

Villaggio
at the REGATTA



4631 Falmouth Road, Cotuit, Cape Cod Massachusetts

 **The Realty Advisory, Inc.**

Commercial Real Estate, Development,
Consulting & Brokerage Services

1645 Falmouth Road, Suite 10F
Centerville, MA 02632

CONTACT

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EXECUTIVE SUMMARY

Villaggio at the Regatta on Cape Cod
4631 Falmouth Road (Route 28), Cotuit MA 02635
mangia@villaggiocapecod.com



Full service, year-round fine dining restaurant in a beautifully appointed New England two-story Colonial Captain's House. This fully equipped, turnkey operation has been a Landmark Restaurant site for over 25 years . The first floor features three separate dining rooms and warm, inviting bar. There is also an outdoor patio and a second floor with two dining rooms and an office.

Sale includes:

- Business
- Goodwill
- Fixtures
- Furniture
- Equipment
- Year Round Full Liquor License
- A Very Reasonable Lease

\$250,000

Prime location on the Route 28
in a prestigious village
with very little competition

4,400 Square Feet

1.5 Acres

100 Seats

Financials available upon request



Villaggio at the Regatta



The inviting atmosphere in the tavern offers patrons a warm and relaxing year-round dining experience.



This stunning well-appointed, charming 18th century Federal style building is on the National Registry of Historic Places.



Built in 1790, this beautiful property features two floors with an outdoor patio and a long history of being a fine dining destination.



A Brief History of Cotuit



Cotuit is located in southwestern Barnstable, on a peninsula bounded on the west by the Santuit River and on the east by Cotuit Bay. The central village of Cotuit is on the northeastern part of this peninsula, extending north and south along Main Street from its junction with School Street. The district includes about 125 mainly residential properties, with most construction dates falling between about 1850 and 1920.

The area was first settled in the late 18th century as an agricultural area, and did not achieve prominence as a maritime center until the 19th century. Large-scale sea-faring activities generally raised maritime activities on the south coast of Cape Cod, and Cotuit became home to a number of sea captains and maritime businesses by the mid-19th century. This resulted in the construction of a significant number of fine Greek Revival and Italianate houses that line Main Street.

In the late 19th century the area saw a rise in the construction of summer homes, albeit on a restrained scale. These homes filled in areas around the older homes, and are predominantly Queen Anne in style, although the district includes several Colonial Revival houses. The Cotuit Library, built about 1910 on Main Street, is the district's only significant Classical Revival building.

Trip Advisor #1 Restaurant in Cotuit



Winner of New England Cable News TV Diners Gold Plate Award



THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN BE READ

LICENSE No. 7000329 A

ALCOHOLIC BEVERAGE

THE LICENSING AUTHORITY OF

The TOWN OF BARNSTABLE, MASSACHUSETTS

HEREBY GRANTS A

COMMON VICTUALER

License to Expose, Keep for Sale, and to Sell

All Kinds of Alcoholic Beverages

To Be Drunk On the Premises

To: Danny Kay's Culinary Productions, Inc., d/b/a Villaggio at the Regatta (Landucci Taver

John J Bartolomei Jr., Manager

on the following described premises 4631 Falmouth Road, Cotuit, MA

A two and one-half story building located at 4631 Falmouth Road, Cotuit with 2 floors consisting of a restaurant, bar and lounge, kitchen with basement and attic for storage. Restaurant on first floor seating 68, including bar with 14 seats. Upper level dining seating 38 and outside seasonal patio with five tables seating 20

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities.

This license expires June 15, 2016, unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this 1st day of January 2016

The Hours during which Alcoholic Beverages may be sold are:

WEEKDAYS: 8 A.M. TO 1 A.M.

SUNDAYS: 12 MIDNIGHT TO 1 A.M.

12 NOON TO 12 MIDNIGHT

NOT VALID unless issued in conjunction with a Food Service Permit.

