



71

Tupper Rd. Sandwich, MA

Prime Real Estate for Sale

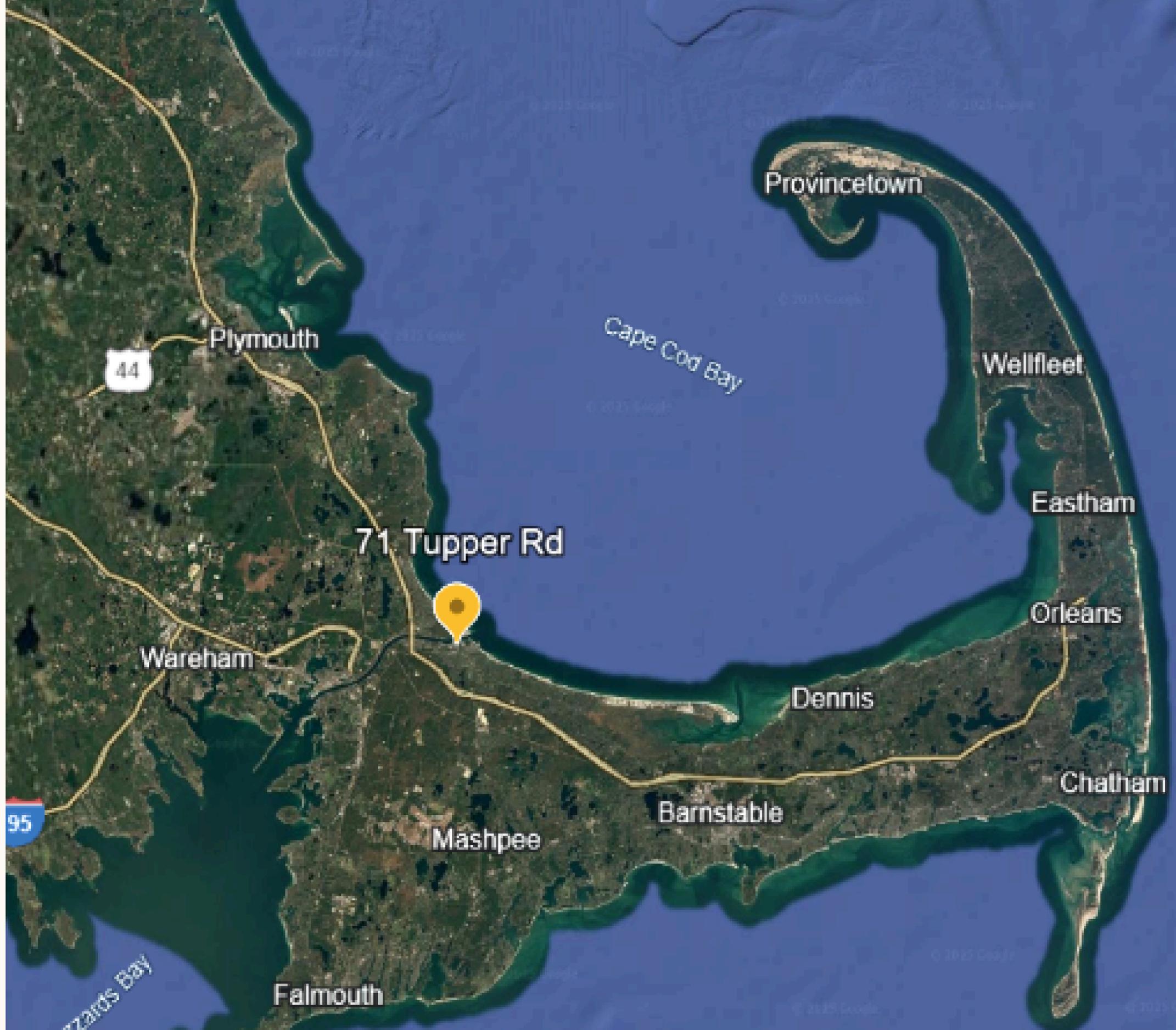
- Prime Marina District Location
- Restaurant Redevelopment Opportunity
- Full Year Liquor License Included

