



Dry Dock Marine

92 Old Townhouse Road
South Yarmouth, MA





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Dry Dock Marine Corporation, Cape Cod Marine Services Business for Sale – Family Owned for 34 Years

This well-established marine services business, located in Yarmouth, Cape Cod, has been owned and operated by the Richard Family since 1977, and offers a unique opportunity for new ownership. With a strong reputation and deep roots in the local boating community, this business moved into its larger, modern facility in 2009 to better serve its expanding customer base.

Key Features:

- **Prime Location:** The business occupies a spacious yard equipped with water and electricity around its perimeter. The facility includes an EPA-approved bottom wash pit and ample boat storage capacity, offering a mix of both rock and asphalt surfaces.
- **Boat Hauling and Storage:** Capable of hauling boats from 15 to 50 feet, the business boasts three hydraulic air ride trailers. The full-service yard allows customers to either manage their own boat maintenance or opt for the in-house services. Electricity and water are strategically placed every 70 feet around the property, making it highly accessible for boat storage and maintenance.
- **Do-It-Yourself and Full-Service Options:** This business offers flexibility with do-it-yourself options for boat owners who prefer hands-on involvement or comprehensive services where the experienced team handles all the work.
- **Trailer Storage and Repairs:** With monthly storage options for boats and trailers, the business also offers trailer repair services, including axle and roller replacements and light repairs.

Why Invest?

This is a rare opportunity to acquire a well-known and respected marine services company with a loyal customer base, robust infrastructure, and extensive experience. The property is designed to handle both small and large boats efficiently, making it an ideal fit for an organization or entrepreneur looking to expand into the marine industry, or a company already in the field seeking growth in the Cape Cod region.

With its established services and excellent location, this business is positioned for continued success. Don't miss the chance to step into a business that is already equipped with top-tier facilities and a stellar reputation.

Commercial
Realty Advisors

Business Specifications

92 Old Town House Road, South Yarmouth, MA

PRICE \$4,000,000

INDUSTRY Marine Services/Repair

LOCATION South Yarmouth, MA

YEARS IN BUSINESS 47+

OWNER Drydock Marine Corp/
FMR Realty, LLC



Interior of Building



Additional Images

92 Old Town House Road, South Yarmouth, MA



Real Estate Specifications

92 Old Town House Road, South Yarmouth, MA

Building Specifications

Year Built 2009

Stories 1 with a load -rated loft

Address 92 Old Townhouse Road

Style Steel-Framed Ind/Comm Bldg

Book/Page 23209/096

Use Code 3380

Zoning B3

Yard Capacity Approx. 260 boats

Overhead Doors Multiple 18'x18' overhead doors

Lot Size 4.19+/- Acres (+/- 3.82 acres usable)

- 7,500 sqft warehouse – constructed in 2009
- Multiple 18X18 overhead doors – 18 foot clear
- 65 deep service bays
- Beams in place to run (2) 6-ton cranes
- 3 phase power
- Exterior boat wash pad with filtration
- Two ADA bathrooms M/W
- Reception with large owner/manager's office
- Staff breakroom
- Second floor loft with poured concrete floor – heavyweight storage
- The building is sprinklered
- Water and power run out to multiple sections in the yard
- Located within groundwater protection – *marine servicing protected as an existing non-conforming use*
- Excellent street signage & curb appeal
- Located a short distance from Exit 75 on Route 6

