

BUSINESS + REAL ESTATE

Pisces Coastal Kitchen

2653 Main St., So. Chatham, MA

\$950,000

Offered as one acquisition: restaurant business, assets, goodwill, land, building, and improvements.



Pisces Coastal Kitchen + Real Estate

2653 Main Street, South Chatham, MA

Commercial Realty Advisors is pleased to exclusively offer **Pisces Coastal Kitchen** together with the real estate at **2653 Main Street in South Chatham** for **\$950,000**.

This combined business and real estate acquisition brings together an established restaurant operation, bar, two residential components, and the underlying Route 28 property in a single offering. The approximately 2,252 SF mixed-use building sits on a 9,401 SF / 0.22-acre parcel and provides an owner-operator or hospitality investor with the opportunity to control both the operating business and its real estate.

The offering includes the land, building and improvements together with the assets and goodwill of Pisces Coastal Kitchen, subject to final purchase and sale terms.





BUSINESS NAME

Pisces Coastal Kitchen



INDUSTRY

Food Service



LOCATION

Chatham, Massachusetts



BUSINESS HOURS



WEBSITE

piscesofchatham.com



PREMISES

2,250 SF



OWNERS

Susan Connors
Ann Feeley



HISTORY

20+ Years of Operation



ASKING PRICE

\$950,000



Market & Growth Opportunities

Chatham’s tourism-driven economy creates a strong platform for continued growth at Pisces Coastal Kitchen. The Town of Chatham estimated its seasonal population at approximately **33,000 in July 2026**, compared with a year-round population of roughly 6,600, while Cape Cod generated approximately **\$2.78 billion in direct visitor spending in 2024**. Positioned directly on Route 28, the business has the opportunity to capture both year-round local demand and substantial seasonal traffic. Potential growth avenues include expanded takeout and catering, private dining and events, targeted off-season promotions, and broader digital marketing. The property’s two residential components add another strategic advantage, offering potential owner/management accommodations, workforce housing, or supplemental rental income, subject to applicable approvals.

PROPERTY SPECIFICATIONS

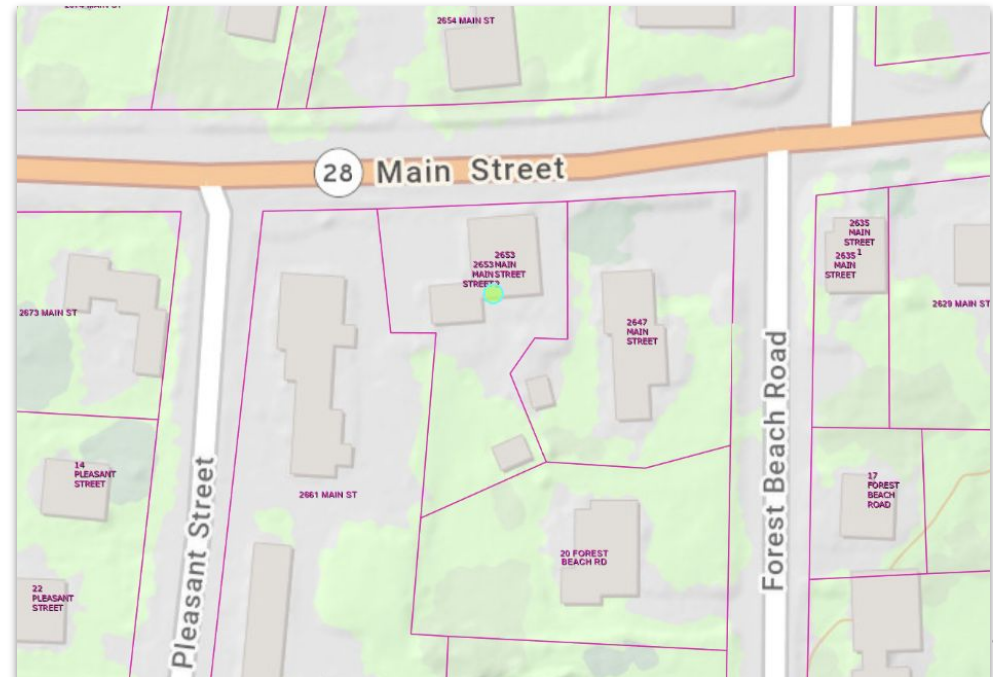
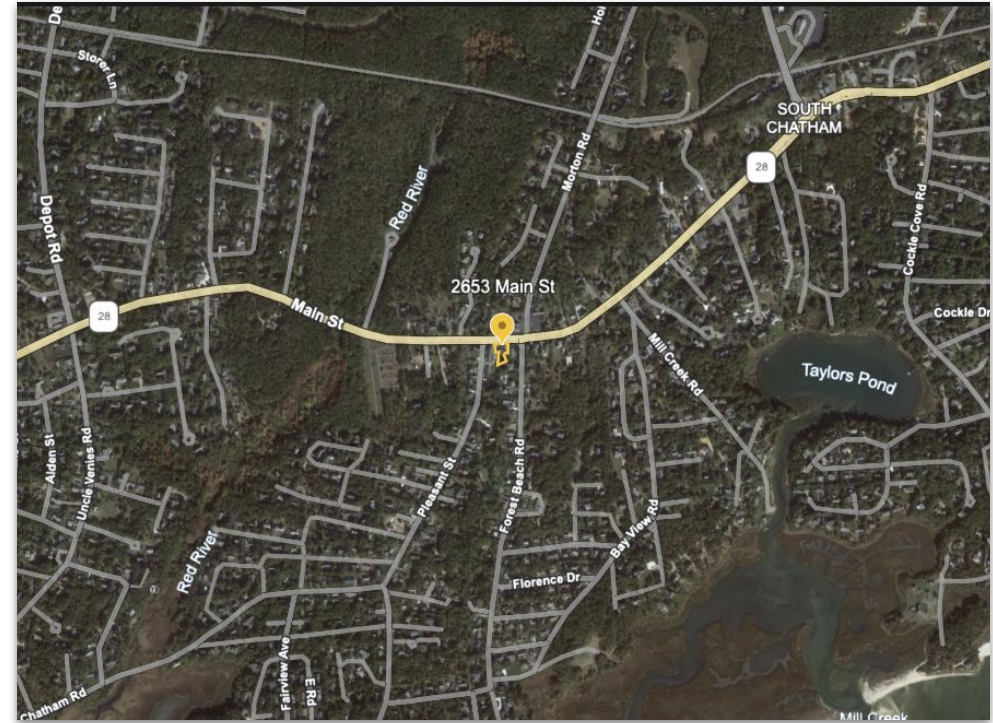
2653 MAIN ST, SO. CHATHAM, MA 02659