Richard Catania

Commercial and Residential Realtor

rcatania@therealtyadvisory.com

508-367-1898



EXECUTIVE SUMMARY

71 Tupper Road, Sandwich, MA 02563

Price: \$1,099,000 | Lot Size: 0.68 acres | Zoning: Business Limited

BL1 Zoning With Flexible Permitted Uses

Active Full-Year Liquor License

Fully Operational Septic System (Title VI Approved)

As-Built Restaurant Plans Included With Sale

Former Captain's Seafood Goodwill and Name Included

High-Traffic Area With Strong Year-Round Activity

Prime Redevelopment Site in Sandwich's Busiest District

This property, formerly Captain's Seafood Restaurant, offers a rare opportunity to build new in a proven location. With zoning flexibility, liquor license, septic, and plans already in place, the lot is ready for a restaurant, retail, medical office, or other high-demand commercial use near the Sandwich Marina.

BL1 Zoned Permitted

71 Tupper Road, Sandwich, MA 02563

List of allowed uses for BL1 in Sandwich, MA

- Restaurant
- Retail Sales/Service (Minor)
- Retail Sales/Service (Major)
- Supermarket
- Technology Business
- Veterinary Office or Hospital
- Winery
- Brewery
- Art Gallery
- Religious Use
- Hospice Care Facility
- Museum
- Municipal Uses
- Antique Shop
- Construction Trailer Office
- Family Daycare
- Offices
- Private Garage/Boathouse
- Health Club
- Mini Golf (with permit)
- Theater
- Single-Family Home
- Accessory Apartment
- Tennis Court
- Sale of Manufactured Products
- Farm
- Farm Stand
- Distilleries
- Artist Studio
- Bank
- Beauty Salon
- Convenience Store
- Fast Food
- Takeout
- Medical Offices
- Medical Outpatient Surgical
- Many other uses with Special Permit allowed as well

Location

Situated at the heart of Sandwich, right on Tupper Road near the Marina District.

Captain's Seafood (Former Location)