Parcel ID 87/28.1

Total Size +/-7,496 SF

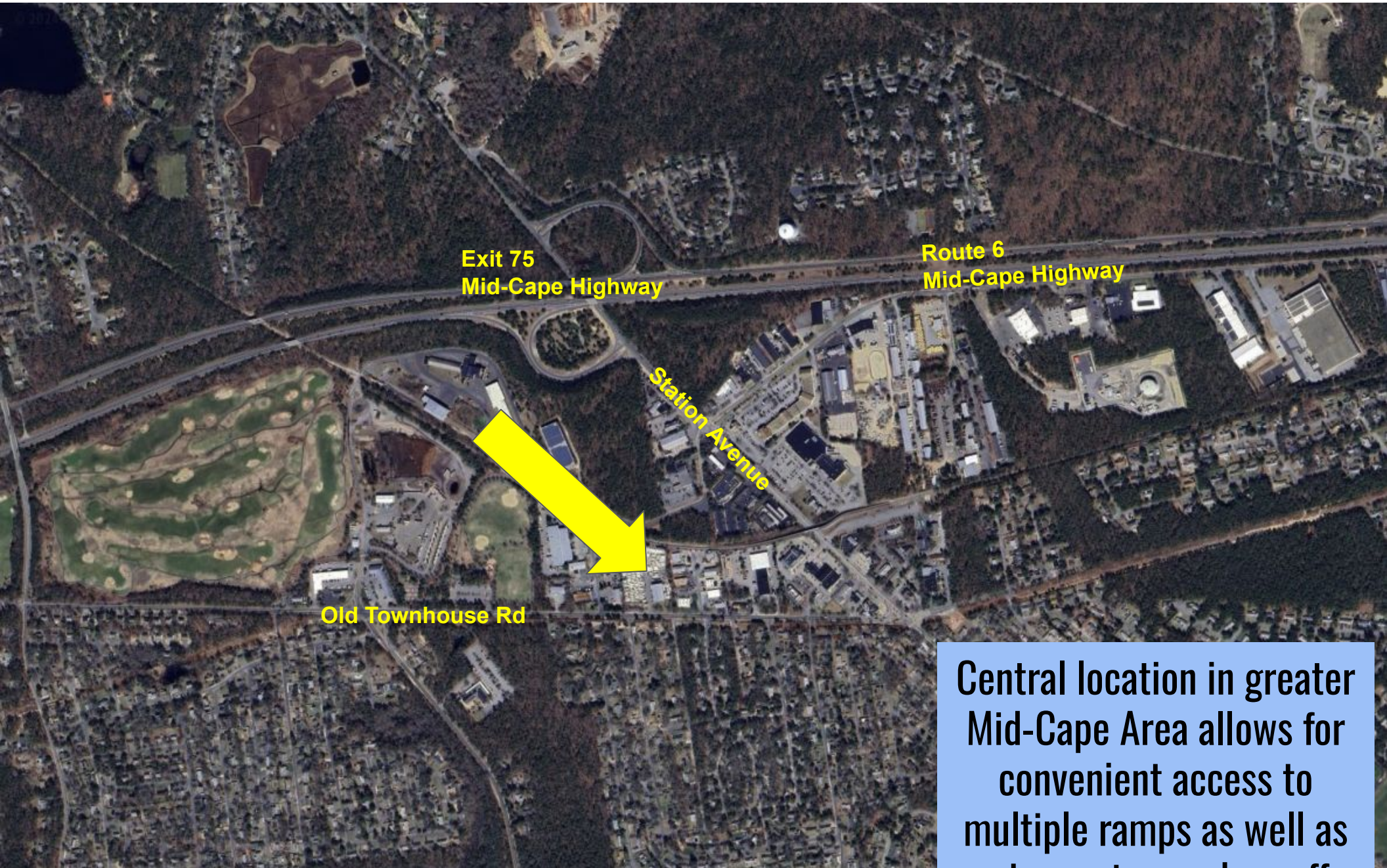
Bathrooms 2 ADA Compliant

Listing Type Business & RE

Taxes \$7,467 (2024)

