

Commercial  
**Realty Advisors**

**OFFERING MEMORANDUM**

**BUSINESS+  
REAL ESTATE  
FOR  
SALE**

**Gateway Graphics**

Successful Silkscreen, Embroidery,  
& Vinyl Wrapping Business In  
Wareham, MA



*Gateway Graphics*  
We Bring Legos To Life!

*Open*

**2741 Cranberry Highway**

**WAREHAM, MA**

**INVESTMENT**

**\$499,000**

**AREA**

**± 2,150 Sq. Ft.  
± 0.65 Acre Lot**

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SMALL BUSINESS - COMMERCIAL - RECREATIONAL

## LETTERING

ANY VEHICLE

Trucks Cars Boats Trailers

A white truck with a yellow and red trailer, advertising 'M&L TOOLS'. The trailer has a large graphic of a red truck and the text 'M&L TOOLS'.

**GATEWAY GRAPHICS**  
WAREHAM (508) 295-7570

**Gateway Graphics** presents a rare opportunity to acquire a long-established, profitable, full-service printing and sign business serving Wareham and the surrounding South Coast market. Offered for sale at **\$499,000 for the business and the real estate it operates out of**, this turn-key operation has been owned and operated by Guy Diantonio since 2000 and has built a strong reputation for quality workmanship, dependable turnaround times, and long-standing commercial relationships.

The business specializes in a broad range of printing, branding, and signage services, with screen printing and embroidery representing the primary revenue drivers of the operation.

## Core Services

- Screen Printing
- Embroidery
- Vehicle Wraps
- Boat Lettering
- Commercial Signage
- Real Estate Signs
- Banners & Promotional Graphics
- Wall Wraps
- Feather Flags
- Custom Branding Solutions

## Business Highlights

- Established and operating under current ownership since 2000
- Well-known local and regional brand with repeat clientele
- Four full-time employees plus additional seasonal staffing
- Strong production pipeline with consistent workflow
- Manual screen printing division reportedly booked months in advance during peak periods
- Valuable operating inventory included in sale
- Turn-key opportunity with existing systems and infrastructure in place

## Opportunity

This offering is well suited for:

- An owner-operator seeking an established business
- A strategic buyer looking to expand into the South Coast market
- An existing print or signage company seeking additional capacity and clientele
- An entrepreneur pursuing a scalable, service-based business with an established customer base

With over two decades of operating history, recurring business relationships, and consistent market demand for custom printing and branding services, Gateway Graphics represents a compelling business acquisition opportunity.