71 Tupper Road
Sandwich, MA 02563
0.68 acres

Contact

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Getting Here



Just off Route 6A

0.5 Mile to Sandwich Marina



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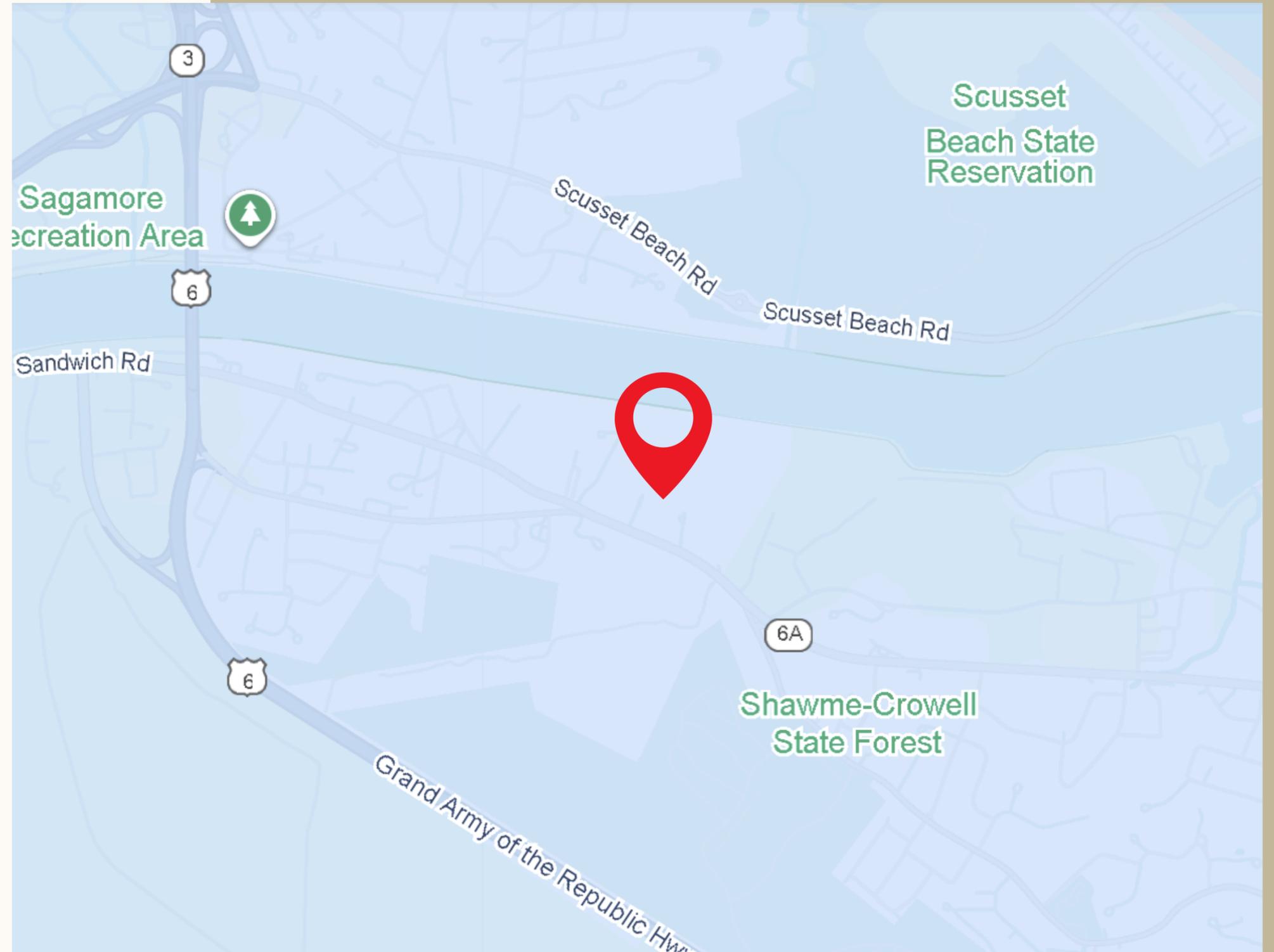
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Just off Route 6A

0.5 Mile to Sandwich Marina





The Neighborhood

Business & Visitor Profile

A mix of year-round residents and seasonal tourists, Sandwich attracts families, professionals, and visitors seeking Cape Cod charm.

