



COASTAL HOMES
REALTY GROUP

VILLAGGIO PRIME BAR & GRILLE

4631- 4655 FALMOUTH ROAD, COTUIT

LISTED BY:
EMILY SWARTZ
BROKER-OWNER

OFFERED AT: \$2,195,000
WWW.CHREALTYGROUP.COM



A HISTORICAL SITE

THE ROLAND THACHER CROCKER HOUSE. CIRCA 1790.

Built in 1790 by Roland Thatcher Crocker, this Federal-style home was the last of six family houses on Old Stage Road. Crocker, a former sea captain, settled here with his wife, one of the Bacon family of Barnstable, and established a stagecoach inn that also housed Cotuit's first Post Office, with Crocker as Postmaster. Travelers and guests, including Senator Daniel Webster, enjoyed lodging and lively tales, while the granite hitching post and a historic storm shutter behind the bar remain as reminders of its past.

Later owned by the Nickerson family, the home's lore includes stories of two happy ghosts: a soprano and her butler, who linger from a bygone era. The home features eight fireplaces, hand-pegged post-and-beam construction, and Federal-period details like the "Good Morning" staircase and graduated front door pillars.

Now listed on the National Register of Historic Places, this fully restored property invites visitors to experience a living piece of American history.



THE BUSINESS



GROSS REVENUE	\$1,350,000
FF&E	\$300,000
INVENTORY	NOT INCLUDED
EMPLOYEES	10
SQUARE FOOTAGE	4,443 SQ. FT.
SEATS	146
ESTABLISHED	2014



THE BRAND

Villaggio Prime Bar and Grille presents a rare opportunity to own a high-volume, full-service Italian restaurant and bar in one of Upper Cape Cod's most desirable locations. Situated on Route 28 in Cotuit, this well-established destination offers outstanding visibility in a high-traffic area, drawing both loyal year-round patrons and seasonal visitors.

With a 146-seat year-round liquor license and both indoor and outdoor dining, Villaggio Prime is designed for exceptional guest experiences in all seasons. The inviting atmosphere, coupled with a thoughtfully crafted menu of authentic Italian cuisine, creates a sought-after dining destination for locals and tourists alike.

Villaggio's story is rooted in tradition and passion. Owner Jay first launched his restaurant journey on April 1, 2005, when he opened Café Villaggio at 188 Main Street in Falmouth. His commitment to blending his family's old-style Italian recipes with modern culinary techniques quickly earned acclaim, including the New England Cable News' TV Diner Gold Plate Award within its first year. As demand grew, Jay expanded to a larger location at the Falmouth Inn, rebranding as Landucci to honor his paternal great-grandmother's maiden name. In 2014, when the hotel was sold, Jay found the perfect new home in Cotuit, reviving the historic Crocker House—formerly the Regatta Restaurant—and bringing his vision to a new chapter as Villaggio at the Regatta.

Now operating as Villaggio Prime Bar and Grille, the restaurant features a fully equipped, high-efficiency kitchen designed for high-volume operations, ensuring seamless service even at peak hours. The bar program boasts an expertly curated selection of fine wines, handcrafted cocktails, and craft beers, enhancing the restaurant's reputation as a go-to spot for both casual gatherings and special occasions.

This turnkey business benefits from a strong customer base and the region's increasing demand for quality dining experiences. Its prime location and well-established presence make it an ideal investment for restaurateurs, investors, or entrepreneurs looking to expand their portfolio.

