

UNIQUE COMMERCIAL OPPORTUNITY



20 Scudder Avenue

Nor'easter

Hyannis, MA



 **The Realty Advisory, Inc.**

Commercial Real Estate, Development,
Consulting & Brokerage Services

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THE NOR'EASTER IS A LANDMARK RESTAURANT

This restaurant location has been a fixture on the Cape Cod dining scene for 42 years. This commercial offering is an amazing opportunity for a turn-key restaurant or new concept in the heart of Hyannis.



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OFFERING:

We are pleased to offer this asset sale which includes the Furniture, Fixtures and Equipment, the business, leasehold and goodwill.

PROPOSED TRANSACTION:

The Realty Advisory is entertaining offers to purchase The Nor'easter Restaurant and Bar. The business will be sold in "as is" condition with no representations or warranties as to the condition or use. All qualified prospective purchasers are required to contact Richard Catania at The Realty Advisory concerning site visits, inspections, submission of offers, or the proposed transaction.





SUMMARY OF LISTING INFORMATION

Summary of Listing Information: Eclectic/New American Concept in Hyannis

The Nor'easter sits right next door to The Cape Cod Melody Tent, which draws diners in from June through mid-September. Located on the highly visible, west end rotary of Hyannis, the restaurant is adjacent to the affluent neighborhoods of Hyannis port, Centerville and Osterville.

The facility has undergone a complete renovation and update. The detailed woodwork in and around the dining room and bar, though very expensive to install in today's market, is in excellent condition and reflects a classic look.

Property Description: Free standing brick building with full basement and ample attic storage.

Lease: Premise is (5400) SQ FT; base rent is \$(5% of sales NNN.) There are 4 years left on the current lease with two 5 year options.

Licenses: Common Victualers and Seasonal full liquor. (could be year round)

Seating: 230; **Parking:** 80

Serving Lunch and Dinner 7 days from 11 am-1 am. Average guest check is \$50.
[View current dinner menu](#)

Floor Plan: Two dining rooms, a bar and the garden room, which offers the potential for some outdoor dining. The classic bar was renovated last winter, and is well appointed with a pool table and new televisions.

Staff: Training available

Equipment: The kitchen is spacious and very well equipped. The entire building is fully sprinkled; all equipment is owned and included. A full asset list is available upon request.

Reason Selling: Personal