Average Age

35 – 65 Years

Household income

\$80,000 – \$140,000

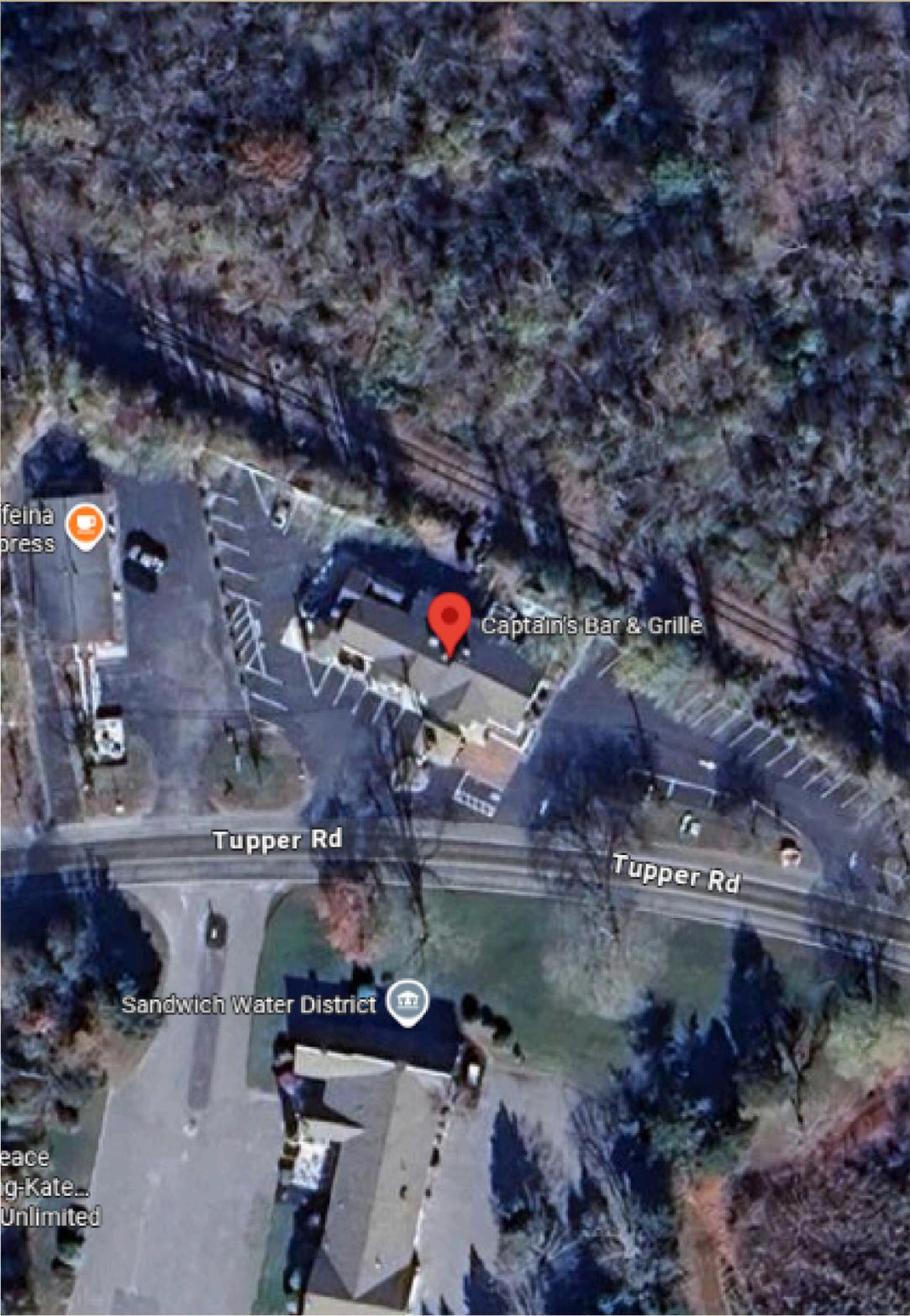
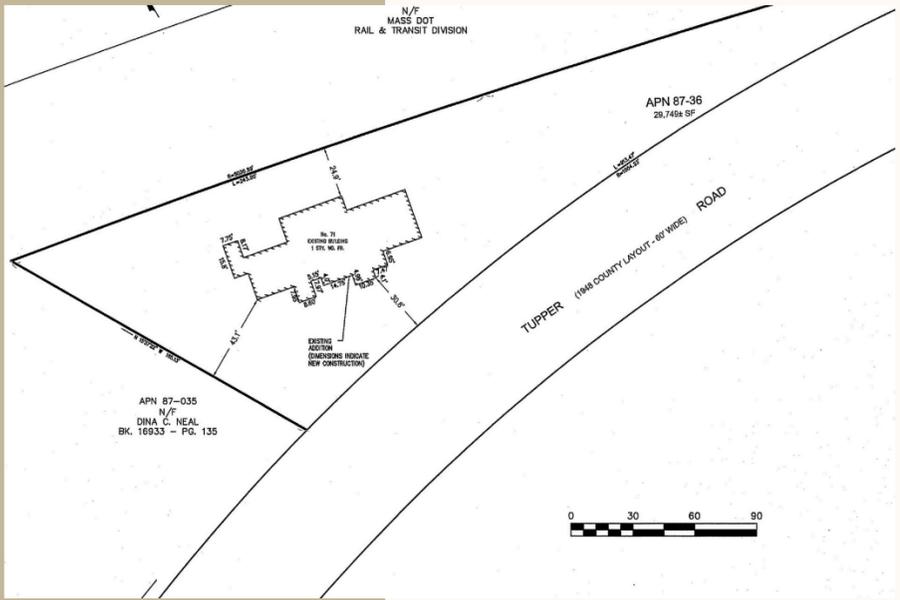
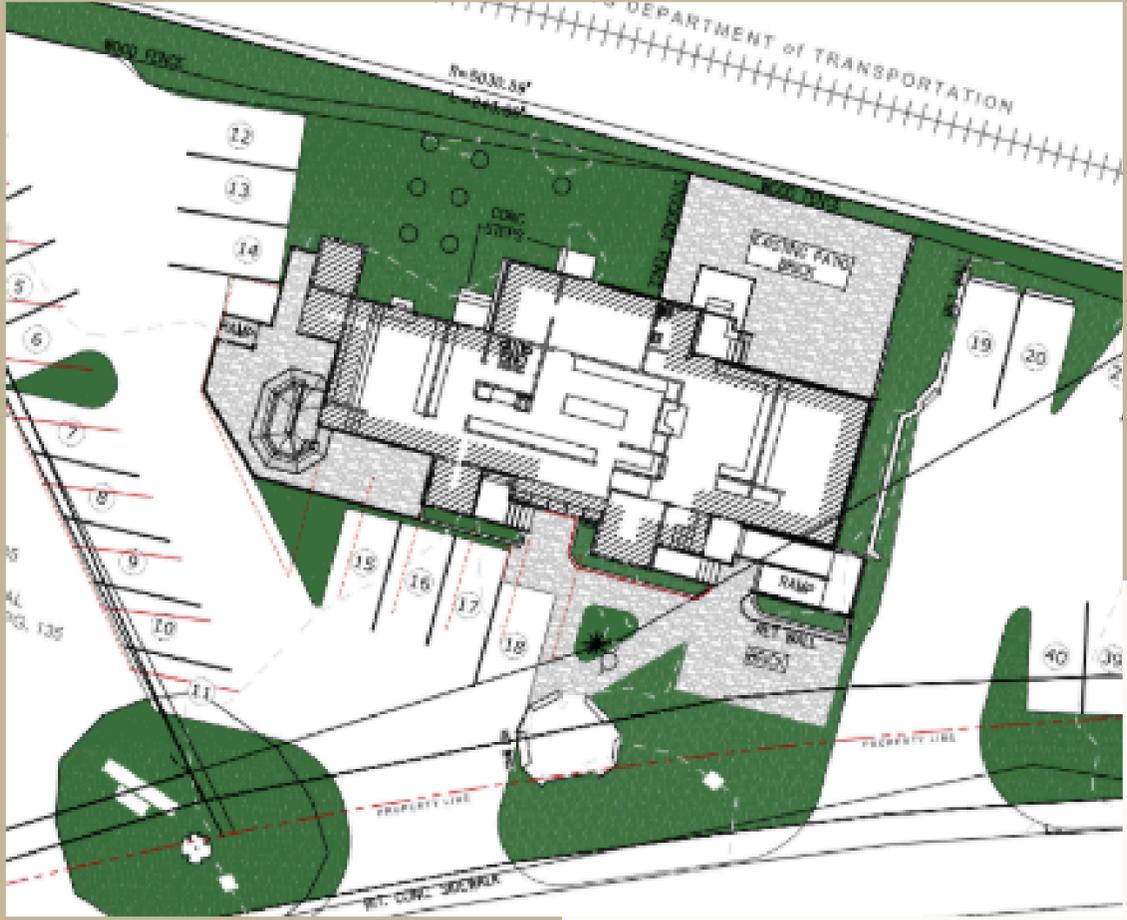
Nearby Ammenities