## BUSINESS NAME

Gateway Graphics



## INDUSTRY

Screen Printing



## LOCATION

Wareham, Massachusetts



## BUSINESS HOURS

Monday ~ Friday 7:30-5:00  
Closed Weekends



## WEBSITE

<https://gatewaygraf.com/>



## PREMISES

2,150 SF



## OWNER

GUY DIANTONIO



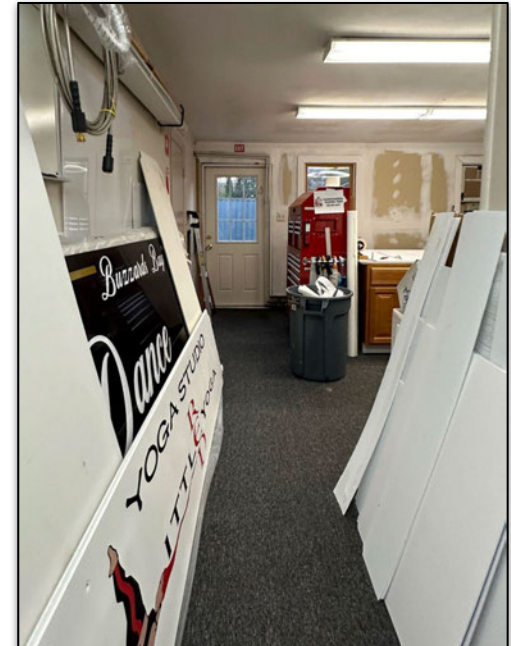
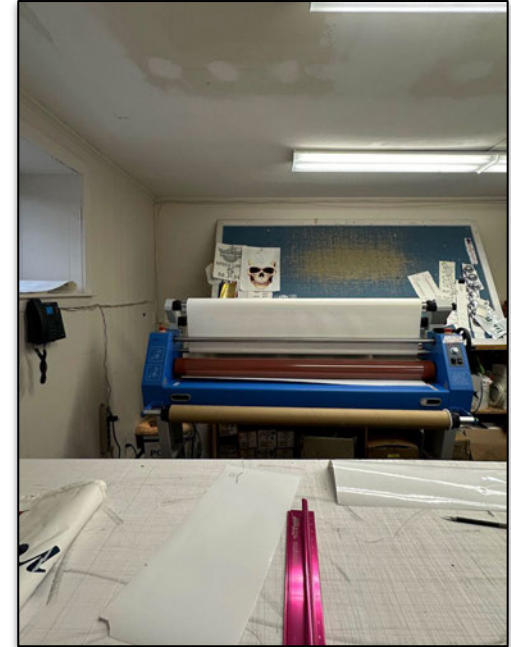
## HISTORY

20+ Years in Business



## ASKING PRICE

\$499,000

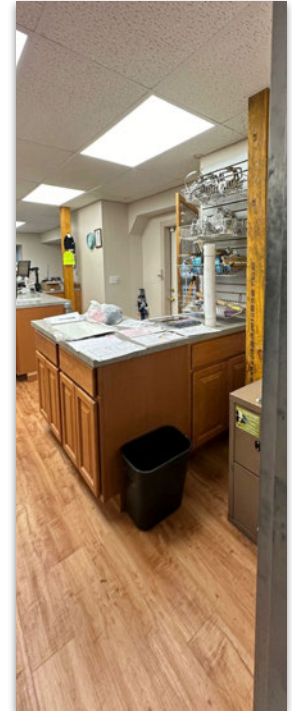
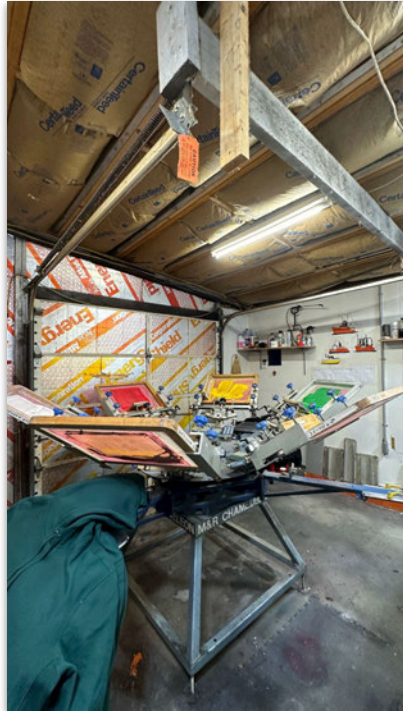


## Market & Growth Opportunities

Gateway Graphics offers significant upside potential through expanded commercial sales efforts, increased digital marketing, and additional production capacity. Opportunities exist to grow recurring revenue by targeting contractors, schools, restaurants, marine businesses, and corporate apparel accounts throughout the South Coast and Cape Cod markets. The company's established reputation in screen printing, embroidery, vehicle wraps, and signage, combined with existing subcontracting relationships and strong seasonal demand, positions the business well for a buyer seeking to scale operations, modernize marketing, or pursue larger-volume contracts.

