

OFFERING MEMORANDUM

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**BUSINESS
FOR SALE**



Assets and Good Will of the business known as Washboard of Cape Cod in Hyannis, MA is offered for Sale for \$375,000.

Office ID: 548

Commercial

Realty Advisors

Washboard of Cape Cod, Inc., a long-established full-service laundromat in Hyannis, is now available for sale for \$375,000. Located at 385 North Street in the West End of downtown Hyannis, this turnkey business has served the local community for more than twenty years and offers an opportunity to acquire a recognizable, cash-flowing operation in one of Cape Cod's busiest commercial corridors.

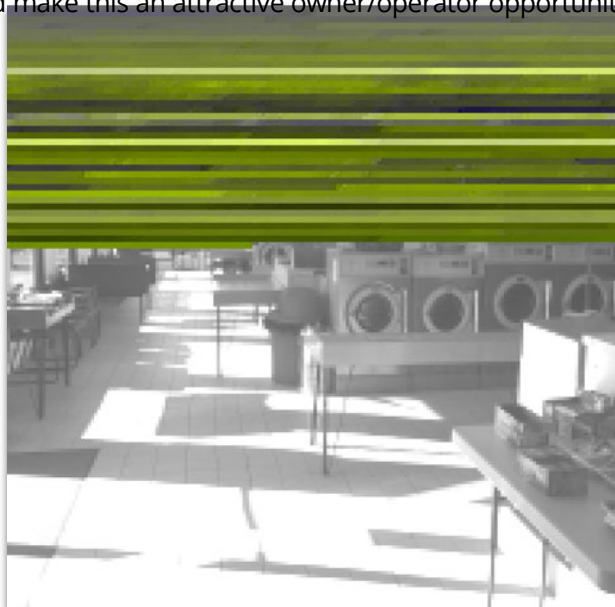
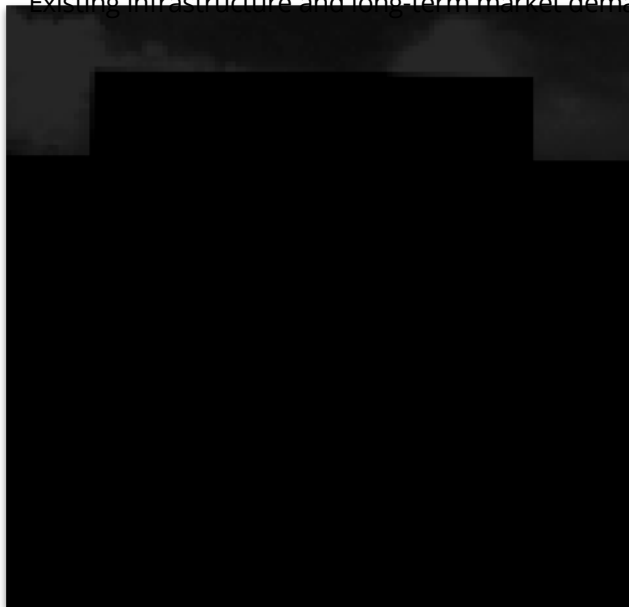
The business occupies an approximately 3,178 SF facility with a spacious open layout, multiple customer entrances, dedicated folding stations, restroom facilities, storage areas, and extensive commercial laundry infrastructure already in place. The sale includes all washing machines, dryers, fixtures, equipment, branding, and business rights necessary for continued operation.

This is a business-only sale.

Business Overview

Positioned on a high-traffic section of North Street with strong visibility and easy access from both North Street and Main Street, Washboard of Cape Cod benefits from a steady customer base, strong street presence, and ample on-site parking.

The laundromat's clean and efficient layout supports high customer volume while allowing room for operational improvements and future growth initiatives. Existing infrastructure and long-term market demand make this an attractive owner/operator opportunity with immediate income potential.