PROPERTY LOCATION

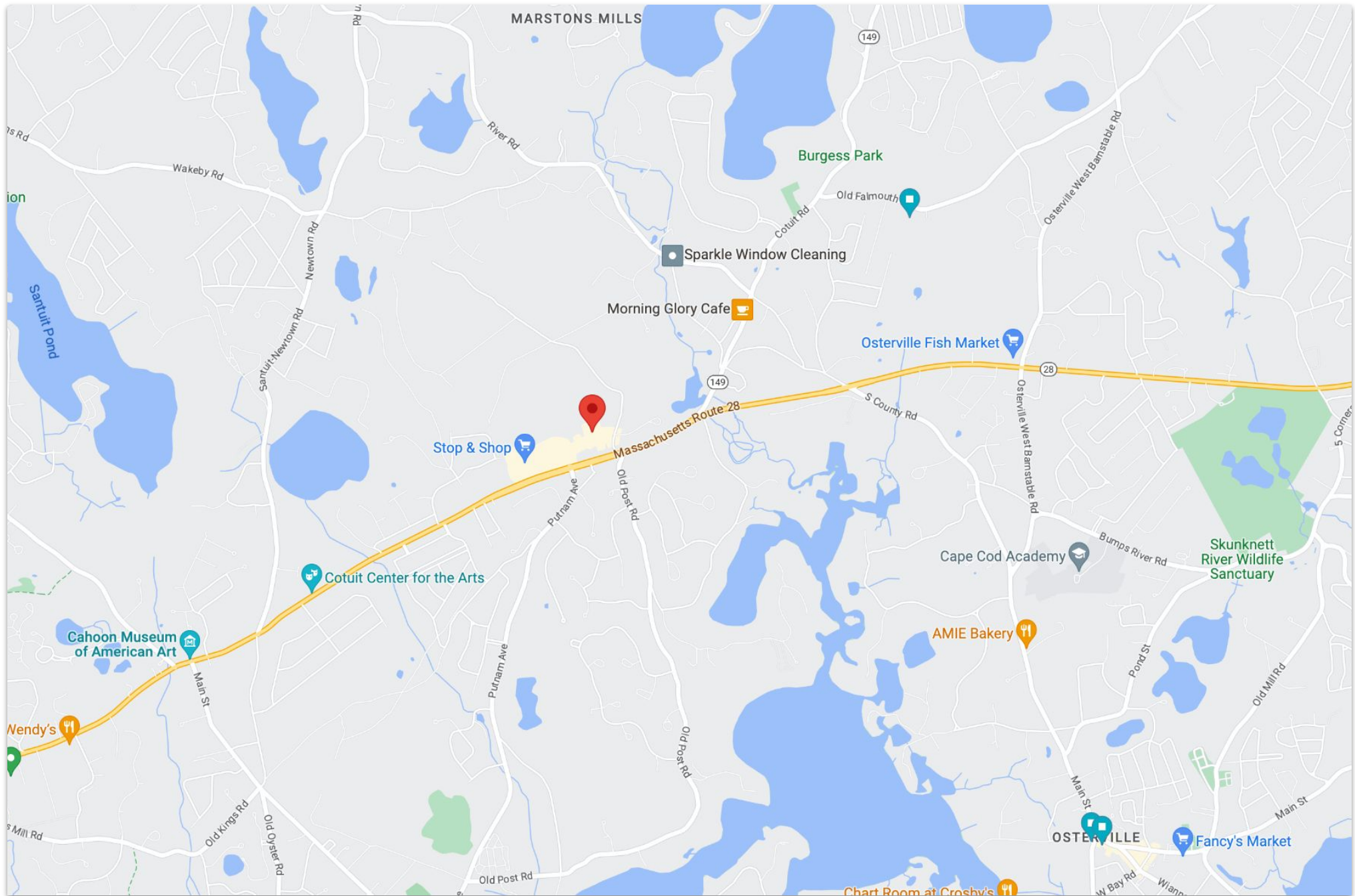
92 Old Town House Road, South Yarmouth, MA



Central location in greater Mid-Cape Area allows for convenient access to multiple ramps as well as easier customer drop offs.

