



BUSINESS OFFERING MEMORANDUM

The Piccadilly
1105 Route 28, Yarmouth, MA

This business is offered for sale for:

\$225,000

Real estate may also be available for purchase for \$1.25m

Commercial
Realty Advisors

222 West Main Street, Hyannis, MA 02601
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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!



WEBSITE

www.thepiccadilly.net



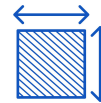
LOCATION

South Yarmouth



BUSINESS HOURS

6:00 AM - 2:00 PM
Every Day



PREMISES

3,842 SF



HISTORY

40+ Years in Business



ASKING PRICE

\$225,000 for the Business
\$1.25m for the Real Estate



LEASE

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

PROPERTY SPECIFICATIONS



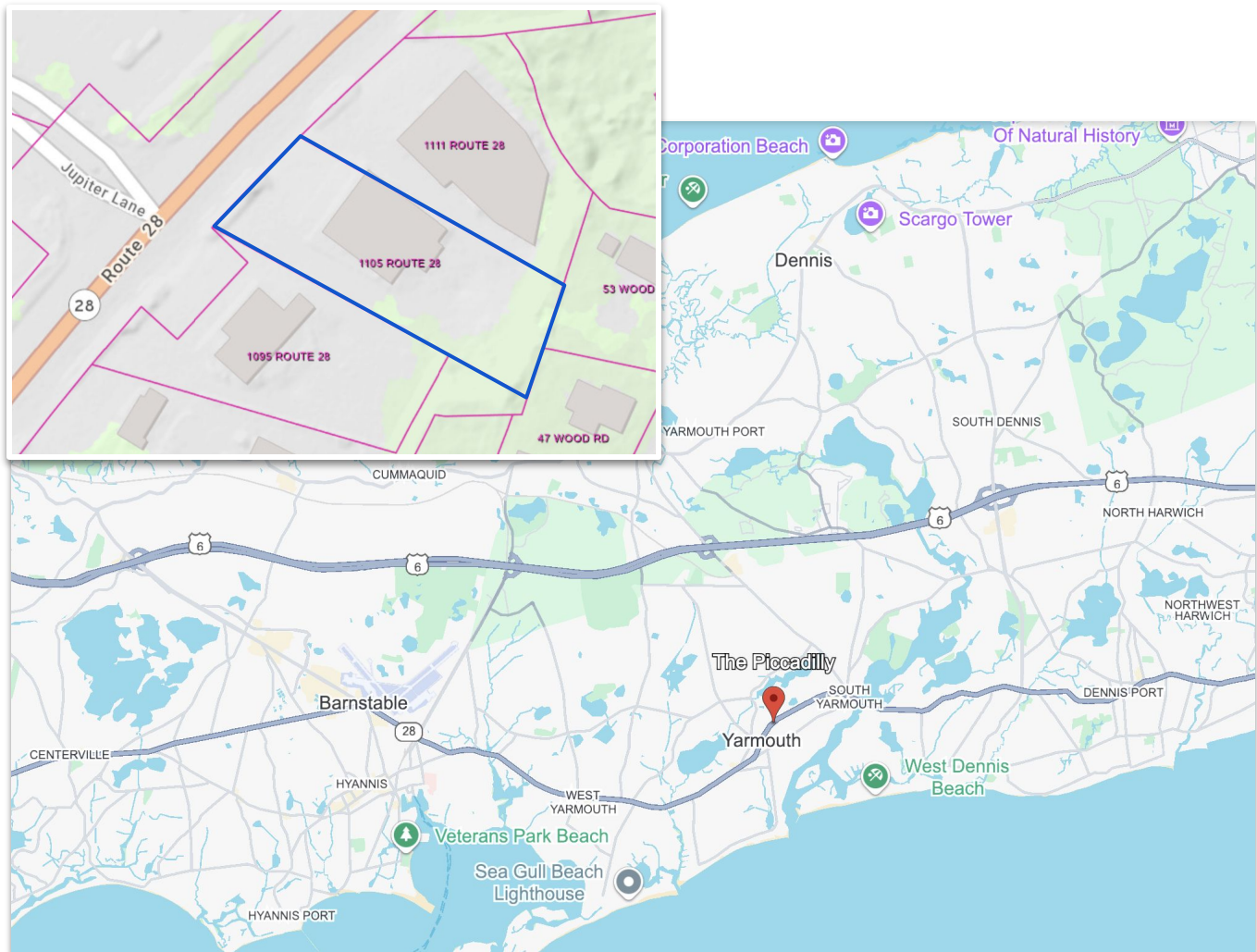
Parcel ID	290/071
Address	1105 Route 28, South Yarmouth, MA 02664
Style	Restaurant
Book/Page	D1502179
Land Use Code	3260 - REST/CLUBS
Zoning	VC Village Center
Lot Size	0.52 Acres
Building Size	±3,842 SF
Year Built	1955
Utilities	Public water; Gas; Septic
Capacity	80 Customers



