

Restaurant in High Traffic Zone For Sale



339 East Falmouth Highway (Route 28), East Falmouth, MA 02536



Commercial Real Estate, Development,
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Executive Summary

Josh's At Davisville Restaurant

339 E Falmouth Hwy, East Falmouth, MA 02536



The Realty Advisory is proud to offer for sale this Gem of a restaurant in East Falmouth. Josh's is a small, intimate, local favorite with a very popular bar and an excellent reputation for fine food.

REVIEWS

"Family Birthday dinner was excellent! We thoroughly enjoyed our dinner at Josh's. We had a party of 9 people, and it was so good! Great food and excellent service! Patrick was a fantastic server. We will definitely return."

"Fabulous dinner! Lobster Mac and cheese was full of lobster meat in a tasty sauce. The halibut (I had it blackened) and swordfish was light, flavorful and generous. We split the scallop and macadamia nut appetizer which was perfect. The apple crumb desert topped our dinner off just right."

"Josh's is a very well equipped and highly regarded restaurant with very little competition in the area. They enjoy loyal year-round customers and have a 4.7-star rating on Open Table, Yelp, Trip Advisor."

"In 2019 they received a Business Achievement Award from the East Falmouth Village Association. Josh's has a full year round liquor license, 76 seats and easy access from Rt. 28 with additional parking allowed across from the driveway."

"Very healthy sales over \$1M despite being open only four nights. Much of the equipment and flooring is new. This is a must-see restaurant listing."











Josh's Equipment List

October 20, 2022

Imperial Stand up freezer
Kenmore reach in freezer
Insignia reach in freezer
Ojeda reach in freezer
Walk in fridge
Robot Coupe 1 year
Tabletop fridge 1 year
Cleveland steamer 1 year
Southbend confection
Fryolator pitco 1 year
Wolf flat top grill
Le burner stove
Therma Tek oven 8 months
2 x Bison Sandwich unit
Atosa Cabinet unit
Hood system
Atosa sandwich unit
Prep pal 32-quart mixer
Hobart slicer
Multiple fridge racks
2 x Microwave
3 bay sink 1 year
ADS dishwasher 1 year
Scotsman ice machine 2 years
Toast POS 1 year 3 monitors 1 handheld
5 Spick kegerator
Atosa wine/ beer cooler
Hatco food warmer
Nemco soup warmer 4 months
New floors in dining room 6 months
Sound panels





About Falmouth



Beaches & History

Falmouth boasts over 68 miles of aquamarine shoreline dotted with white sand beaches, eight quaint villages, and the Shining Sea Bike Path, inspired by “America the Beautiful,” penned by Falmouth’s famous daughter Katharine Lee Bates.

Designated a Preserve America community in 2013 by former First Lady Michelle Obama, Falmouth is iconic. Drawing world-class chefs eager to experiment with the freshest catch from local waters by putting their own spin on the native cuisine, inspired by a strong legacy of Portuguese fishermen and farmers, Falmouth features a vibrant and diverse culinary scene. Anchored by the historic Village Green and Americana Main Street lined with charming retail and restaurant attractions, this hip and historical destination has it all for a romantic holiday or some important family bonding time.