PROPERTY LOCATION

92 Old Town House Road, South Yarmouth, MA



FIELD CARD

92 Old Town House Road, South Yarmouth, MA

Property Location	92 OLD TOWNHOUSE RD
Vision ID	11863
	Account

Account # 11863

Map ID 87/ 28.1/ / /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 3380

Print Date 9/18/2023 6:41:08 PM

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT														
FMR REALTY LLC 92 OLD TOWNHOUSE RD SOUTH YARMOUTH MA 02664									Description	Code	Appraised	Assessed	815 YARMOUTH, MA VISION									
									COMMERC.	3380	483,700	483,700										
								COM LAND	3380	527,700	527,700											
SUPPLEMENTAL DATA																						
Alt Prcl ID 76/ K007111 MISC 295 SEWER P BETTERM PLAN # 1086E ZIP CODE 2664: GIS ID M_307145_826865				VOTE VOTE DATE PRIVATE Assoc Pid#																		
								Total		1,011,400		1,011,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
FMR REALTY LLC NYBERG PETER J BOLTON WARREN				23209	0096	10-10-2008	U	V	810,700	1U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				13209	0228	08-30-2000		V	0	2024	3380	483,700	2023	3380	383,200	2022	3380	354,200				
				0				V	0		3380	527,700		3380	604,900		3380	498,100				
								Total		1,011,400		Total		988,100		Total		852,300				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description			Amount	Code	Description	Number	Amount	Comm Int												
Total						0.00																
ASSESSING NEIGHBORHOOD												APPAISED VALUE SUMMARY										
Nbhd		Nbhd Name				B	Tracing			Batch			Appraised Bldg. Value (Card)					373,000				
D													Appraised Xf (B) Value (Bldg)					26,600				
												Appraised Ob (B) Value (Bldg)					84,100					
												Appraised Land Value (Bldg)					527,700					
												Special Land Value					0					
												Total Appraised Parcel Value					1,011,400					
												Valuation Method					C					
												Total Appraised Parcel Value					1,011,400					
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result					
09-525	11-04-2008	AD	Addition	10,000	04-10-2009	100		CONSTRUCT 10 X 21 ADDITI				01-14-2014	DK			00	Measur+Listed					
09-510	10-31-2008	OP	Use & Occupan			100		LIMITED OCCUPANCY-STOR				01-01-2014	BH			CY	CYCLICAL 2014					
09-488	10-24-2008	AC	Accessory Stru	1,200		100		ERECT TEMPORARY PORTA				04-28-2010	AL	01	1	BP	Building Permit					
09-473	10-21-2008	MS	Misc	25,000		100		ERECT 8 FT HIGH CHAIN LIN				04-10-2009	KC			BP	Building Permit					
08-064	07-17-2007	FD	Foundation	7,500		100		FOUNDATION ONLY				03-04-2008	GM			BP	Building Permit					
											12-01-2004	GM			00	Measur+Listed						
											09-06-1995	JF			00	Measur+Listed						
LAND LINE VALUATION SECTION																						
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value					
1	3380	OTH MTR SS			43,560	SF	9.54	1.00000	D	1.00	D	0.950	FY 2000 SUBDIV#23, FY 02 S			0	9.06	394,800				
1	3380	OTH MTR SS			3.190	AC	87,700.00	1.00000	D	0.50	D	0.950				0	41,657.5	132,900				
Total Card Land Units					4.19	AC	Parcel Total Land Area: 4.19					Total Land Value					527,700					

FIELD CARD

92 Old Town House Road, South Yarmouth, MA

Element	Cd	Description	Element	Cd	Description
Style:	35	PreEngrdGarage			
Model	96	Ind/Comm			
Grade	05	Average +20			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	3380	OTH MTR SS			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	00	NONE			
Frame Type	05	LT STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Rooms/Prtns	02	AVERAGE			
Wall Height	20.00				
% Conn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FN9	W/O TOP RL-8"	L	8,000	9.00	2008		90		0.00	64,800
SPR1	SPRINKLERS-	B	9,426	0.80	2010		87		0.00	6,660
MEZ1	MEZZANINE-U	B	1,920	12.00	2010		87		0.00	20,000
PAV1	PAVING-ASPH	L	16,000	1.35	2013		70		0.00	15,100
PAV2	PAVING-CONC	L	3,000	2.00	2013		70		0.00	4,200