Space Overview

- **Property:** 2653 Main Street, South Chatham, MA 02659
- **Business:** Pisces Coastal Kitchen
- **Building Area:** ±2,252 SF
- **Lot Area:** ±9,401 SF / 0.22 acres
- **Building:** Two-story mixed-use structure
- **Restaurant Seating:** Approximately 42 seats
- **Residential Components:** Two on-site residential units identified by the Town assessor
 - One apartment with 2 bedrooms, 1 bath, & kitchenette
 - One studio with kitchenette & 1 full bath
- **Original Year Built:** 1860
- **Effective Year Built:** 1993, per Town assessment records
- **Town Zoning Designation:** S.CHAT

Interior & Building Features

The property combines an established restaurant operation with a fully equipped commercial kitchen and two distinct residential components. The layout provides clear separation between the hospitality and living areas while allowing the entire property to function as one integrated mixed-use asset.



LOCATION HIGHLIGHTS

2653 MAIN ST, SO. CHATHAM, MA 02659

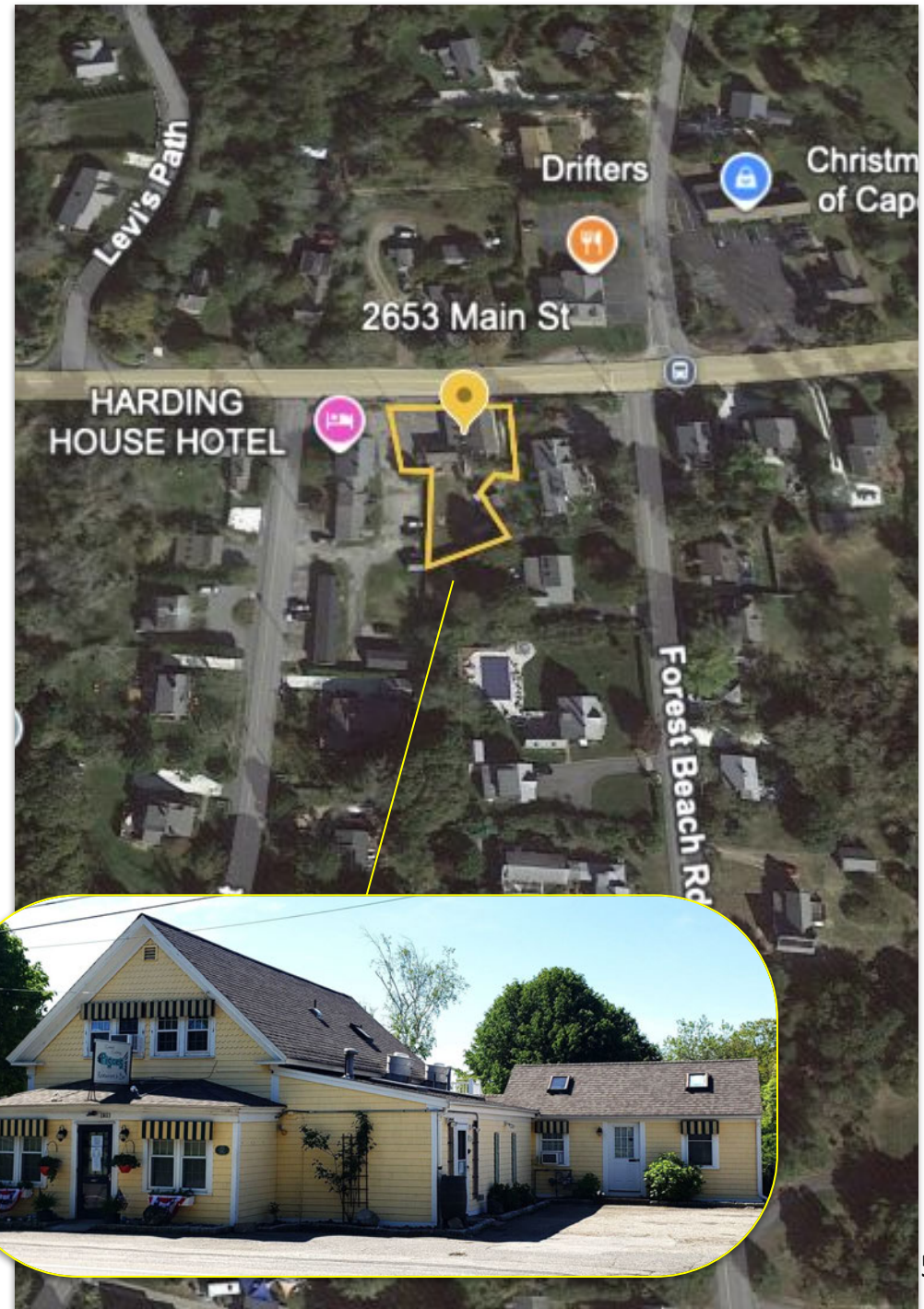
Located directly on **Route 28/Main Street in South Chatham**, 2653 Main Street occupies a visible position along one of the Lower Cape's primary commercial corridors. The property is situated between **Forest Beach Road and Pleasant Street**, providing convenient access to surrounding residential neighborhoods, visitor traffic, and nearby commercial activity.

The location supports both the restaurant operation and the property's residential components, with easy connectivity throughout South Chatham and the surrounding Lower Cape market.

Location advantages include:

