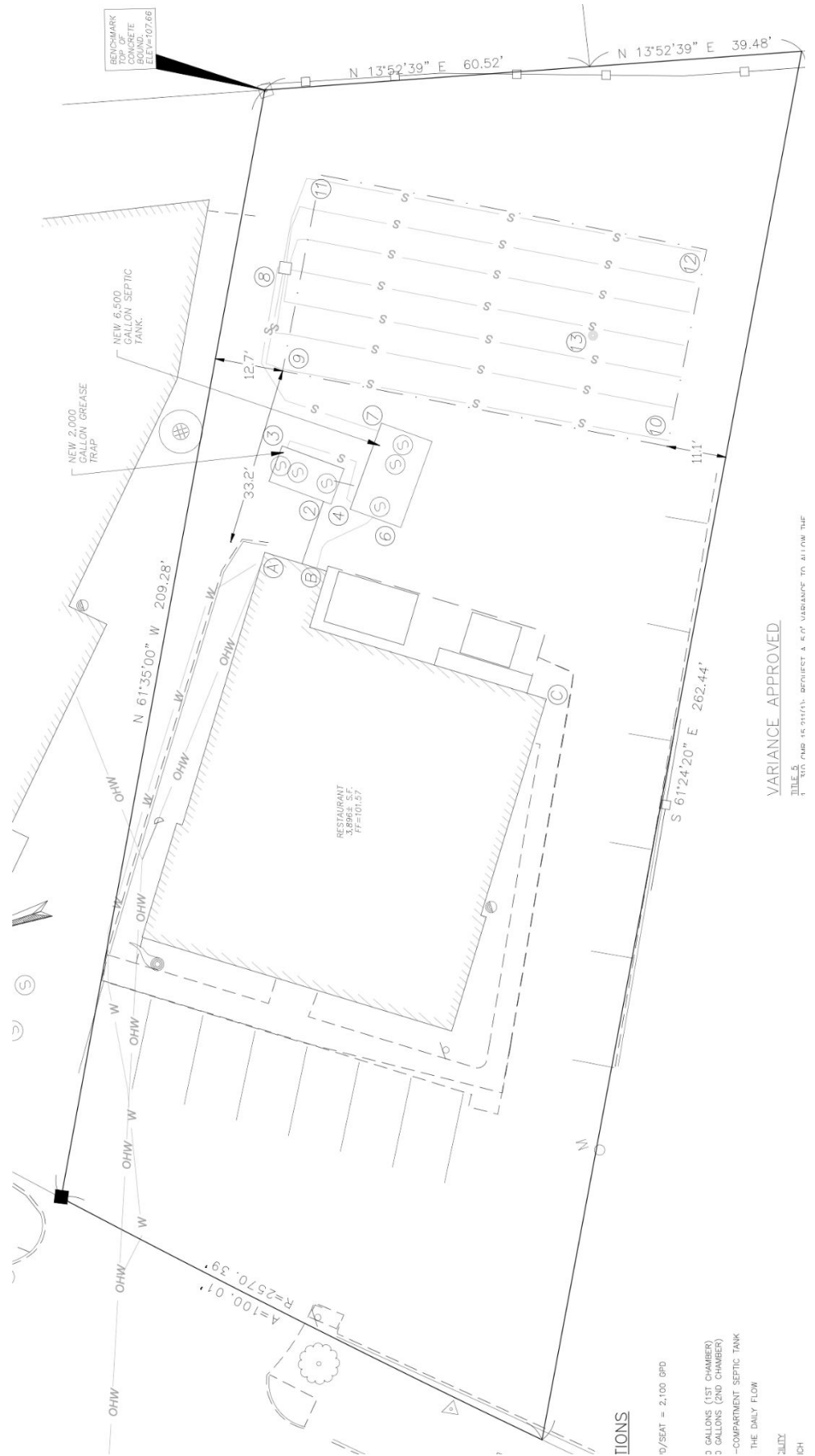


GROSS INTERNAL AREA
 FLOOR 1: 3181 sq. ft
 EXCLUDED AREAS: STORAGE: 224 sq. ft
 TOTAL: 3181 sq. ft
 Size and dimensions are approximate. Actuals may vary.

LAND PLANS


 GERALD A. MERCER & CO., INC.
 ENGINEERS
 SOUTH YARMOUTH, MASS.