BUSINESS SPECIFICATIONS

The Washboard of Cape Cod | 385 North St. Hyannis, MA 02601

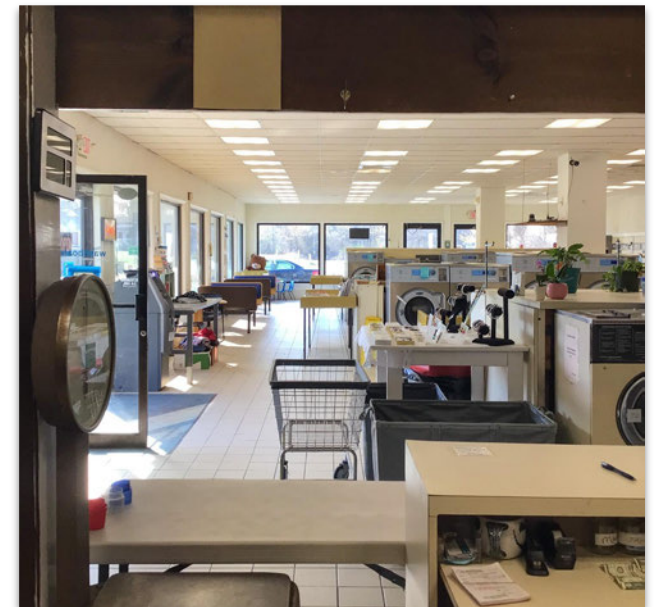
PRICE \$375,000

INDUSTRY LAUNDROMAT

LOCATION Hyannis, Massachusetts

ESTABLISHED Over 20 years in operation

INCLUDED IN SALE Laundry equipment, fixtures, branding, and business rights



PROPERTY SPECIFICATIONS

The Washboard of Cape Cod | 385 North St. Hyannis, MA 02601

Facility Features

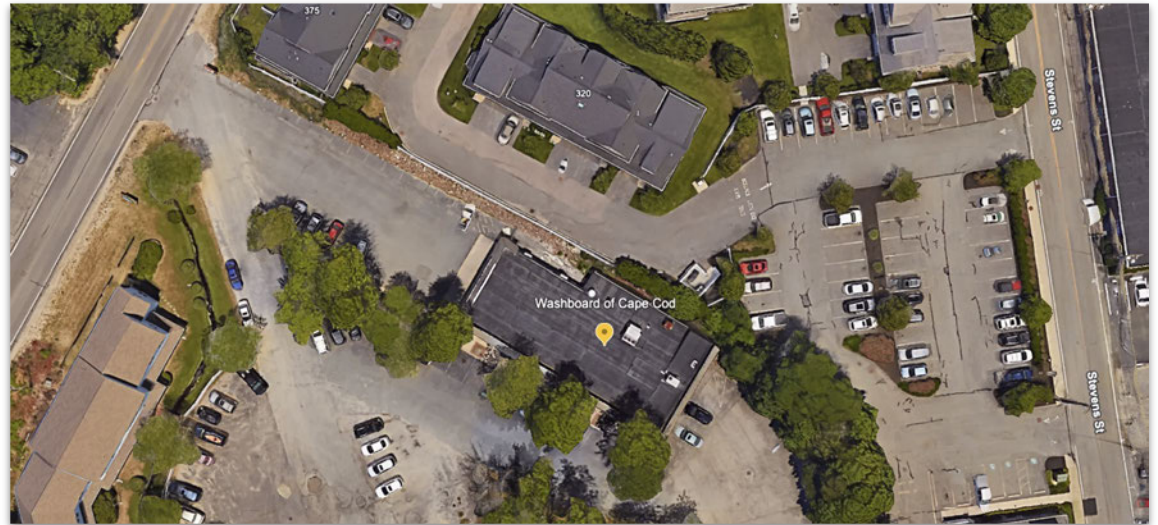
- Approximately ±3,178 SF first-floor layout
- Large open laundromat floor plan
- Multiple customer entrances and exits
- Extensive commercial washer and dryer lineup
- Dedicated folding stations throughout the facility
- Bright interior with substantial overhead lighting
- Customer seating and waiting areas
- Storage and back-of-house operational areas
- Two restroom facilities
- Strong visibility and prominent building signage
- Ample customer parking directly in front of the building

Location Highlights

Located in the West End of downtown Hyannis, the property benefits from excellent accessibility and exposure within Cape Cod's commercial center.

Nearby advantages include:

- Direct frontage on North Street
- Easy access to Main Street and downtown Hyannis
- High daily traffic counts
- Dense surrounding residential neighborhoods
- Strong year-round and seasonal customer base
- Convenient access to Route 28 and other major corridors
- Ample on-site parking for customers



Property Detail	Information
Property Address	385 North Street, Hyannis, MA 02601
Building Use Code	Commercial Building (Use Code 3222)
Approximate Occupied Area	±3,178 SF (leased portion)
Total Building Size	±5,433 SF
Lot Size	±0.77 Acres
Year Built	1965
Effective Year Built	1995
Construction Type	Wood Frame
HVAC	Gas Hot Air with Central A/C
Parking	On-site paved parking
Signage	Existing double-sided street signage
Utilities	Municipal services available
Location	West End of Downtown Hyannis
Visibility	High-traffic North Street frontage
Access	Easy access from North Street and Main Street