BUILDING SUB-AREA SUMMARY SECTION

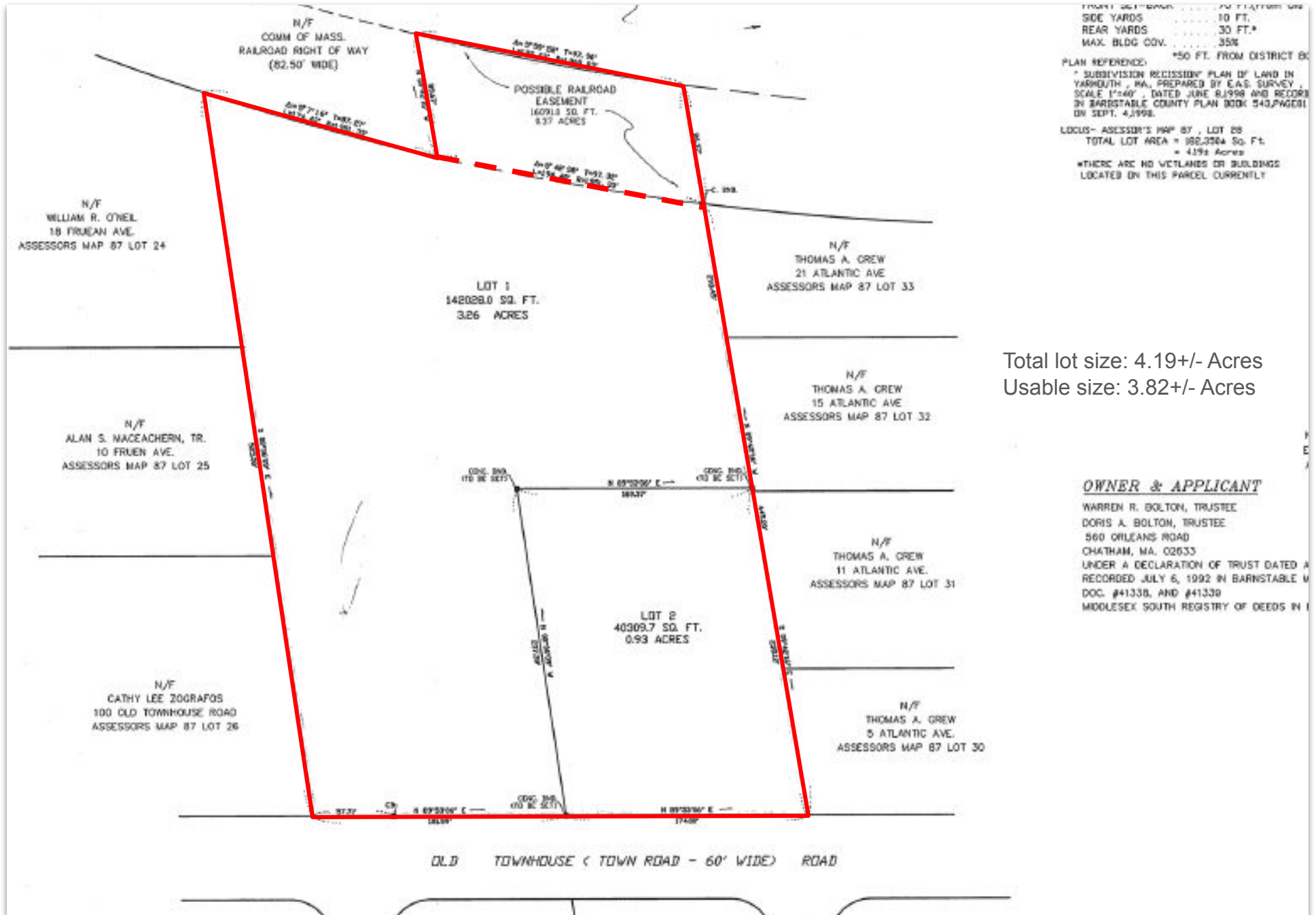
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,576	5,576	5,576	53.76	299,767
SDA	Store Display Area	1,920	1,920	2,400	67.20	129,025