THE FOOD



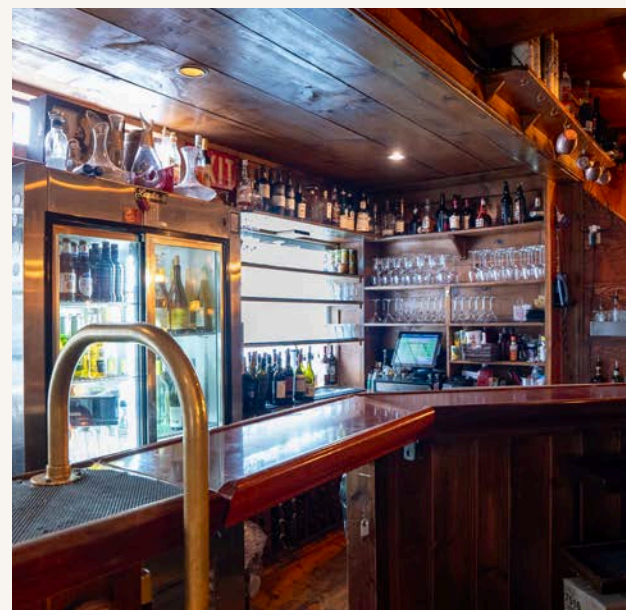


THE KITCHEN



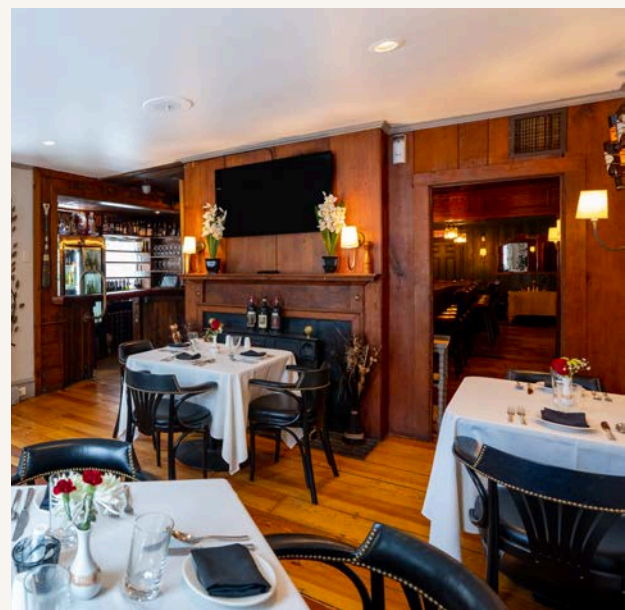


BAR & TAVERN





MAIN LEVEL DINING





UPPER LEVEL DINING



THE REAL ESTATE



Prime Real Estate Opportunity 2.28 Acres with Historic 4,443 Sq. Ft. Building

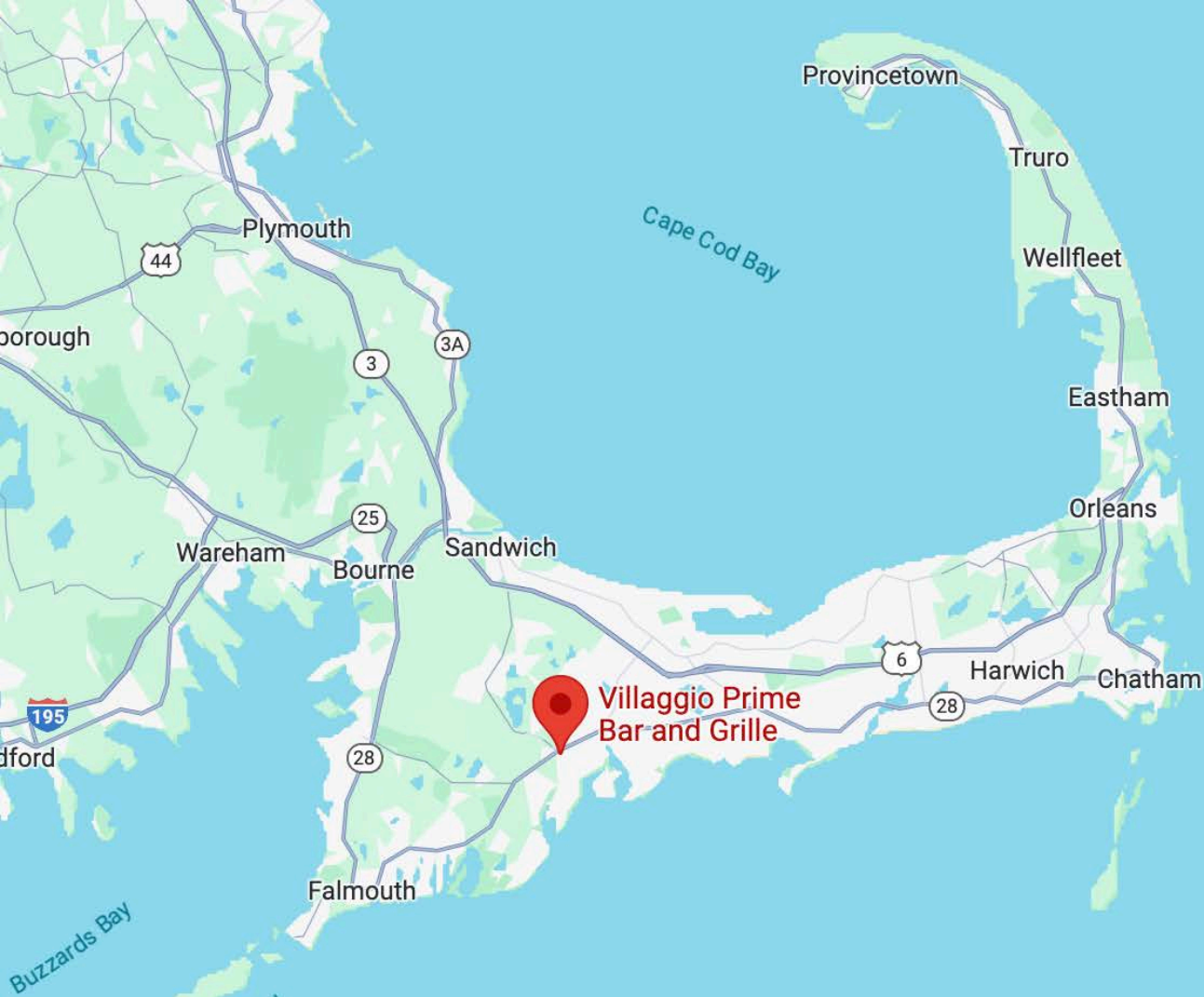
A rare opportunity to own two residentially zoned parcels totaling 2.28 acres in a desirable Cotuit location. This unique property includes a 4,443 sq. ft. historic building, originally constructed in the 1700s, with a special permit to operate as a restaurant. The site offers versatile potential, whether continuing as a commercial establishment or exploring residential development opportunities on the second lot.

The building boasts a well-designed interior layout, featuring a bar room, eight separate dining rooms, a large industrial kitchen, an office, and five bathrooms. The space is well-suited for high-volume service while maintaining an intimate, historic charm.

The property has been meticulously maintained and upgraded, featuring a brand-new natural gas-powered generator ensuring uninterrupted power, a new heating and cooling system, and new windows throughout. Additional updates include a new hot water tank and RoofMax coating to extend the lifespan of the roof.