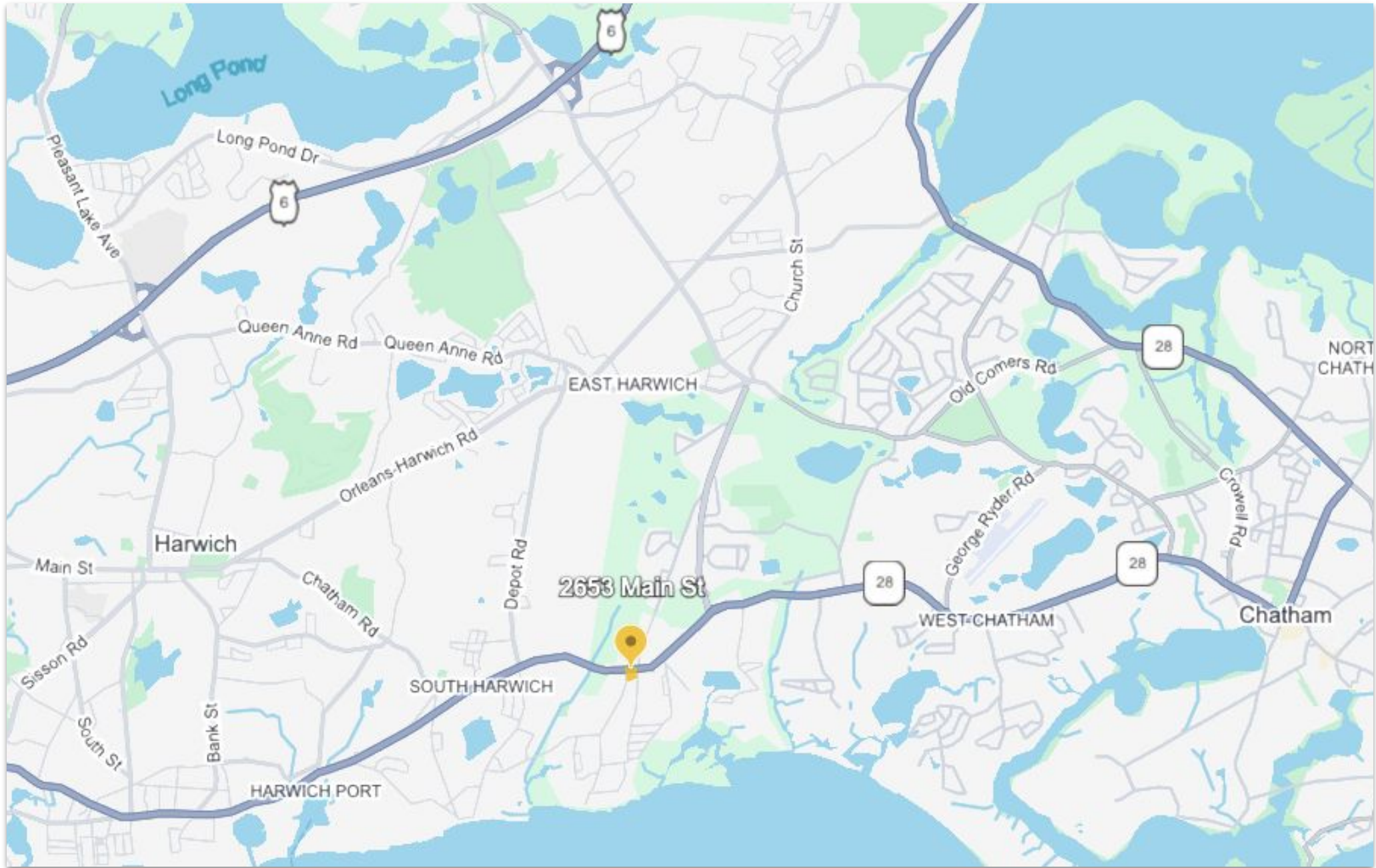
- Direct frontage and visibility along **Route 28/Main Street**
- South Chatham location within the Town of Chatham
- Convenient access to nearby shopping and services
- Proximity to recreational trails and conservation areas
- Just over 0.6 miles to nearest beach, Forest Beach
- Near golf and other Lower Cape amenities
- Paved roadway access
- **Flood Zone X (unshaded)** according to available property records
- Established Relationship with South Chatham Community Church where complimentary valet parks restaurant guests vehicles. (Under 1,000 feet distance from property).

For a restaurant operator, the Route 28 position provides exposure to both **year-round local traffic and seasonal Cape Cod visitors**, while ownership of the underlying real estate creates long-term control of a well-established South Chatham commercial address.



PROPERTY LOCATION

2653 MAIN ST, SO. CHATHAM, MA 02659



- **Two Heavy-Duty Commercial Six Burner Gas Ranges with Standard Oven bases**
- **Charbroiler and Commercial Fryolator**
- **Large Commercial Exhaust Hood System** – extensive stainless steel ventilation hood spanning the primary cooking line.
- **Commercial Hood Baffle Filters** – full bank of removable grease filters within the exhaust system.
- **Integrated Fire-Suppression / Hood Piping System** – visible piping and suppression components serving the cooking line.
- **Commercial Three-Compartment Stainless Steel Sink** – full-size wash, rinse and sanitize sink with commercial faucet assembly.
- **Champion Commercial Dishwasher** – stainless steel commercial dishwashing unit adjacent to the warewashing sink.
- **Multiple Commercial Refrigeration Units** – including upright stainless steel refrigeration equipment and additional upright storage refrigerators visible throughout the kitchen.
- **Undercounter Refrigeration / Cold Storage Units** – stainless steel refrigeration incorporated beneath work and service areas.
- **Stainless Steel Prep Tables & Work Surfaces** – multiple freestanding and integrated commercial preparation tables.
- **Stainless Steel Equipment Stands** – supporting griddles, cooking equipment and food-preparation areas.
- **Commercial Cookware Inventory** – numerous heavy-duty sauté pans, frying pans, sauce pans and other restaurant-grade cookware.



Equipment list compiled from photographs and should be verified against the formal asset list.