SITE PLANS





OFFERING MEMORANDUM
1105 Route 28, South Yarmouth, MA 02664



Property Location
Vision ID 7572

1105 ROUTE 28

Account # 7572

Map ID 50/111/11

Bldg # 1

Bldg Name
Sec # 1 of 1

State Use 3260
Print Date 1/6/2025 12:

CURRENT OWNER

1105 MAIN LLC

10 JAN SEBASTIAN DR UNIT 3

SANDWICH MA 02563

TOPO

1 Level

2 Public Water

4 Gas

6 Septic

STRT / ROAD

1 Paved

4 Bus. District

LOCATION

4 Bus. District

UTILITIES

1 Paved

4 Gas

6 Septic

SUPPLEMENTAL DATA

Alt Prcl ID 44/P0011/11

MISC 190

SEWER P PHASE 1

CONTRAC CONTRACT 2

PLAN # 217A-217

ZIP CODE 2664:

GIS ID M_308190_824342

Assoc Pld#

VOTE
VOTE DATE
PRIVATE

CURRENT ASSESSMENT

Code 3260

Description COMMERC.
COM LAND

Assessed 310,200

Appraised 321,600

Assessed 310,200

Appraised 321,600

815

YARMOUTH, MA

RECORD OF OWNERSHIP

1105 MAIN LLC

CAPE DELI FOODS INC

CAPE DELI FOODS INC

BK-VOL/PAGE

D1502179 0

302603 0

0

SALE DATE

05-15-2024

09-06-2021

Q/U

U

U

I

V/I

I

I

I

SALE PRICE

1,106,250

0

0

VC

1U

0

0

PREVIOUS ASSESSMENTS (HISTORY)

Total 631,800

631,800

631,800

631,800

EXEMPTIONS

Year Code Description Amount

2025 3260 3260

Total 631,800

631,800

631,800

631,800

OTHER ASSESSMENTS

Year Code Description Number Amount

2025 3260 3260

Total 631,800

631,800

631,800

631,800

ASSESSING NEIGHBORHOOD

Nbhd K

Nbhd Name

B

Tracing

Batch

NOTES

60 SEAT CAPACITY PER HEALTH 2023

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 299,800

Appraised Xf (B) Value (Bldg) 3,100

Appraised Ob (B) Value (Bldg) 7,300

Appraised Land Value (Bldg) 321,600

Special Land Value 0

Total Appraised Parcel Value 631,800

Valuation Method C

BUILDING PERMIT RECORD

Permit Id Issue Date Type Description Amount

22-003284 12-09-2021 W/IN Windows 4,000

16-002546 10-30-2015 RF Re-Roof 3,000

593 09-19-1997 CM Commercial 15,000

Comments Repairs- Replacement of 10 w/ strip and reroof, 10 squares, p REROOF

Date 01-09-2014 01-01-2014 06-08-2004 10-03-1995

Id DK BH GM JF

Type 01

Is 1

Cd 01

Purposl/Result Measur+1Visit C/ CY CYCLICAL 2014 Measur+Listed Measur+Listed

LAND LINE VALUATION SECTION

B Use Code Description Zone Land Type Land Units Land Value

1 3260 REST/CLUBS M 22,651 SF 14.20 1.00000 K 1.00 K 1.000 14.2 321,600

Total Card Land Units 0.52 AC Parcel Total Land Area: 0.52 Total Land Value 321,600

CONVERTED POST OFFICE

I/A

631,800

VISION

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							
Roof Cover 04		Irregular					
Interior Wall 1 05		T+G/Rubber					
Interior Wall 2		Drywall/Sheet					
Interior Floor 1 05							
Interior Floor 2 14		Vinyl/Asphalt					
Heating Fuel 03		Carpet					
Heating Type 04		Gas					
AC Type 01		Forced Air-Duc					
Bldg Use 3260		None					
Total Rooms 00		REST/CLUBS M94					
Total Bedrms 00							
Total Baths 0							
Heat/AC 00							
Frame Type 03		NONE					
Baths/Plumbing 02		MASONRY					
Ceiling/Wall 06		AVERAGE					
Rooms/Prtns 02		CEIL & WALLS					
Wall Height 12.00		AVERAGE					
% Comm Wall 0.00							
1st Floor Use: 3260							

12

12

12

12

11

46

53

41

22

22

60

1

1

23

CLP

ULP

BAS

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	Undeprec 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				
Ttl Gross Liv / Lease Area		3,842	4,250	3,951		422,203				





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