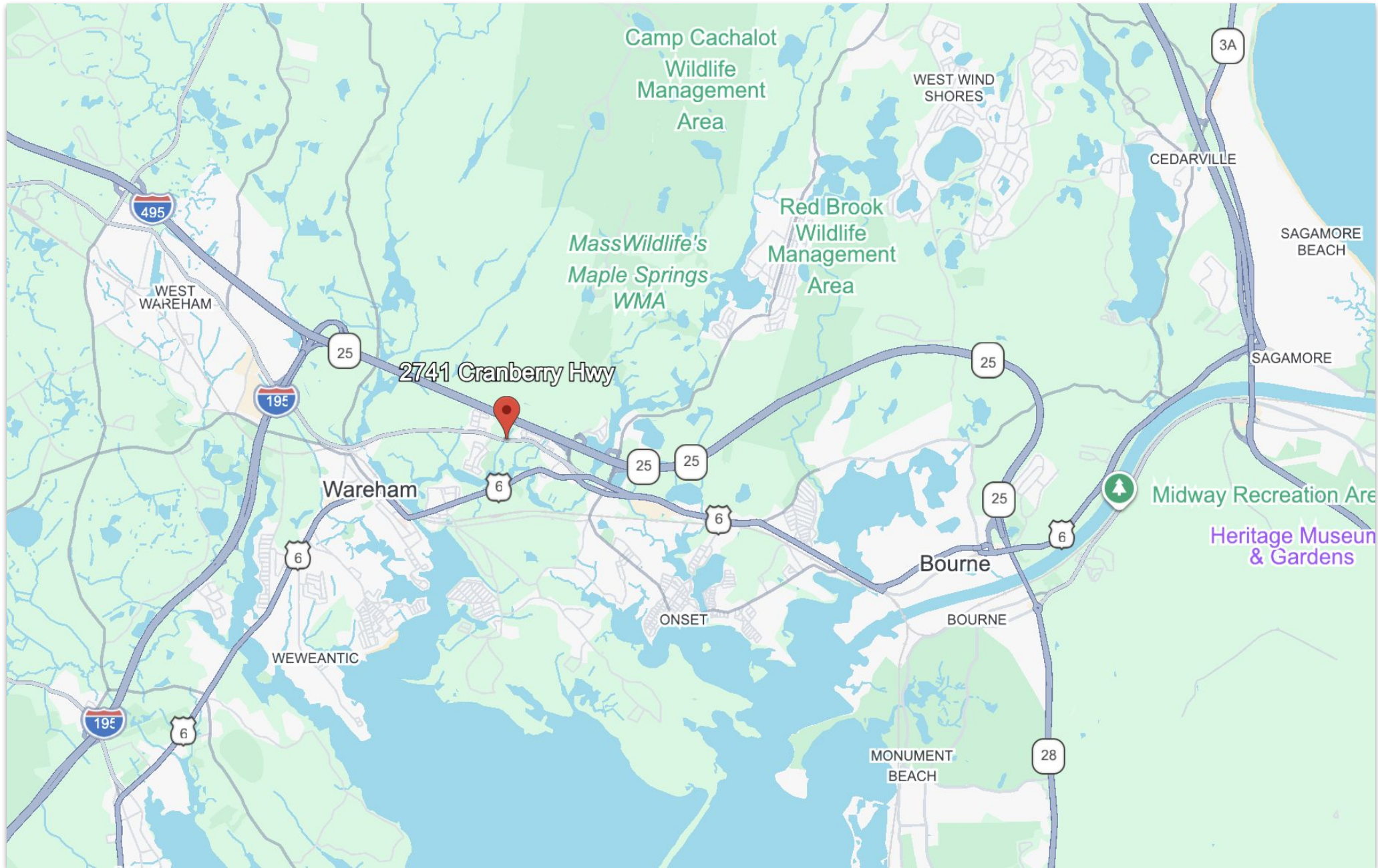
# EQUIPMENT LIST

- 4 Head Embroidery Machine
- 16" X 16" Spot Dryer
- 18" X 18" Spot Dryer
- 16" X 16" Heat Press
- 20" X 20" Heat Press
- Hat Heat Press
- Belt Dryer #2410 ( New heating elements 2018)
- 6- Color Tee Shirt Press
- 4- Color Tee Shirt Press
- 24" Vinyl Cutter
- 54" Vinyl Printer and Ploter
- 54" Laminator
- 28 Assorted Screen Pallets
- Exposure table
- 36" X 36" Light Table