PISCES RESTAURANT

2653 MAIN ST, SO. CHATHAM, MA 02659



PISCES RESTAURANT

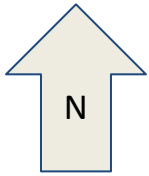
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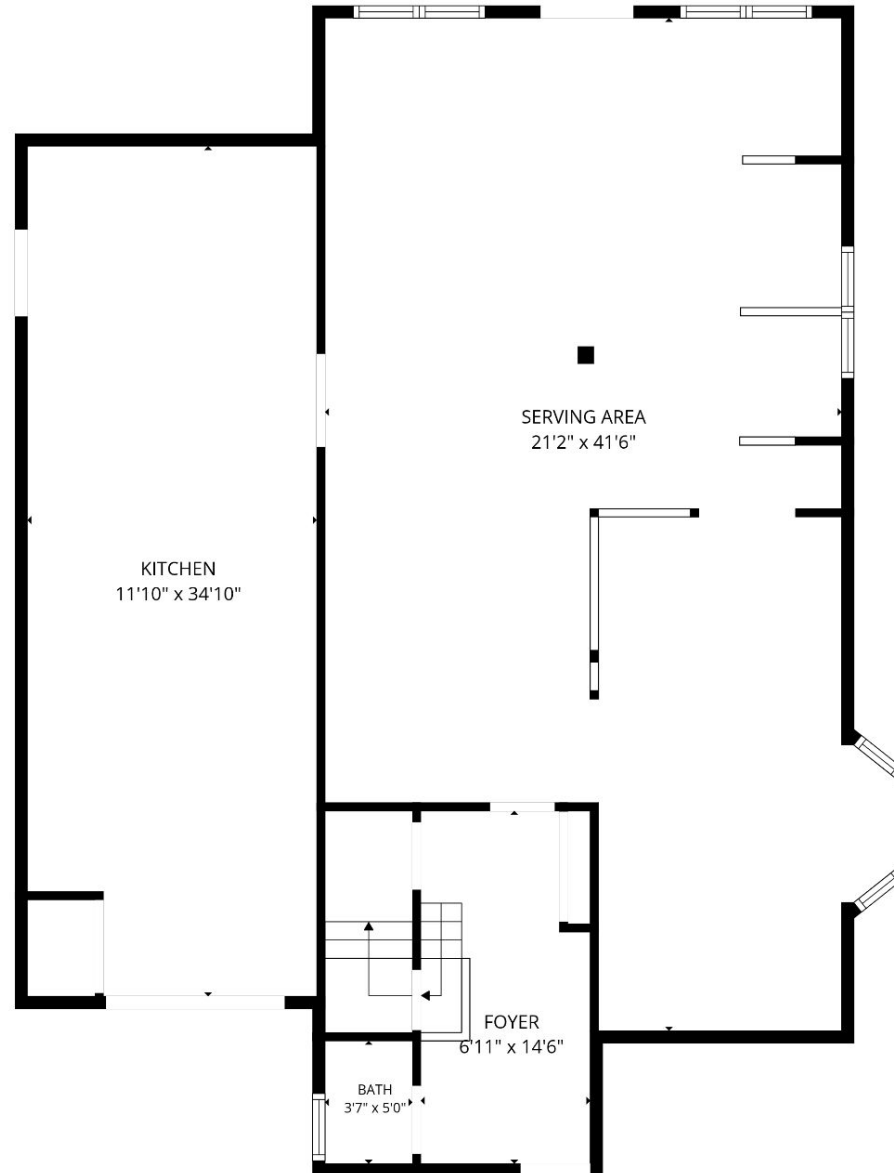
COMMERCIAL KITCHEN

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The restaurant is supported by a substantial commercial kitchen measuring approximately **11'10" x 34'10"**. The space includes multiple commercial ranges, cooking equipment beneath extensive ventilation hoods, stainless-steel preparation surfaces, shelving, warewashing equipment, sinks, and dedicated work areas. The long, linear configuration provides an efficient production layout with convenient access to the restaurant service area.