RESTRICTIONS - See Below

Signatures of Gene Burman and another official of the Licensing Authority.

LICENSING AUTHORITY

PAID: \$1525.00

RESTRICTIONS

NUMBER

7000329

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF BARNSTABLE
Licensing Authority

FEE
\$275.00

License for Innholders, Common Victualers
And Other Keepers of Restaurants and Other Establishments

In accordance with the provisions of Chapter 140 of the General Laws as amended by Chapter 299 of the Acts of 1926 and amendments thereto, LICENSE is hereby granted to

Danny Kay's Culinary Productions, Inc. d/b/a Villaggio at the Regatta (Landucci Tavern)
4631 Falmouth Road, Cotuit MA

to conduct the amusements as herein described in connection with the regular business of innholder, common victualer, manager or controller of a cafe, restaurant or other eating or drinking establishment, on the premises owned by: **Same** of Cotuit Located 4631 Falmouth Road

Description of Premises:

Description of amusements to be conducted: Daily Live

Restrictions:

Maximum 4 performers indoors only; Recorded music facing inward for outside

To be conducted between the hours of: **11:00 AM TO 12:45 AM**

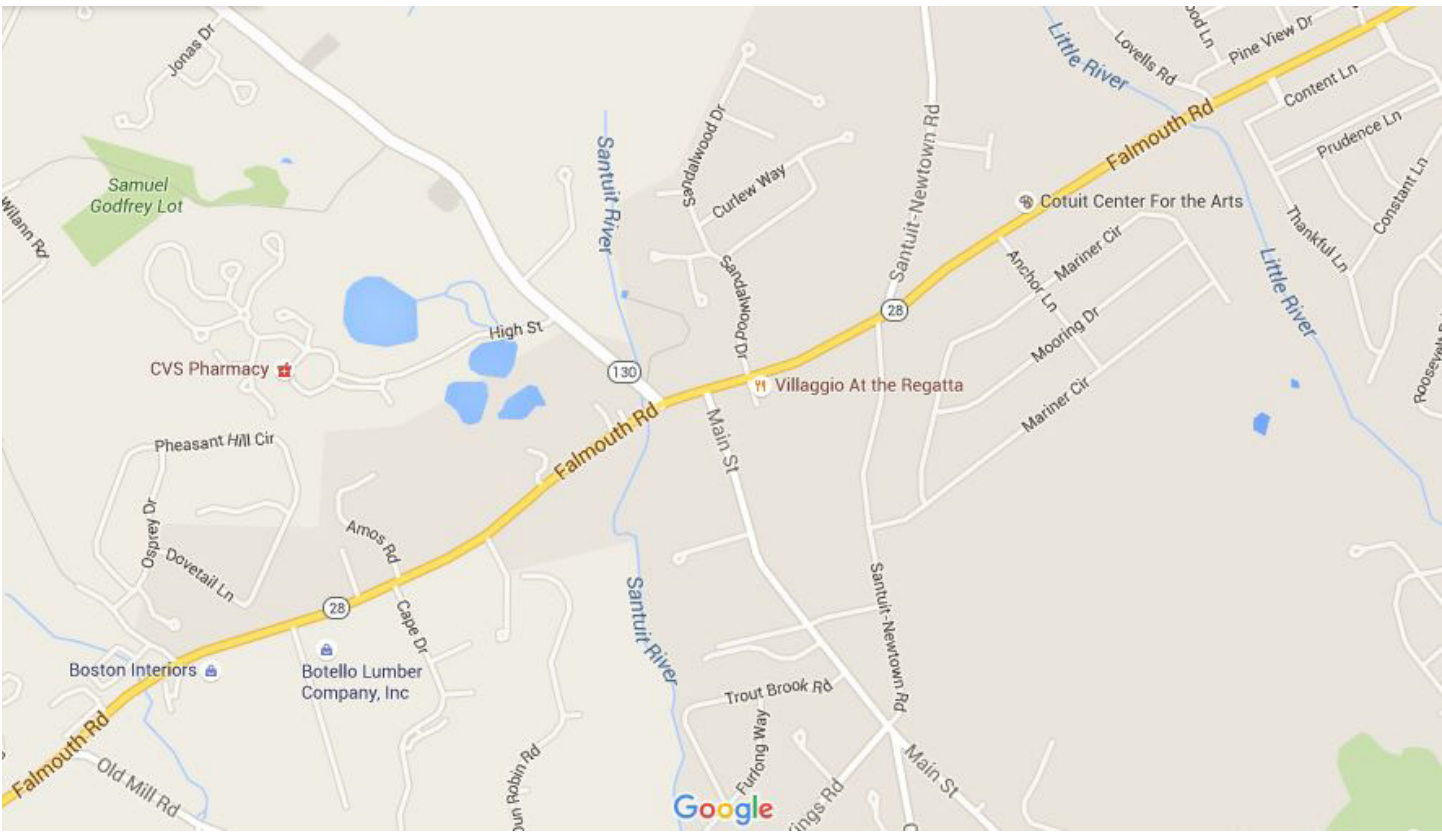
This LICENSE is granted as subject to the provisions of the General Laws chapter 140 sections 22-32 inclusive, and chapter 272, section 25-27 inclusive, and amendments thereto, and shall not be valid for a location other than as herein described.