# PROPERTY LOCATION

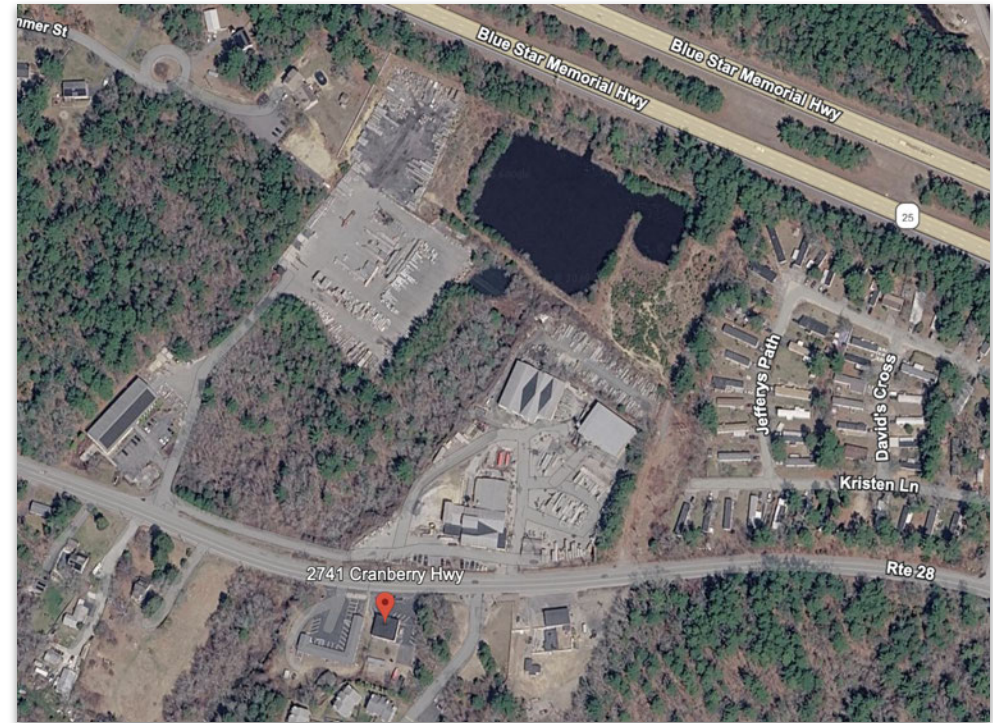
2741 Cranberry Hwy, Wareham, MA 02571



# PROPERTY SPECIFICATIONS

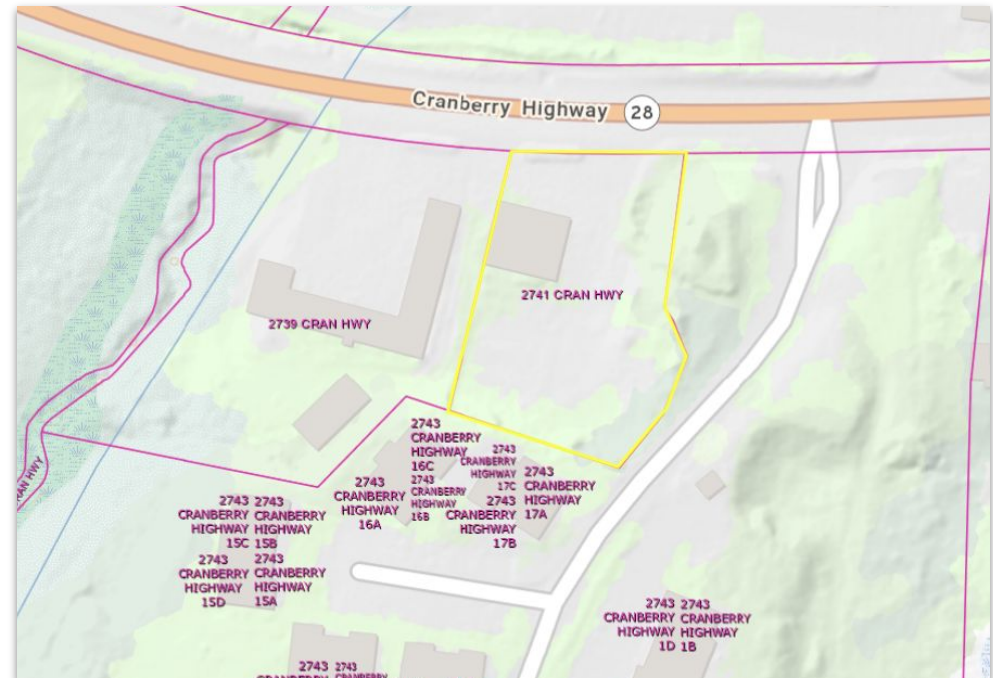
2741 Cranberry Hwy, Wareham, MA 02571

Property Detail	Information
Address	2741 Cranberry Hwy, Wareham, MA 02571
Year Built	1940
Size	±2,150 SF
Acreage	±0.65 Acres
Stories	1 Story
Style	Retail/Service Building
Book/Page	22635/0014
Parcel ID	133 / 1005 / 0
Zoning	CS - Commercial Strip
Land Assessment	\$156,900
Building Assessment	\$151,400
Total Assessment	\$308,300



## Features

- Reception and administrative office area
- Open production workspace
- Dedicated equipment and fabrication rooms
- Counter/workstation areas
- Two restrooms
- Rear access and loading functionality
- On-site paved parking area
- Fenced side/rear yard components