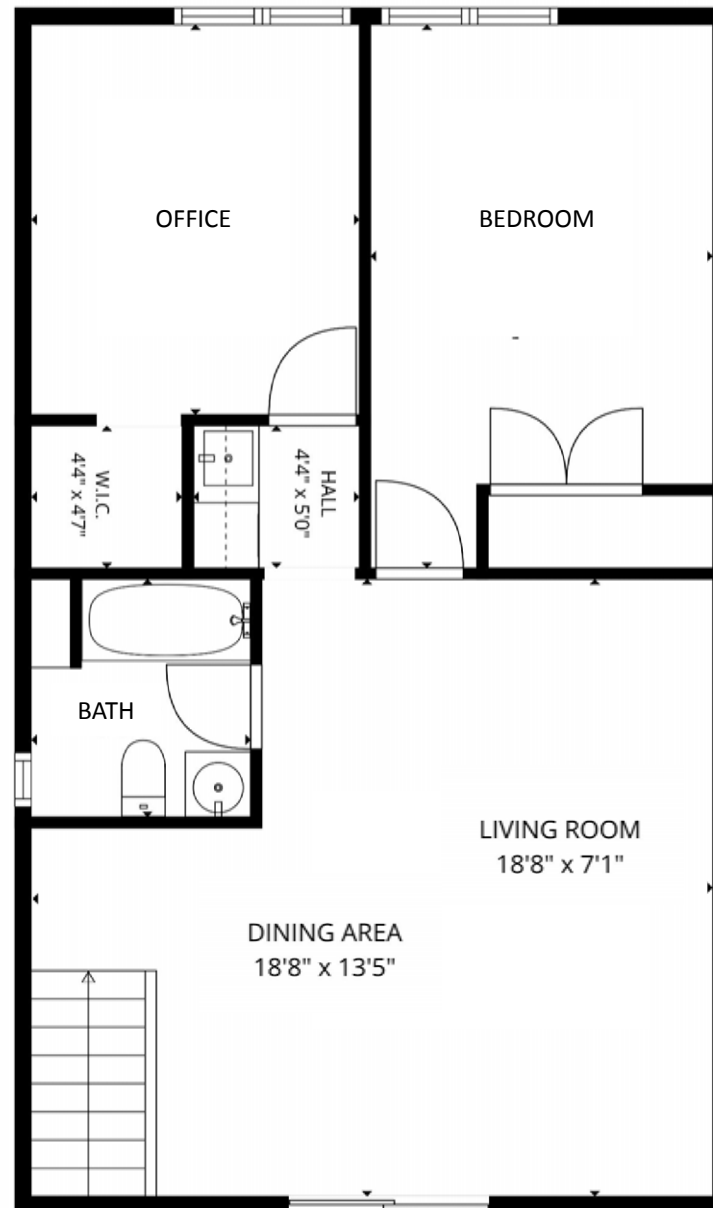
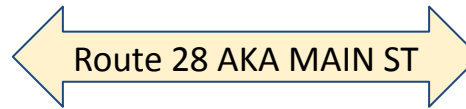
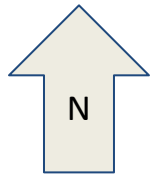


Pisces Coastal Kitchen features a well-established full-service dining environment with multiple seating areas, built-in banquette seating, and a prominent bar. The main serving area measures approximately **21'2" x 41'6"** and is supported by a foyer and restroom. The interior has a bright coastal character with painted woodwork, large windows, track lighting, and an efficient arrangement of tables and bar seating.

APARTMENT ABOVE RESTAURANT

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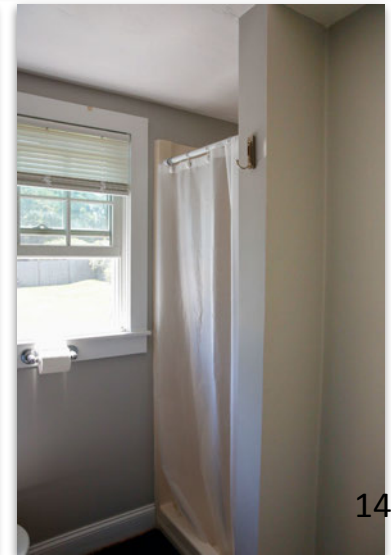




The second-floor apartment offers a flexible residential layout with a **bedroom, separate office (or second bedroom), full bath, open living/dining area, and kitchenette.** The main living area opens to a small porch overlooking the backyard. The apartment provides a practical option for owner or management occupancy, employee housing, or rental use, subject to applicable requirements.