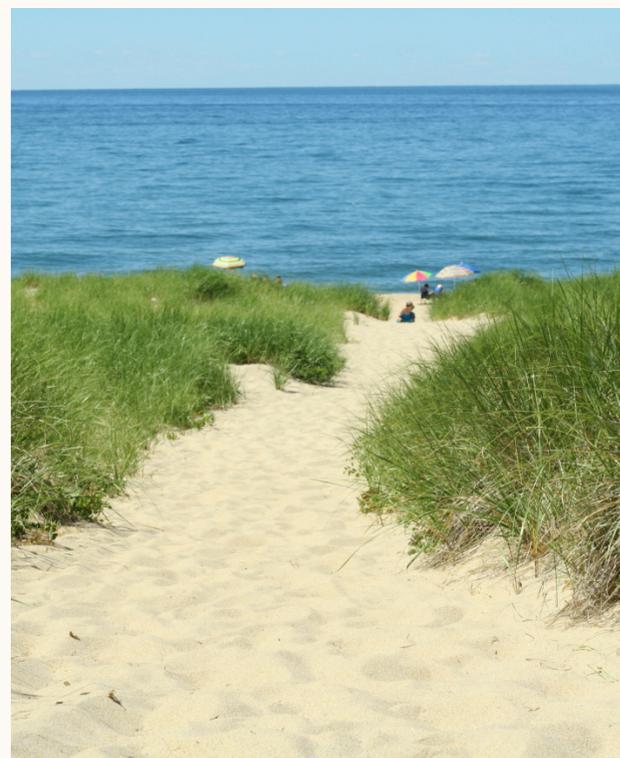
- Sandwich Marina
- Town Neck Beach
- Shops & Cafés
- Grocery & Gas Stations
- Cape Cod Canal



