



LOBSTERVILLE BAR & GRILLE



**Sitting right on Oak Bluffs Harbor overlooking the exciting Oak Bluffs Marina.
Right smack in the middle of all the action on the Pier and Boardwalk**



The Realty Advisory, Inc.

**Commercial Real Estate, Development,
Consulting & Brokerage Services**

1645 Falmouth Road, Suite 10F
Centerville, MA 02632

CONTACT

Richard Catania
508.367.1898

rcatania@therealtyadvisory.com



1500 Square Feet
99 Seats
Seasonal Full Liquor License

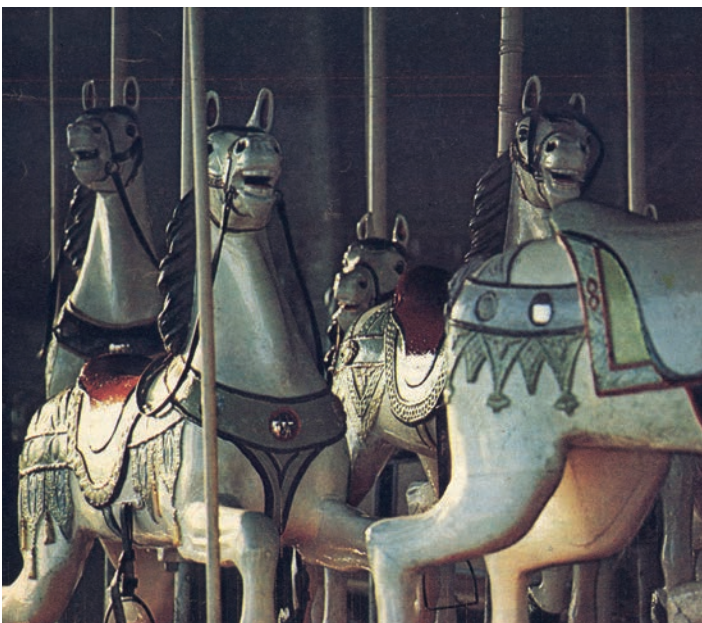
Asking Price: 1.249M
(includes Real Estate & Business FF&E)
189K Business Only Lease TBD
Financial available upon request

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A BRIEF HISTORY OF OAK BLUFFS

The first inhabitants of Oak Bluffs were the Wampanoag people, who have lived on Martha's Vineyard for approximately 10,000 years. The area was later settled by Europeans in 1642 and was part of Edgartown until 1880, when it was officially incorporated as Cottage City. The town re-incorporated in 1907 as Oak Bluffs, named because the town was the site of an oak grove along the bluffs overlooking Nantucket Sound. Oak Bluffs was the only one of the six towns on the island to be consciously planned, and the only one developed specifically with tourism in mind.





Located just off the Oak Bluffs Harbor, Lobsterville is the Island's premier seafood restaurant. Serving fresh fish daily, created just the way you like it!

Lobsters are prepared any way possible; baked, stuffed, broiled, butter poached, grilled, clambake style with steamers, or even served up inside the island's best lobster rolls.



Another menu item unique to Lobsterville is our delicious Lobster Stuffed Chicken Breast. Enjoy all these entrées along with amazing cocktails and a beautiful sunset from our second balcony or bar.

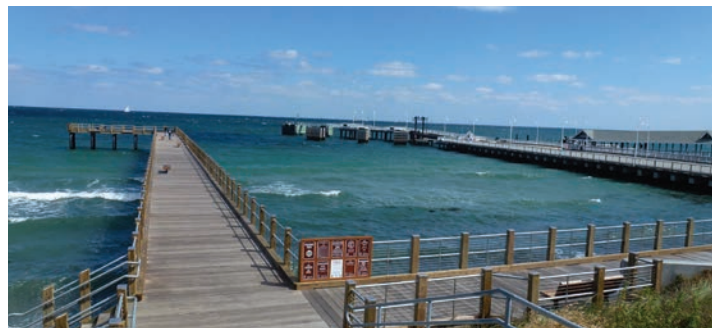
Open every day for lunch and dinner, serving cocktails every night until 1 am.



Three level Gingerbread Style Structure with two levels of dining and a Penthouse apartment on the third floor.



The front faces the water, boats and sunset. The back entrance leads to the street with access to all ferries and taxis, as well as downtown Oak Bluffs.





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 Lobsterville, who is “The Seller”, and the Town of Oak Bluffs, 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.

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 real estate opportunity for \$1.249M. This includes, real estate business, furniture, fixtures and equipment.

REPRESENTATION

Lobsterville 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 Lobsterville in Oak Bluffs, 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

DEMOGRAPHICS

Population in 2010: 4,527

Population Change since 2000: +21.9%

Males: 2,223 (49.1%)

Females: 2,304 (50.9%)

Median Resident Age: 44.4 years

Massachusetts Median Age: 39.2 years

Estimated Median Household Income in 2012: \$59,609

Oak Bluffs: \$59,609 **MA:** \$65,339

Estimated Per Capita Income in 2012: \$29,332

Estimated Median House/Condo Value in 2012: \$512,920

Oak Bluffs: \$512,920 **MA:** \$323,800

Mean Prices in 2009

All Housing Units: \$673,097

Detached Houses: \$649,040

Townhouses or Other Attached Units: \$963,497

In 2-unit Structures: over \$1,000,000

In 3-or-4-unit Structures: over \$1,000,000

In 5-or-more-unit Structures: \$401,457

Source: city-data.com/city/Oak-Bluffs-Massachusetts.html