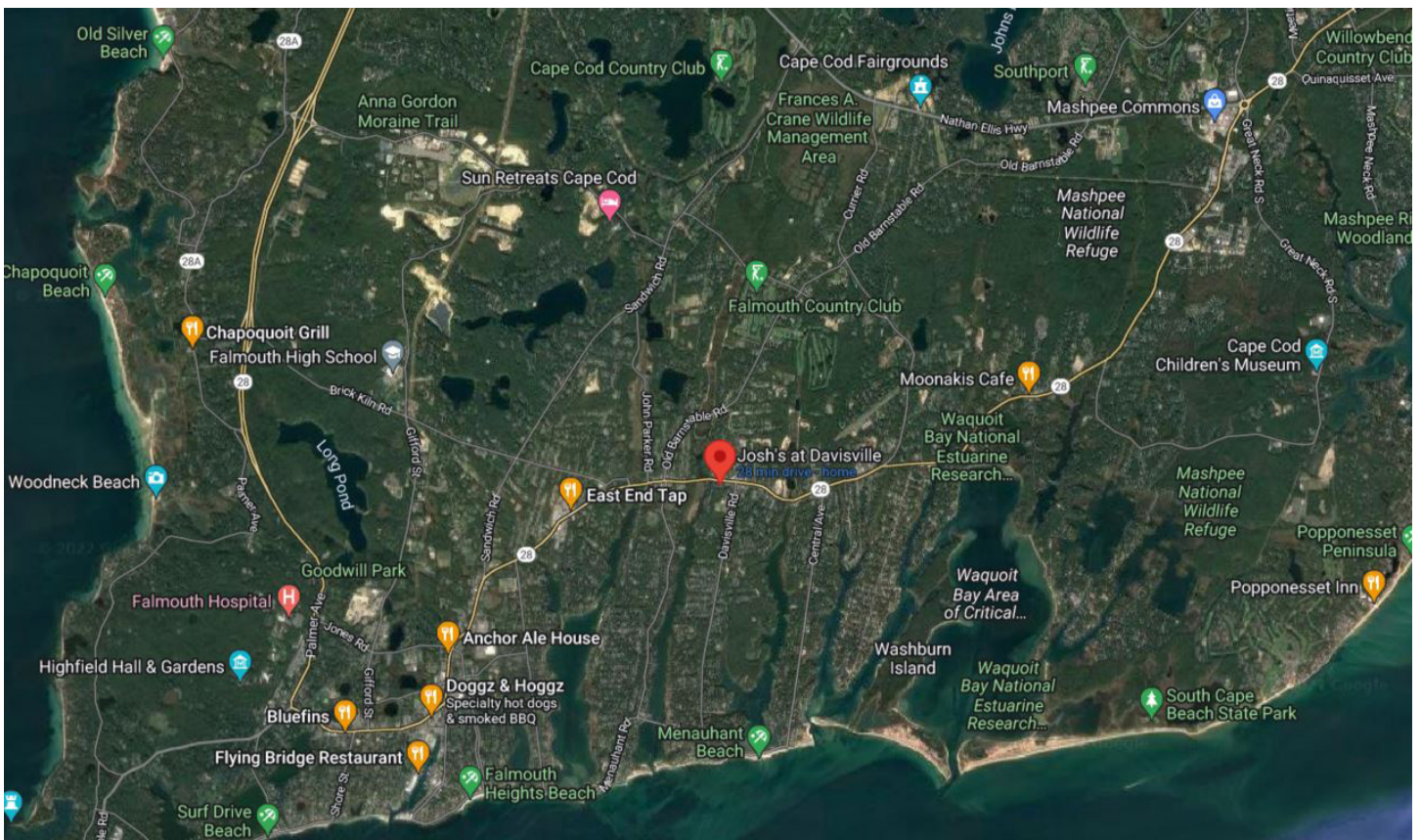
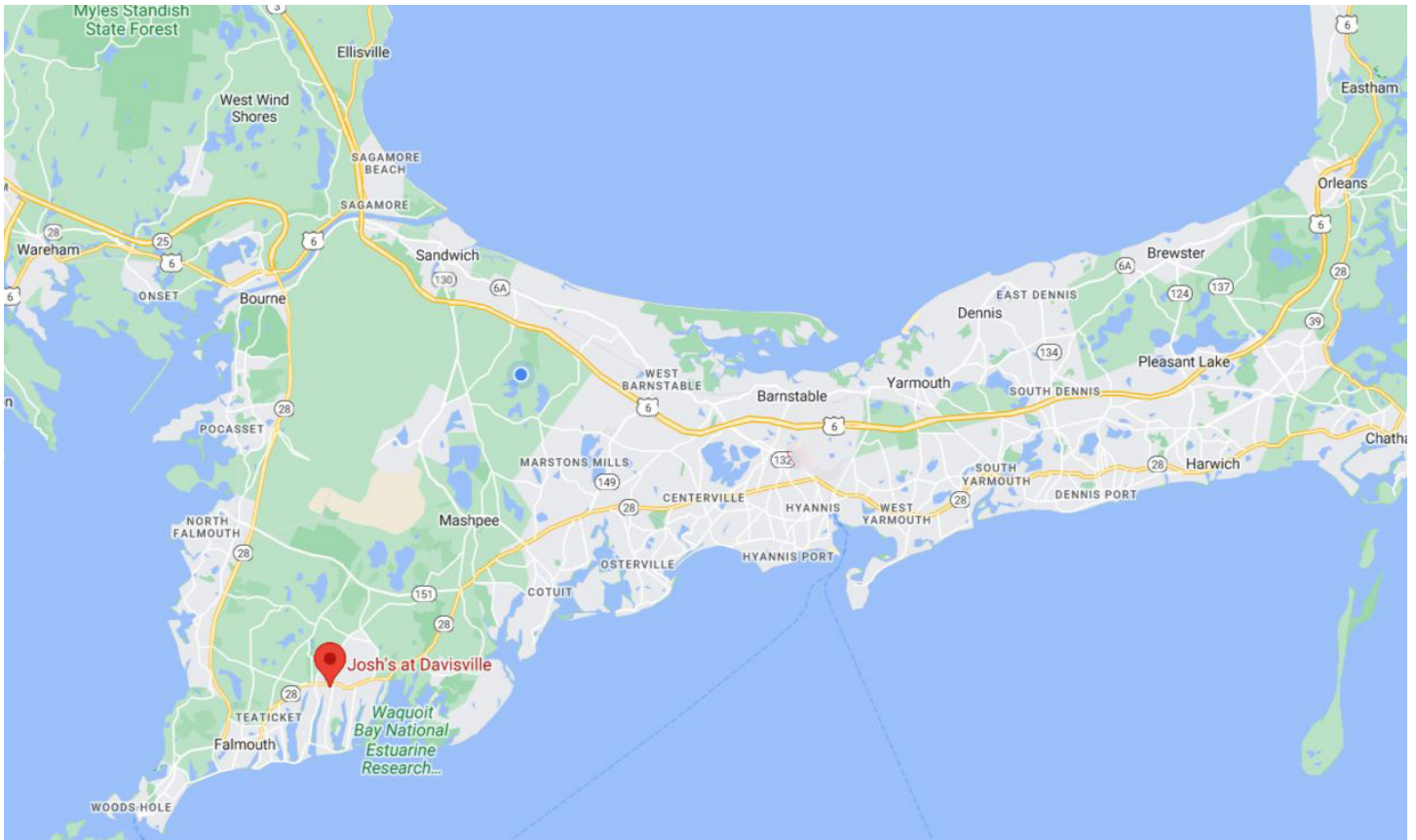
Strong Economy