January 1, 2016

EXPIRES: December 31, 2016

Martin & Hope
George Brennan
Don Campioni

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE PREMISES.



SUPPLEMENTAL FINANCIAL INFORMATION:

A complete supplemental offering package containing relevant financial information is available upon request. Same information includes but is not limited to tax returns, monthly revenues and detailed income.

CONFIDENTIALITY AND DISCLAIMER:

The Offering Document was prepared by The Realty Advisory, from and on information furnished by Villaggio at the Regatta who is "The Seller", and the Town of Cotuit, by agents of the seller and from other sources believed reliable. No guaranty, express or implied, is made as to the accuracy or completeness of this information and it is subject to error, omission, change of price, change of description or condition, or withdrawal without notice The Realty Advisory, has not independently audited or verified any information, financial result, legal description, sketch or plan.

The Realty Advisory, represents Lobsterville on an exclusive basis. Any other brokers or salespeople represent the Buyer, not the Seller, in the marketing, negotiation and sale of this business and property, unless other arrangements are made in advance with the Realty Advisory, Inc.

This Offering Document is proprietary to the seller and its related legal and beneficial owners and to The Realty Advisory. 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 property. Should you decline to make such an offer, you agree to return promptly this document and any other information provided to you.

o warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject.

OFFERING:

We are pleased to offer this Business opportunity for 450 K. This includes, business, furniture, fixtures and equipment.

REPRESENTATION:

Villaggio has retained Richard Catania of The Realty Advisory, Inc. This transaction is a confidential matter. All inquiries will be treated with strict confidentiality. The seller reserves the right to withdraw from negotiations or the market at any time.

PROPOSED TRANSACTION:

The Realty Advisory is entertaining offers to purchase Villaggio in Cotuit MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

SUBMISSION OF OFFERS:

The seller reserves the sole and absolute right to accept or reject any offer. All offers should include price, deposit, financing, if any, and closing date. Nothing in the submission of any offer shall be deemed in any way to create any right or obligation between the seller and the proposed buyer until such offer has been accepted in writing. The offers shall contain the following information:

- A. The name and address of the prospective purchaser, including principals
- B. Purchaser's legal counsel
- C. Identification of business being purchased
- D. Deposit
- E. Financing to detail purchaser's desire to obtain private, conventional or institutional financing
- F. Due diligence inspections of property within a reasonable time period
- G. Terms to Seller-Cash at closing or Seller financing
- H. The purchase price
- I. Proposed closing date



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