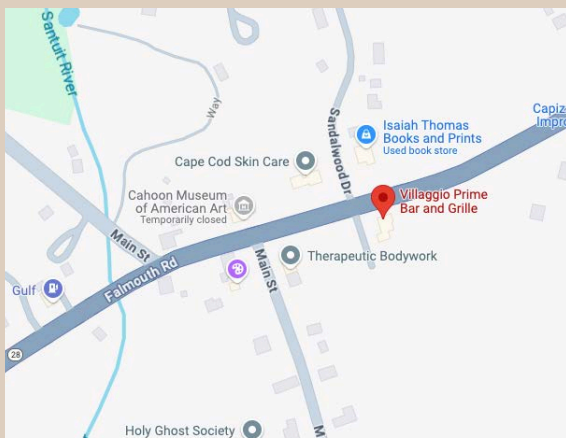
The exterior has undergone extensive landscaping, including a new stone walkway and a beautifully designed patio, currently used for outdoor dining. The property also offers multiple sheds for dry storage, outdoor walk-in coolers, and a recently expanded parking lot with 54 total spaces, including two handicap-accessible spots. The building is fully handicap accessible, and the siding was replaced in 2020 and repainted its current neutral shade in 2024, enhancing durability and curb appeal.

With a prime location, historic character, and modern upgrades, this property presents an outstanding investment. Whether maintaining the current use or considering residential development, this is an opportunity not to be missed.



THE LOCATION

4631 - 4655 FALMOUTH ROAD, COTUIT, MA 02635



Strategically positioned on bustling Route 28 in Cotuit, this property benefits from exceptional visibility and steady traffic flow. With its prominent roadside presence and highly visible signage, it offers a prime opportunity for a new owner to capture the attention of both local patrons and passing visitors.