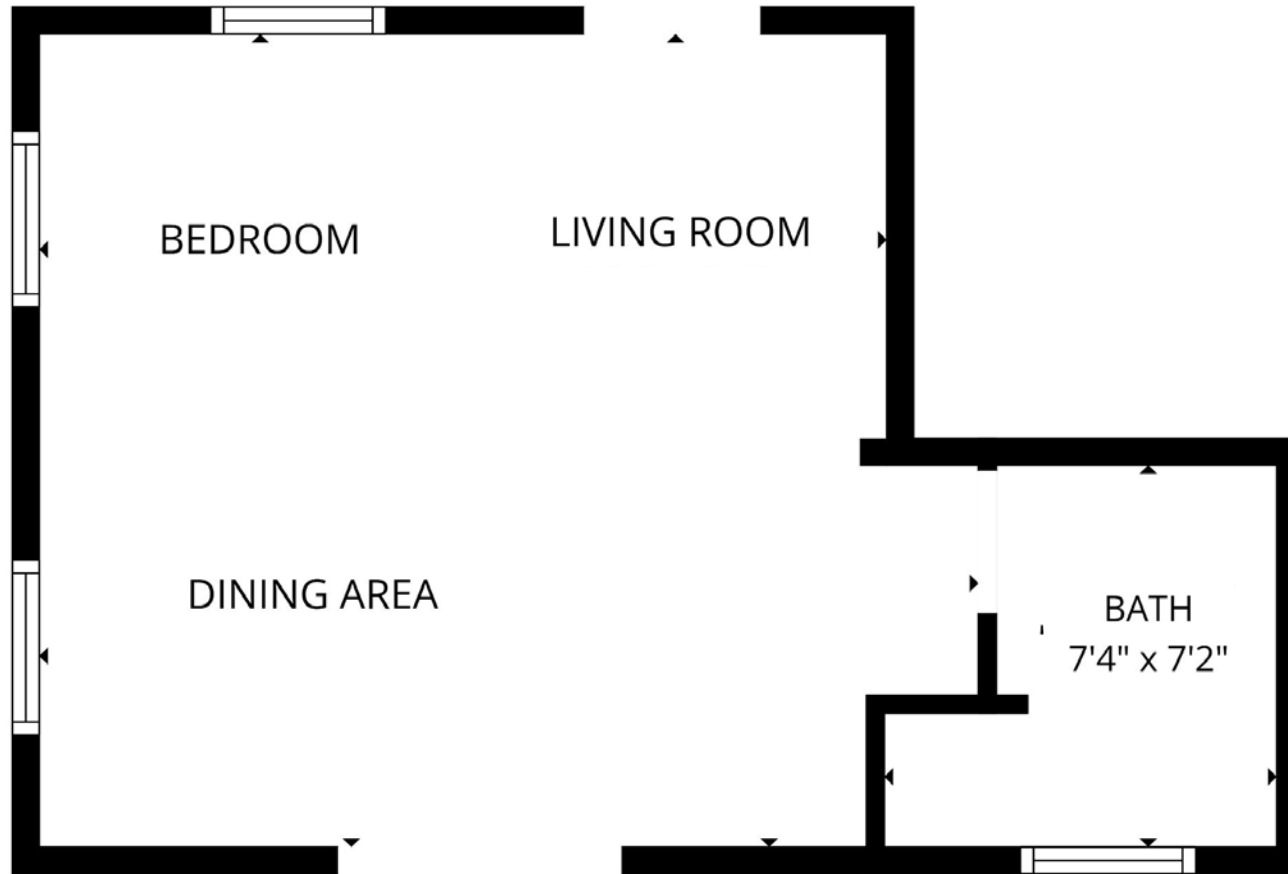
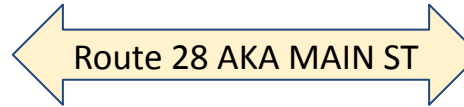
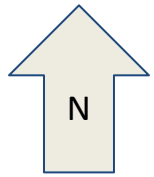
ATTACHED STUDIO COTTAGE

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ATTACHED STUDIO COTTAGE

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The attached cottage provides a self-contained residential component with a **bedroom, living room, dining area, kitchenette, and full bath**. Multiple windows and exterior access provide good natural light, while the compact configuration makes the space well suited for guest accommodations, workforce housing, owner use, or potential rental income. The rear sliding door opens up to a fenced in backyard with a patio for relaxing.