The History

Formerly home to Captain's Seafood Restaurant, this commercial property at 71 Tupper Road is located just minutes from the busy Sandwich Marina District, a well-established destination for both local residents and year-round visitors. While the building was lost to fire in spring 2025, the lot remains a strong candidate for redevelopment. The sale includes an active liquor license, Title VI approved septic system, BL1 zoning, and active full-year liquor license.





All about Sandwich, MA

Nestled at the entrance of Cape Cod, Sandwich is the oldest town on the Cape and one of its most charming. It offers a perfect blend of coastal beauty, history, and modern-day convenience. Just minutes from the Sagamore Bridge, it's a popular year-round destination for dining, boating, and beach-going.

Left: Marina

Right: Sagamore Bridge



Supplemental Financial Information

Additional property details, as-built plans, zoning information, and supporting documents will be provided upon execution of a Non-Disclosure Agreement (NDA).

Confidentiality and Disclaimer

The Offering Document was prepared by The Realty Advisory, from and on information furnished by 71 Tupper Road, Sandwich, MA 02563 which is "The Seller", and the Town of Sandwich, 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 71 Tupper Road, Sandwich, MA 02563 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.

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 present this business opportunity, which includes the active full-year liquor license, Title VI-approved septic system, as-built restaurant plans, and the goodwill and name of Captain's Seafood.

Representation

71 Tupper Rd. Sandwich, MA 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 71 Tupper Rd. Sandwich, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.



Build the Future in Sandwich, MA

This is a rare opportunity to redevelop one of Sandwich's most visible and valuable commercial locations. With an active liquor license, Title VI-approved septic, as-built restaurant plans, and BL1 zoning flexibility, this site is ready for its next chapter.

Contact us today to discuss the possibilities and make this property yours.

Richard Catania

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