## Interior & Building Features

The interior reflects a functional owner-operated commercial environment with a combination of office finishes and operational workspace. Production areas offer efficient workflow layouts with wide-span work tables, equipment zones, and durable flooring surfaces designed for commercial use.

Notable building features include:

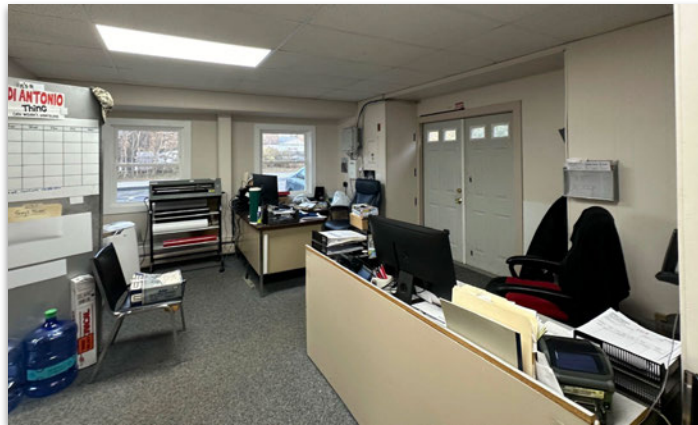
- ±2,150 SF single-story commercial building
- Retail/service building classification
- Vinyl siding exterior
- Wood frame construction
- Flat roof structure
- Gas heat with hot water system
- Multiple wall-mounted A/C units
- Approximately 12-foot interior wall height
- Two bathrooms
- Suspended ceiling systems
- Mix of vinyl plank, vinyl tile, carpet, and utility flooring
- Rear overhead/loading access
- Asphalt paved parking area
- Chain-link fencing
- Existing signage infrastructure

The current setup allows a future operator to occupy the space with minimal configuration depending on use.