Falmouth has a strong local economy comprising a wide and supportive network of unique small businesses and also leans heavily on the scientific institutions here including Woods Hole Oceanographic Institution (WHOI), Marine Biological Laboratory (MBL/University of Chicago), NOAA Fisheries, the Woods Hole Research Center, and more.

East Falmouth

Once home to some of Falmouth’s most successful commercial strawberry and cranberry operations in the 20th century, the agricultural legacy is carried on by dozens of local farms throughout the town, with offerings from produce, poultry and grass-fed beef to the ever-popular strawberry that is still synonymous with the area. Famous for inland waterways, extensive cranberry bogs and some of the best white sand beaches in Falmouth, East Falmouth unfolds like origami with secret spots and a vibrant community spirit.

Josh's Location



Josh's Info Sheet

Square Footage	2896
Addresses	339 East Fal Hwy East Fal MA.
Name of LLC/Corporation	JZ Restaurant Inc.
Seats/Bar/Dining Room	76
Annual Sales	1M
Food Cost/Liquor Cost	
Liquor License (Seasonal/Year Round)	Year-round
Cash Flow/Net Income	
Monthly Rent/Separate Cam	4000 /Month NNN
Lease Terms (Conveyable?)	5 year with 5 Year option
Copy of Leases	Yes
Number of Employees	15 in summer.
Trademarked?	no
Year Opened	2018
POS System	Toast
Website Included?	Yes
PPA	50.00
Food to Beverage Ratio	
Reason for Selling (Optional)	Change of career
Year Built	1948
	Limited hours of operation accounts for changes in business.

Supplemental Financial Informations

A complete supplemental offering package containing relevant financial information is available upon request. Some 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 Josh's at Davisville Restaurant which is "The Seller", and the Town of East Falmouth, MA 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 it is subject to error, commission, 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 Josh's at Davisville Restaurant 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.

No 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 which includes Lease, Furniture, Equipment, Fixtures, Logos, Goodwill, Website, Recipes and Training.

Representation

Josh's at Davisville Restaurant 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 Josh's at Davisville Restaurant of East Falmouth, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

Submission 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