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.

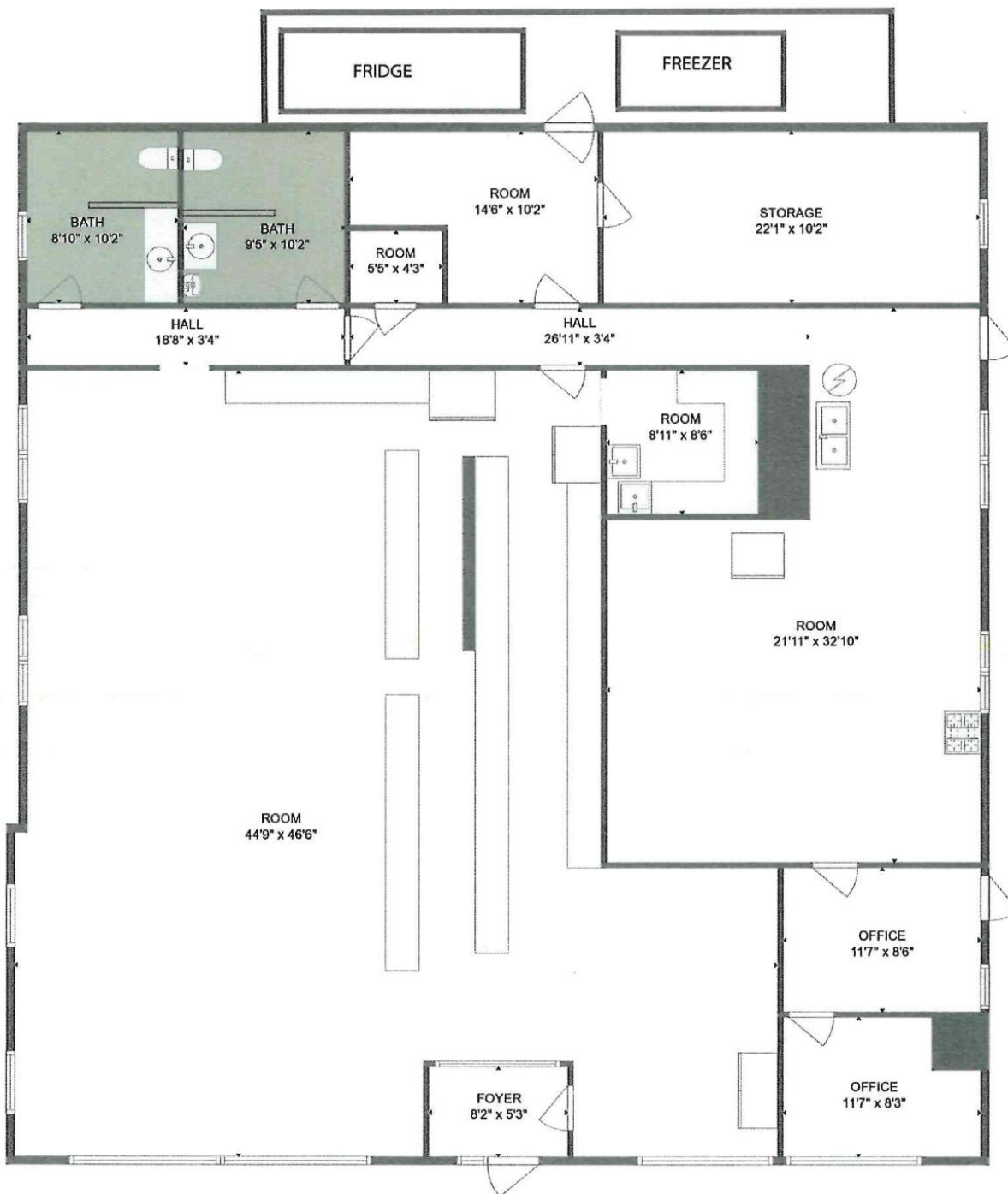
LOCATION: SOUTH YARMOUTH, MASSACHUSETTS



PRIME LOCATION ON CAPE COD

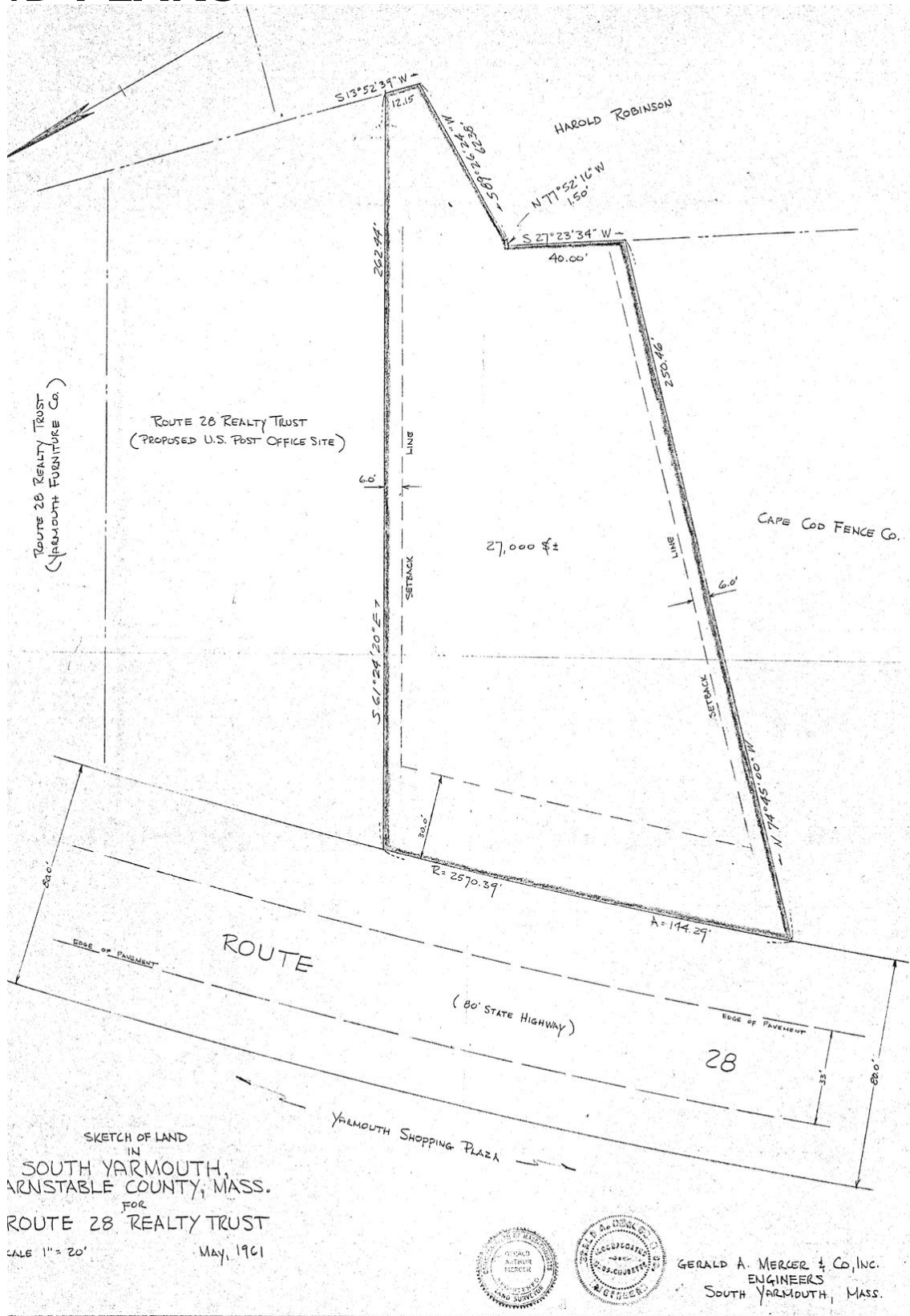
Situated directly on Route 28, across from the busy Shaw's supermarket at **1105 Route 28**, the property benefits from steady local and seasonal traffic, ample on-site parking, and strong roadside visibility within one of Cape Cod's highest-traveled commercial corridors.