THE COMMUNITY



Nestled on the charming shores of Cape Cod, Cotuit, MA, is a picturesque village in the town of Barnstable that combines coastal beauty with rich history and a vibrant community. Known for its idyllic small-town feel, Cotuit offers a serene lifestyle with a strong sense of local pride and a year-round population of around 3,000 residents. Its residents are a mix of retirees, young professionals, and families who are drawn to its peaceful surroundings, beautiful natural landscapes, and high quality of life.

Cotuit boasts some of the Cape's most stunning waterfront views, with easy access to Eel River and Cotuit Harbor, perfect for boating, fishing, and enjoying the outdoors. Loop Beach and Ropes Beach are popular destinations for swimming, kayaking, and picnicking, offering a tranquil escape from the hustle and bustle of Cape Cod's busier areas. The village is also home to the Cotuit Kettleers, a beloved summer baseball team that plays in the Cape Cod Baseball League, attracting both locals and visitors to enjoy America's pastime in a scenic outdoor setting.

While Cotuit offers a peaceful retreat, it also has an active social scene with a thriving arts community, local galleries, and live music events. Residents and visitors can enjoy casual dining at quaint local eateries or attend community events like the annual Cotuit Arts Festival. Cotuit's rich history is reflected in landmarks such as the Cotuit Library, the Chapman Art Gallery, and Cotuit Center for the Arts, which regularly hosts theatre events.

With its affluent demographic, growing population, and increasing demand for high-quality dining and entertainment options, Cotuit provides an ideal location for any business, especially those in the food and hospitality industry.

THE DEMOGRAPHICS



	COTUIT	BARNSTABLE COUNTY
TOTAL POPULATION	3,632	231,392
AVG. HOUSEHOLD INCOME	\$162,587	\$138,285
SEASONAL POPULATION	4,200	500,000

*Demographic information sourced from worldpopulationview.com

SUPPORTING FINANCIAL DOCUMENTATION

A comprehensive offering package with detailed financial information is available upon request. This includes, but is not limited to, tax returns, monthly revenue reports, and a breakdown of income. Prospective buyers must sign a non-disclosure agreement before accessing these materials.

DISCLAIMER

This offering document has been prepared by Coastal Homes Realty Group based on information provided by Villaggio Prime Bar and Grille, referred to as the "Seller," as well as data from the Town of Barnstable, MA, and other sources deemed reliable. However, no guarantee, express or implied, is made regarding the accuracy or completeness of this information. All details are subject to errors, omissions, price changes, modifications to the description or condition, or withdrawal without notice. Coastal Homes Realty Group has not independently audited or verified any financial records, legal descriptions, sketches, or plans.

Coastal Homes Realty Group exclusively represents Villaggio Prime Bar and Grille. Any other brokers or sales representatives involved in the marketing, negotiation, or sale of this business and property represent the Buyer, not the Seller, unless alternative arrangements have been made in advance with Coastal Homes Realty Group.

INCLUSIONS

We are delighted to present this exceptional business opportunity, which includes the real estate, furniture, equipment, fixtures, branding assets, goodwill, website, proprietary recipes, and comprehensive training.

OFFER SUBMISSION GUIDELINES

The Seller reserves the sole and absolute right to accept or reject any offer. All offers should clearly include the following details: the proposed price, deposit, financing (if applicable), and desired closing date. Submission of an offer does not create any right or obligation between the Seller and the potential Buyer until the offer is formally accepted in writing.

Required Information for Offers:

1. Name and address of the prospective purchaser, including principals involved;
2. Contact information for the purchaser's legal counsel;
3. Identification of the business and real estate being purchased;
4. Proposed deposit amount. Deposit must be received within 24 hours of accepted offer;
5. Financing details, including the purchaser's preference for private, conventional, or institutional financing;
6. A reasonable timeframe for due diligence inspections of the property;
7. Terms of the purchase, including either cash at closing or Seller financing;
8. Purchase price;
9. Proposed closing date.

All offers must be submitted in accordance with these guidelines to be considered.



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additional resources.



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