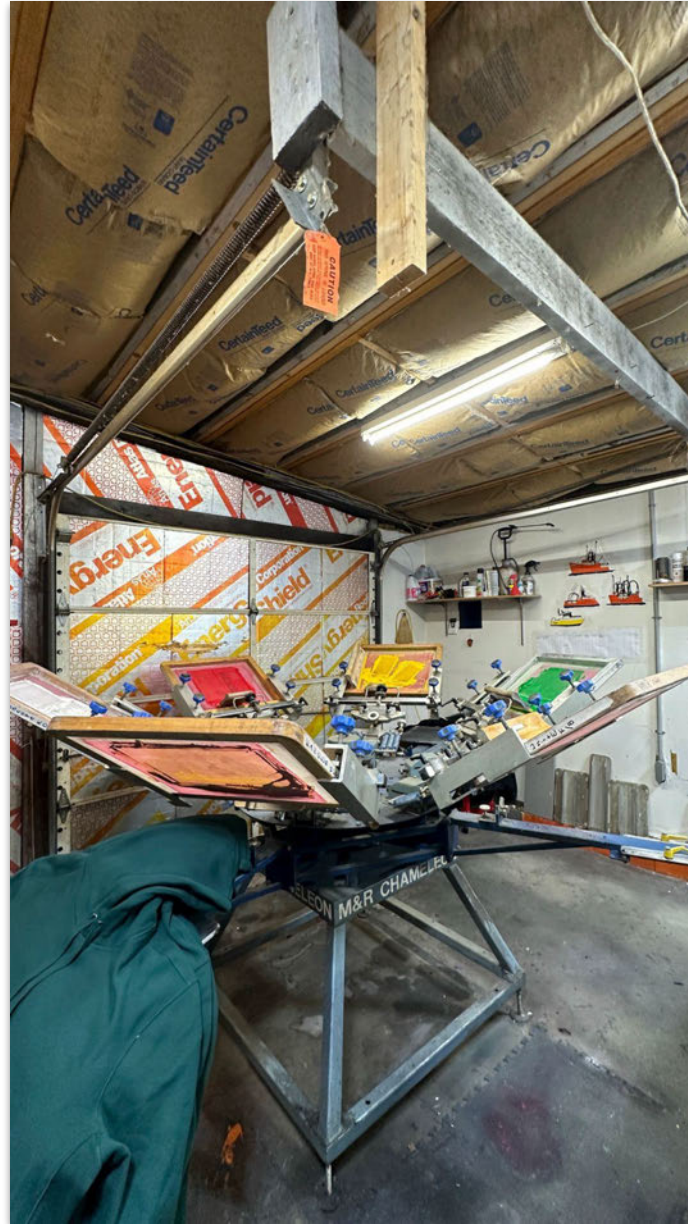
# INTERIOR PICTURES

2741 Cranberry Hwy, Wareham, MA 02571



# INTERIOR PICTURES

2741 Cranberry Hwy, Wareham, MA 02571



# EXTERIOR PICTURES

2741 Cranberry Hwy, Wareham, MA 02571



# FIELD CARD

2741 Cranberry Hwy, Wareham, MA 02571

## 2741 CRAN HWY

Location 2741 CRAN HWY

Mblu 133 / 1005 /

Acct#

Owner DIANTONIO GUY G TRUSTEE

Total Market Value \$308,300

Appraisal \$308,300

PID 14184

Building Count 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2026	\$151,400	\$156,900	\$308,300
Assessment			
Valuation Year	Improvements	Land	Total
2026	\$151,400	\$156,900	\$308,300

### Owner of Record

Owner DIANTONIO GUY G TRUSTEE  
 Co-Owner CGD REALTY TRUST  
 Address 2741 CRANBERRY HWY  
 WAREHAM, MA 02571

Sale Price \$185,000  
 Certificate  
 Book & Page 22635/0014  
 Sale Date 08/15/2002  
 Instrument 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DIANTONIO GUY G TRUSTEE	\$185,000		22635/0014	00	08/15/2002
NATIONAL PROPANE LP	\$125,000		14530/0092	1H	07/23/1996
HOME GAS CORP OF NEW BEDFORD	\$1		3519/0428		01/01/1901