FLOOR PLANS

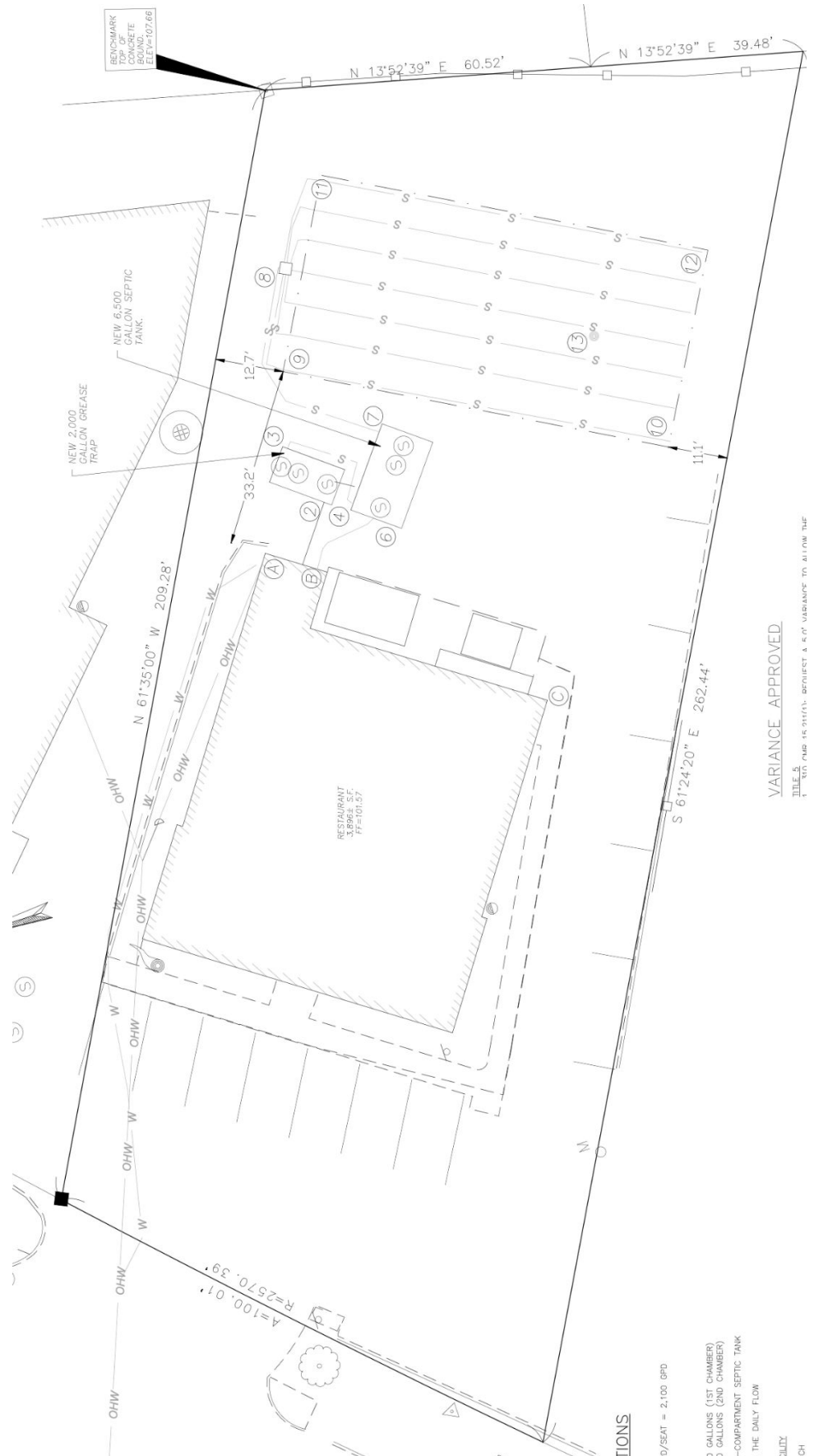


GROSS INTERNAL AREA
 FLOOR 1: 3181 sq. ft
 EXCLUDED AREAS: STORAGE: 224 sq. ft
 TOTAL: 3181 sq. ft
 Size and dimensions are approximate. Actuals may vary.