	BAS	10
BAS	84	20
	SDA	64
		30



PLOT PLAN

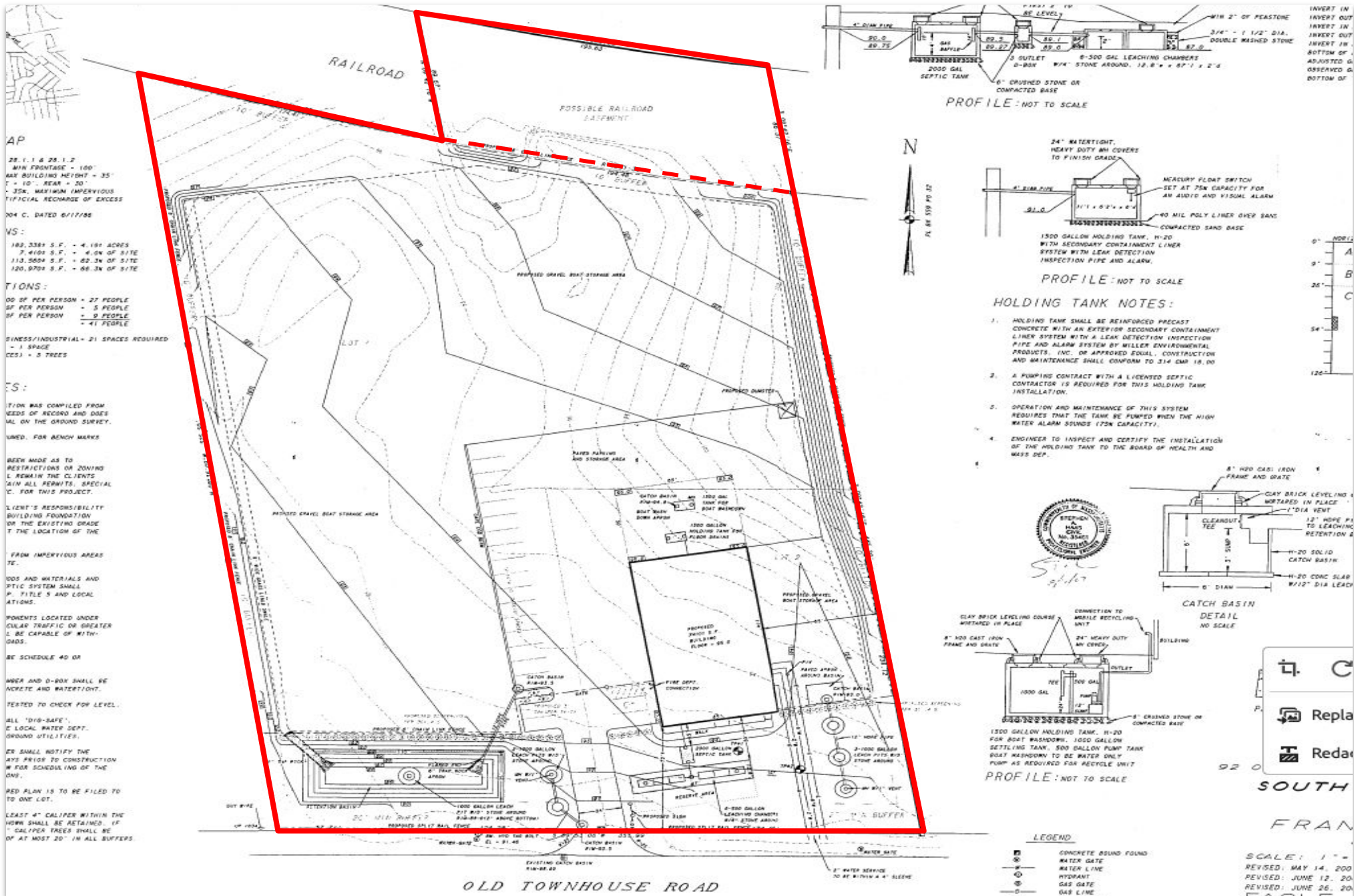
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Total lot size: 4.19+/- Acres
Usable size: 3.82+/- Acres

SITE PLAN

92 Old Town House Road, South Yarmouth, MA



OFFERING PRICE

The real estate, assets, and goodwill of the business known as Dry Dock Marine is offered for sale at \$4,000,000. The sale includes the inventory of items listed as owned by Dry Dock Marine, 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 Dry Dock Marine. Useable inventory will be sold to the buyer at the seller's invoice cost unless otherwise agreed upon.

ASSESSMENT OF OPPORTUNITY

Dry Dock Marine generates an attractive owner's profit documented by IRS returns. Its sales and profit growth are unusually strong, and is located in an area 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 Dry Dock Marine.

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. invites written offers for the Business known as Dry Dock Marine. The real estate, assets, and goodwill are available. Offers should be submitted to Craig Campbell, Sarah Banks, or Brad Kuhrtz, 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 Dry Dock Marine. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this 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.

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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:

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.



**COMMERCIAL REALTY
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