

# OFFERING MEMORANDUM

**BUSINESS  
FOR SALE**



**Assets and Good Will of the business known as Carluccio's Trattoria Restaurant in Forestdale, MA is offered for Sale for \$199,999.**

Office ID: 543

Commercial

**Realty Advisors**



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# Executive Summary

*Carluccio's Trattoria, 79 MA-130, Forestdale, MA 02644*

Carluccio's Trattoria presents a rare opportunity to acquire a well-established, turn-key Italian restaurant in the heart of Forestdale Village in Sandwich, Massachusetts. Publicly offered at **\$199,999 for the business only**, this family-run trattoria is fully operational and positioned for immediate continuation and growth under new ownership.

The restaurant occupies approximately **2,500+ square feet** and offers seating for **approximately 150 guests**, featuring a warm, inviting dining room with a mix of traditional tables, sought-after booth seating, and a separate function space accommodating 20+ guests. The popular "Tap Room" includes a rectangular bar with seating for 16 and additional bar-area seating for 30+ patrons. The layout provides excellent flexibility for both daily service and private events.

The kitchen is fully equipped and capable of high-volume production. Equipment includes a **6' x 10' walk-in cooler, brand-new double-door freezer, 8-burner sauté line, convection oven, salamander, two fryolators, double-deck pizza oven, undercounter refrigeration units, oversized ice machine, and a new hot water heater installed at the end of 2025. All furniture, fixtures, goodwill, proprietary recipes, and business rights are included in the sale.**

Located on a **1.62-acre commercial parcel** along Route 130 with approximately **200 feet of frontage**, the property benefits from strong visibility and established commercial zoning (BL1). The building itself contains approximately **5,736 square feet** of total area, providing substantial infrastructure to support restaurant operations.

Recently redesigned to embrace its authentic trattoria theme, Carluccio's has built a loyal following with sales trending upward. This offering is ideally suited for an experienced restaurateur, chef-owner, or hospitality entrepreneur seeking to step into an established concept with growth potential heading into the busy Cape Cod spring and summer seasons. Owner financing may be available to qualified buyers.

This is a fully operational, ready-to-go restaurant opportunity in a highly desirable Cape Cod market.



# Business Specifications

Carluccio's Trattoria, 79 MA-130, Forestdale, MA 02644

<b>PRICE</b>	\$199,999
<b>INDUSTRY</b>	Restaurant
<b>LOCATION</b>	Forestdale, Massachusetts
<b>YEAR ESTABLISHED</b>	2022
<b>OWNERS</b>	Carlo Perugia



*Photo taken pre-Grand Opening in 2022*



# Property Specifications

Carluccio's Trattoria, 79 MA-130, Forestdale, MA 02644

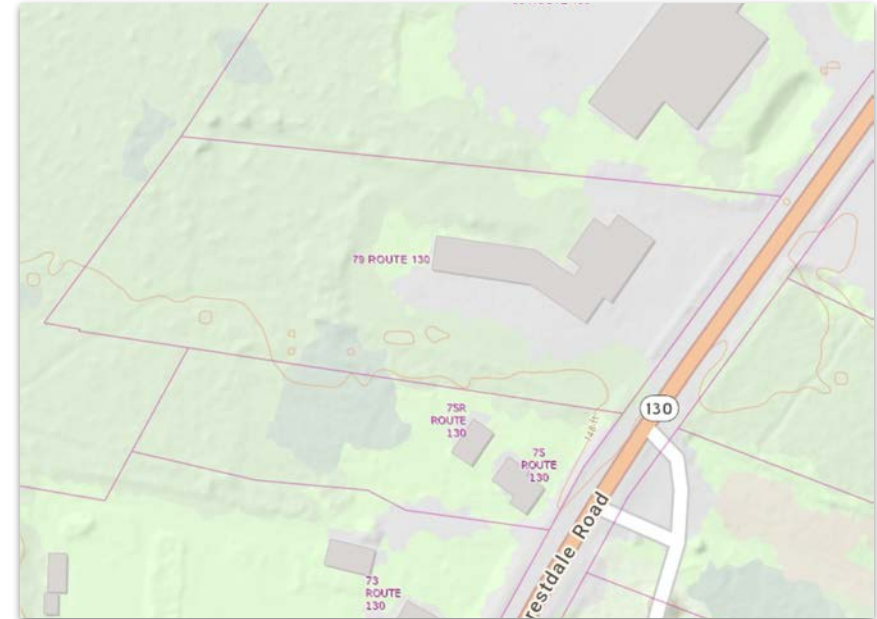
**BOOK/PAGE** BK 17584 PG 313

**TOTAL BUILDING SIZE** +/- 5,736 SF

**LAND USE CODE** 3260: RESTAURANT

**PARKING** 16+ Parking Spots; Paved lot

**STORIES** 1.75







# OFFERING PRICE

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The assets and goodwill of the business known as Carluccio's Trattoria is offered for sale at \$199,999. The sale includes the inventory of items listed as owned by Carluccio's Trattoria in this document, as well as its trademarked name, branding and signage. The sellers will assist in the transfer of licenses currently used by Carluccio's Trattoria. 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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Carluccio's Trattoria generates an attractive owner's profit documented by IRS returns. Its sales and profit growth are unusually strong, and it is located in an area with heavy tourist traffic, providing easy access for 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 Carluccio's Trattoria.

# SUBMISSION OF OFFERS

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Commercial Realty Advisors, Inc. invites written offers for the Business known as Carluccio's Trattoria. 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 Carluccio's Trattoria. 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.

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**  
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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.



**LICENSE #6295**