LAND PLANS



SITE PLANS





OFFERING MEMORANDUM
1105 Route 28, South Yarmouth, MA 02664

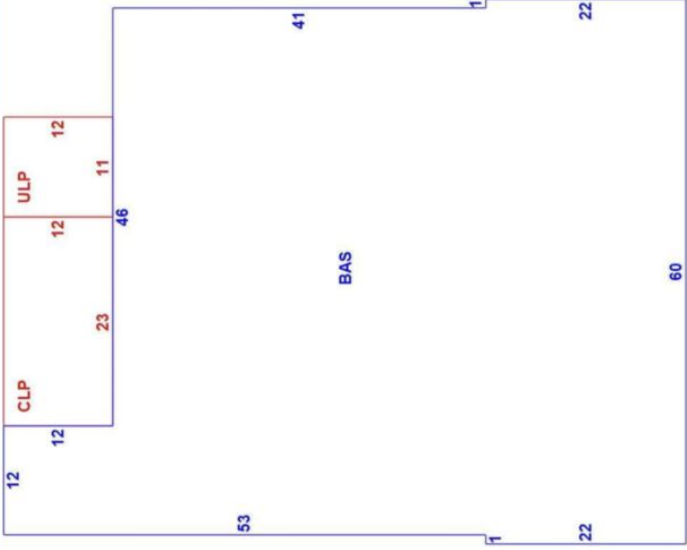


CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				815 YARMOUTH, MA	
1105 MAIN LLC 10 JAN SEBASTIAN DR UNIT 3 SANDWICH MA 02563			1 Level	2 Public Water	1 Paved	4 Bus. District	Description		Code	Appraised	Assessed					
				4 Gas			COMMERC.		3260	310,200	310,200					
				6 Septic			COM LAND		3260	321,600	321,600					
SUPPLEMENTAL DATA																
Alt Prcl ID 44/ P0011 / /			VOTE			VOTE DATE				Total		631,800		631,800		
MISC 190			PRIVATE													
CONTRAC CONTRACT 2																
PLAN # 217A-217																
ZIP CODE 2664:																
GIS ID M_308190_824342			Assoc Pld#													
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)	
1105 MAIN LLC CAPE DELI FOODS INC CAPE DELI FOODS INC			D1502179 0		05-15-2024		U		I		1,106,250		1U			
			302603 0		09-06-2021		U		I		0		0			
			0													
EXEMPTIONS			Amount		Code		Description		Number		Amount		Comm Int			
Year			Code													
															</	

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 00					
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					



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
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	0	276	83	32.14
ULP	Loading Platform Open	0	0	132	26	21.05
Ttl Gross Liv / Lease Area					3,951	422,203





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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.



SCAN TO VISIT COMREALTY.NET

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EQUIPMENT LIST

- Walk In Cooler
- Walk in Freezer
- 60 Qt Mixer
- Montague Convection Oven
- Bakery Table Lg
- Bakery Table Small
- Proof Box
- Bakery Box
- Bakery/Sheet Pan Carts
- Meat Slicers
- Pot Hanger
- 2 Bay Pot Sink
- Work Table w/Sink
- Dry Display Cases
- Charbroiler Grill
- Fryolators
- 7Ft. Gas Griddle
- 2 Burner Gas Stove
- Steam Table Units
- Refrigerated Sandwich Unit
- 2 Door Reach in Cooler
- 2 door Reach in Freezer
- 1 Lg Capacity Coffee Maker
- Chairs
- Tables
- Bar Fridge
- Inc Machine
- 3 Station POS System w/Printers
- Kitchen Printer
- Front Waitress Station
- Rear Waitress Station
- Customer Counter/Bar w/Shelving
- Steam Table Shelving Unit
- Unfi Protect & Network
- Telephone System
- Coffee Equipment (Loaned)
- Soft Drink Dispenser/Pepsi Cooler (Loaned)
- Toaster
- 2 door counter top flat top fridge
- Sonos Speakers System