FIELD CARD

2653 MAIN ST, SO. CHATHAM, MA 02659

Key: 4653

Town of CHATHAM - Fiscal Year 2026

8/26/2025

7:43:58PM

SEQ #: 5.116

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		RI D #	Rldo ID	Card									
CONNORS REALTY TRUST		3C-16-2		2653 MAIN ST		0310	85	MULTI-USE COM		1		1 of 1									
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%					
CONNORS REALTY TRUST		CONNORS REALTY TRUST		04/05/2001	QS	277,500	13702-38		02/20/2020	72	I&E				100	100					
CONNORS SUSAN L TRUSTEE		FRANKLIN, MARIE		04/12/1996	99	129,000	10149-322		01/02/2019	72	I&E				100	100					
12 CEDRUS RD		SULLIVAN, J ALICE		09/01/1995	J	37,850	9826-88	15-752	11/20/2015	11	WINDOW RPLC	8,000	05/11/2016	RJM	100	100					
SHARON, MA 02067								14-198	04/17/2014	10	REROOF	1,500	05/19/2015	MW	100	100					
								14-151	03/28/2014	10	REROOF	18,440	05/19/2015	MW	100	100					
CD	T	ACRES/SF	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	Chot	CREDIT AMT	ADJ VALUE									
103	S	9,401	CI	1.00	100	1.00	100	1.00	MS1	1.10		337,160									
TOTAL		9,401 SF											Photo Date		05/11/2016	BLDG #	1				
Nbhd		COMMERCIAL																			
Infl1		100																			
Infl2		100																			
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD														
SHF	A	1.00	30 0.70	10X12	120	13.50	1,100														
APV	A	1.00	10 0.90		1,750	2.00	3,200														
SN3	A	1.00	10 0.90		9	158.90	1,300														
YrBlt		1860	NET AREA		2,252																
COST MODEL		CURRENT	PREVIOUS																		
CIM		TAXABLE	TAXABLE																		
PISCES RESTAURANT & BAR-42 SEATS,BAR 5-7 SEATS						BLDG	ADJ	DESC	LAND	337,200	327,400										
1APT=3-2-1						STYLE	1.55	RESTAURANT [65%]	BUILD.	266,300	258,500										
1APT=STUDIO/LOFT=2-1-1						QUALITY	1.00	AVERAGE [100%]	DETACH	5,600	5,600										
						FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0										
						TOTAL			TOTAL	609,100	591,500										
Bldo ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD			
	5	1860	1993 / 31	1.496	1.000					5/23/2016	RJM	9.9	0.96	2,252	1.000	\$159.78	359,814	74	266,300		
CAPACITY		UNITS	ADJ	FILMNT		CD	DESCRIPTION		ADJ	S	RAT	T	DESCRIPTION		UNITS	YR	ADJ PRICE	RCN	TOTAL RCN	359,814	
STORIES		1.5	1.00	FOUNDATION		2	SLAB		1.00	A	BAS	L	BASE AREA		384	1860	158.79	60,977	CONDITION FI FM		CD
% HEATED		100	1.00	EXT. COVER		1	WOOD SHINGLE		1.00	+	BAS	L	BASE AREA		1,376	1860	158.80	218,502	EXTERIOR		
% AIR COND		100	1.03	ROOF SHAPE		1	GABLE		1.00	C	USF	L	UP-STRY FIN		396	1860	158.80	62,883	INTERIOR		
% SPRINKLER		0	1.00	ROOF COVER		1	ASPH/CMP SHIN		1.00	E	BAS	L	BASE AREA		96	1860	158.79	15,244	CDN/APP		
				FLOOR COVER		4	ASPH TILE		0.98	E	WDK	N	WOOD DECK		96		23.00	2,208			
				INT. FINISH		15	PLASTR/OTHER		1.00												
				HEATING/COOL		9	WARM/COOL AIR		1.00												
				FUEL SOURCE		2	GAS		1.00												
EFF.YR/AGE		1993 / 31																			
COND		26 26 %																			
FUNC		0																			
ECON		0																			
DFPR		26 % GD 74																			
RCNLD		\$266,300																			

Offering Price

The **real estate at 2653 Main Street, South Chatham, together with Pisces Coastal Kitchen, is offered for sale for \$950,000**. The offering includes the land, building and improvements, business assets and goodwill, furniture, fixtures and equipment identified as Seller-owned, together with the Pisces Coastal Kitchen trade name, branding and signage. Transition assistance, non-compete terms, license-transfer cooperation, and treatment of usable inventory will be subject to final agreement between Buyer and Seller.

Assessment of Opportunity

This offering provides the opportunity to acquire an established restaurant business together with the underlying mixed-use real estate. The property combines a full-service restaurant and commercial kitchen with an upstairs apartment and attached studio cottage, creating flexibility for owner occupancy, management or employee housing, rental income, or other permitted uses. Route 28 visibility and the property's South Chatham location further support both year-round and seasonal demand.

Submission of Offers

Commercial Realty Advisors, Inc. invites written offers for **Pisces Coastal Kitchen and the real estate located at 2653 Main Street, South Chatham, MA**. Offers should be submitted to **Aaron Webb of Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, MA 02601**.

Written offers should identify the purchaser, mailing and legal addresses, offer price, contingencies, sources of capital, and proposed closing date. Offers should also include an earnest money deposit to be held by Commercial Realty Advisors, Inc. in its non-interest-bearing escrow account and applied toward the purchase price at closing, or otherwise released by mutual agreement of the parties.

Please contact Commercial Realty Advisors for additional information regarding the real estate, business assets and goodwill included in the offering. **Showings are by appointment only, and financial information will be provided to qualified buyers who demonstrate the ability to complete the 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

LICENSE #6295



*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.*