### Building Information

#### Building 1 : Section 1

Year Built: 1940  
 Living Area: 2,150  
 Replacement Cost: \$229,061

Building Percent Good: 63  
 Replacement Cost  
 Less Depreciation: \$144,300

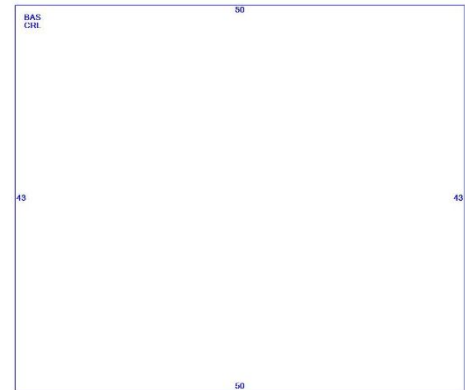
Building Attributes	
Field	Description
Style:	Retail/Service
Model	Commercial
Grade	Ave
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Panel
Interior Wall 2	
Interior Floor 1	Vinyl Tile
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Unit/AC
Bldg Use	RETAIL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3220
Heat/AC	Heat Only
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Corn Wall	0.00

### Building Photo



<https://images.vgsi.com/photos2/WarehamMAPhotos/A0006V28V38.jpg>

### Building Layout



[\(ParcelSketch.aspx?pid=14184&bid=14184\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,150	2,150
CRL	Crawl Space	2,150	0
		4,300	2,150

# FIELD CARD

2741 Cranberry Hwy, Wareham, MA 02571

## Land Use

**Use Code** 3220  
**Description** RETAIL MDL-94  
**Zone** SC  
**Neighborhood** 5000  
**Alt Land Appr** No  
**Category**

## Land Line Valuation

**Size (Acres)** 0.65  
**Frontage** 0  
**Depth** 0  
**Total Market Land** \$156,900  
**Appraised Value** \$156,900

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			3000.00 S.F.	\$4,500	1
FN3	FENCE-6' CHAIN			150.00 L.F.	\$2,300	1
SGN2	DOUBLE SIDED			12.00 S.F.&HGT	\$300	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2026	\$151,400	\$156,900	\$308,300
2025	\$143,700	\$156,900	\$300,600
2024	\$108,500	\$124,100	\$232,600

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$151,400	\$156,900	\$308,300
2025	\$143,700	\$156,900	\$300,600
2024	\$108,500	\$124,100	\$232,600

# OFFERING PRICE

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The assets and goodwill of the business known as Gateway Graphics is offered for sale at \$200,000. The sale includes the inventory of items listed as owned by Gateway Graphics in this document, as well as its trademarked name, branding and signage, agreement not to compete as may be negotiated between buyer and sellers, and a reasonable period of transition assistance which also as may be negotiated between buyer and sellers. The sellers will assist in the transfer of licenses currently used by Gateway Graphics. Useable inventory will be sold to the buyer at the seller's invoice cost unless otherwise agreed upon.

# ASSESSMENT OF OPPORTUNITY

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Gateway Graphics generates an attractive owner's profit documented by IRS returns. Its sales and profit growth are unusually strong, and both locations are located in areas with heavy tourist traffic, providing easy access for its clients and customers throughout Southeastern NE, Cape Cod, and the Islands.

The formula for success in its current concept is easily transferable. The location is also adaptable to a change in concept or a change in the configuration of the venue, furniture, fixtures and equipment and outstanding licenses.

Commercial Realty Advisors, Inc. anticipates strong interest for Gateway Graphics.

# SUBMISSION OF OFFERS

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Commercial Realty Advisors, Inc. invites written offers for the Business known as Gateway Graphics. Offers should be submitted to Craig Campbell or Kevin Pepe, of 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 Gateway Graphics. 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: 508

LICENSE #6295



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

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*About Commercial Realty Advisors, Inc.:  
Commercial Realty Advisors, Inc. has been serving the South Shore and Cape Cod, MA since 1999. As a prominent real estate and business brokerage firm located in Hyannis, Massachusetts, their experienced team specializes in commercial real estate, offering comprehensive brokerage services to clients navigating the commercial real estate market with confidence.*