LOCATION

The Washboard of Cape Cod | 385 North St. Hyannis, MA 02601



DEMOGRAPHICS

The Washboard of Cape Cod | 385 North St. Hyannis, MA 02601



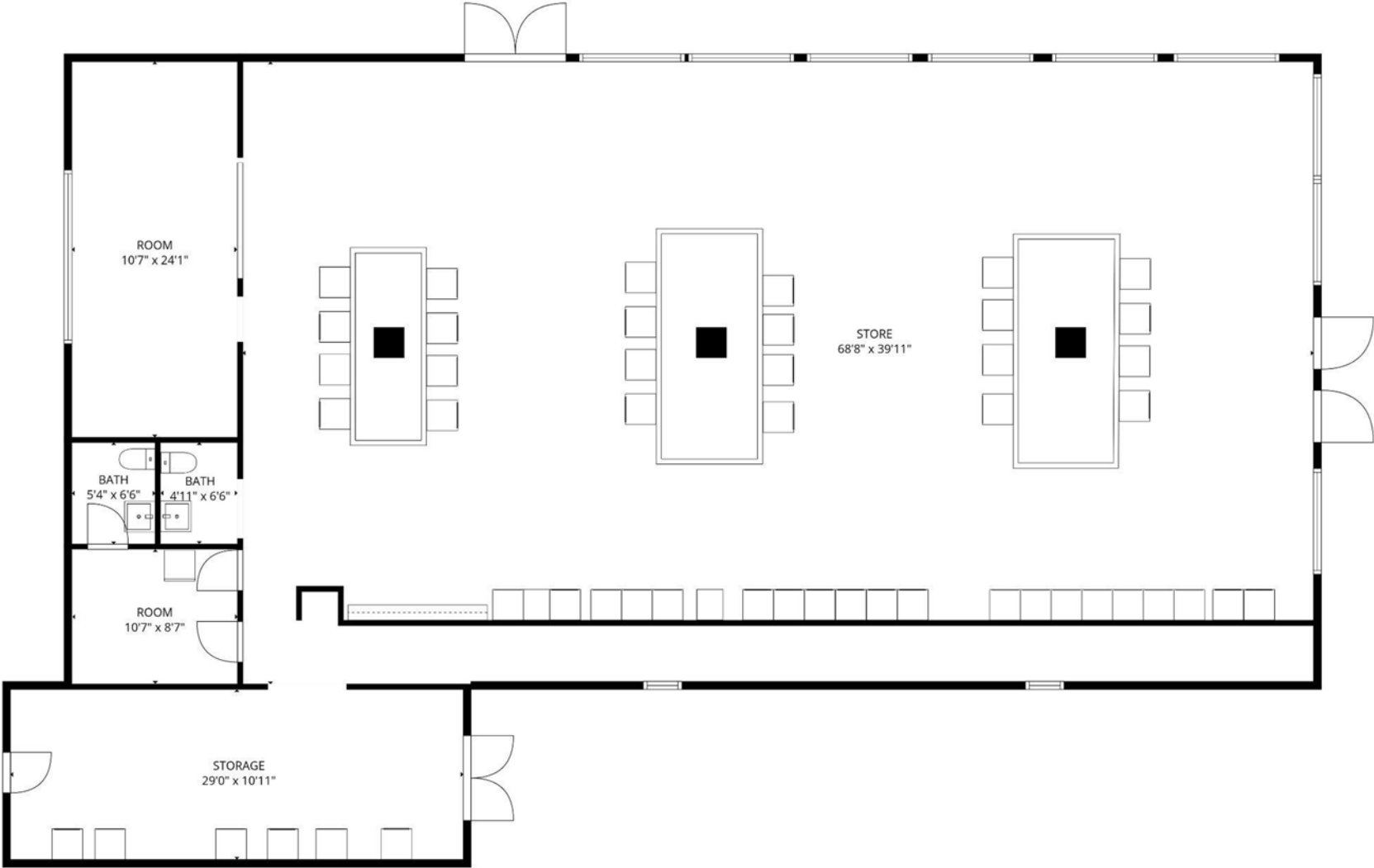
INTERIOR PHOTOS

The Washboard of Cape Cod | 385 North St. Hyannis, MA 02601



FLOOR PLANS

The Washboard of Cape Cod | 385 North St. Hyannis, MA 02601



TOTAL: 3178 sq. ft
1st floor: 3178 sq. ft
EXCLUDED AREAS: STORAGE: 317 sq. ft, WALLS: 135 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

OFFERING PRICE

The assets and goodwill of the business known as Washboard of Cape Cod is offered for sale at \$375,000. The sale includes the inventory of items listed as owned by Washboard of Cape Cod in this document, as well as its trademarked name, branding and signage. The sellers will assist in the transfer of licenses currently used by Washboard of Cape Cod. Useable inventory will be sold to the buyer at the seller's invoice cost unless otherwise agreed upon.

ASSESSMENT OF OPPORTUNITY

Laundromat businesses remain a durable service-sector investment with consistent consumer demand and limited operational complexity relative to many hospitality or retail businesses. Washboard of Cape Cod offers an established operational platform with over two decades of market presence, a recognizable location, and infrastructure already in place for continued operation. The business presents upside potential through expanded marketing, digital outreach, wash-and-fold services, commercial accounts, pickup and delivery services, and operational modernization. For an owner/operator or entrepreneur seeking a stable service business with recurring consumer demand, Washboard of Cape Cod represents a rare Cape Cod laundromat acquisition opportunity.

Commercial Realty Advisors, Inc. anticipates strong interest for Washboard of Cape Cod.

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. invites written offers for the Business known as Washboard of Cape Cod. 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 Washboard of Cape Cod. 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: 548

AARON WEBB

Business Brokerage Associate

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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.

