



Dry Dock Marine

92 Old Townhouse Road
South Yarmouth, MA



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Dry Dock Marine Corporation, Cape Cod Marine Services Business for Sale – Family Owned for 34 Years

This well-established marine services business, located in Yarmouth, Cape Cod, has been owned and operated by the Richard Family since 1977, and offers a unique opportunity for new ownership. With a strong reputation and deep roots in the local boating community, this business moved into its larger, modern facility in 2009 to better serve its expanding customer base.

Key Features:

- **Prime Location:** The business occupies a spacious yard equipped with water and electricity around its perimeter. The facility includes an EPA-approved bottom wash pit and ample boat storage capacity, offering a mix of both rock and asphalt surfaces.
- **Boat Hauling and Storage:** Capable of hauling boats from 15 to 50 feet, the business boasts three hydraulic air ride trailers. The full-service yard allows customers to either manage their own boat maintenance or opt for the in-house services. Electricity and water are strategically placed every 70 feet around the property, making it highly accessible for boat storage and maintenance.
- **Do-It-Yourself and Full-Service Options:** This business offers flexibility with do-it-yourself options for boat owners who prefer hands-on involvement or comprehensive services where the experienced team handles all the work.
- **Trailer Storage and Repairs:** With monthly storage options for boats and trailers, the business also offers trailer repair services, including axle and roller replacements and light repairs.

Why Invest?

This is a rare opportunity to acquire a well-known and respected marine services company with a loyal customer base, robust infrastructure, and extensive experience. The property is designed to handle both small and large boats efficiently, making it an ideal fit for an organization or entrepreneur looking to expand into the marine industry, or a company already in the field seeking growth in the Cape Cod region.

With its established services and excellent location, this business is positioned for continued success. Don't miss the chance to step into a business that is already equipped with top-tier facilities and a stellar reputation.

Business Specifications

92 Old Town House Road, South Yarmouth, MA

PRICE \$3,750,000

INDUSTRY Marine Services/Repair

LOCATION South Yarmouth, MA

YEARS IN BUSINESS 47+

OWNER Drydock Marine Corp/

FMR Realty, LLC



Interior of Building



Additional Images

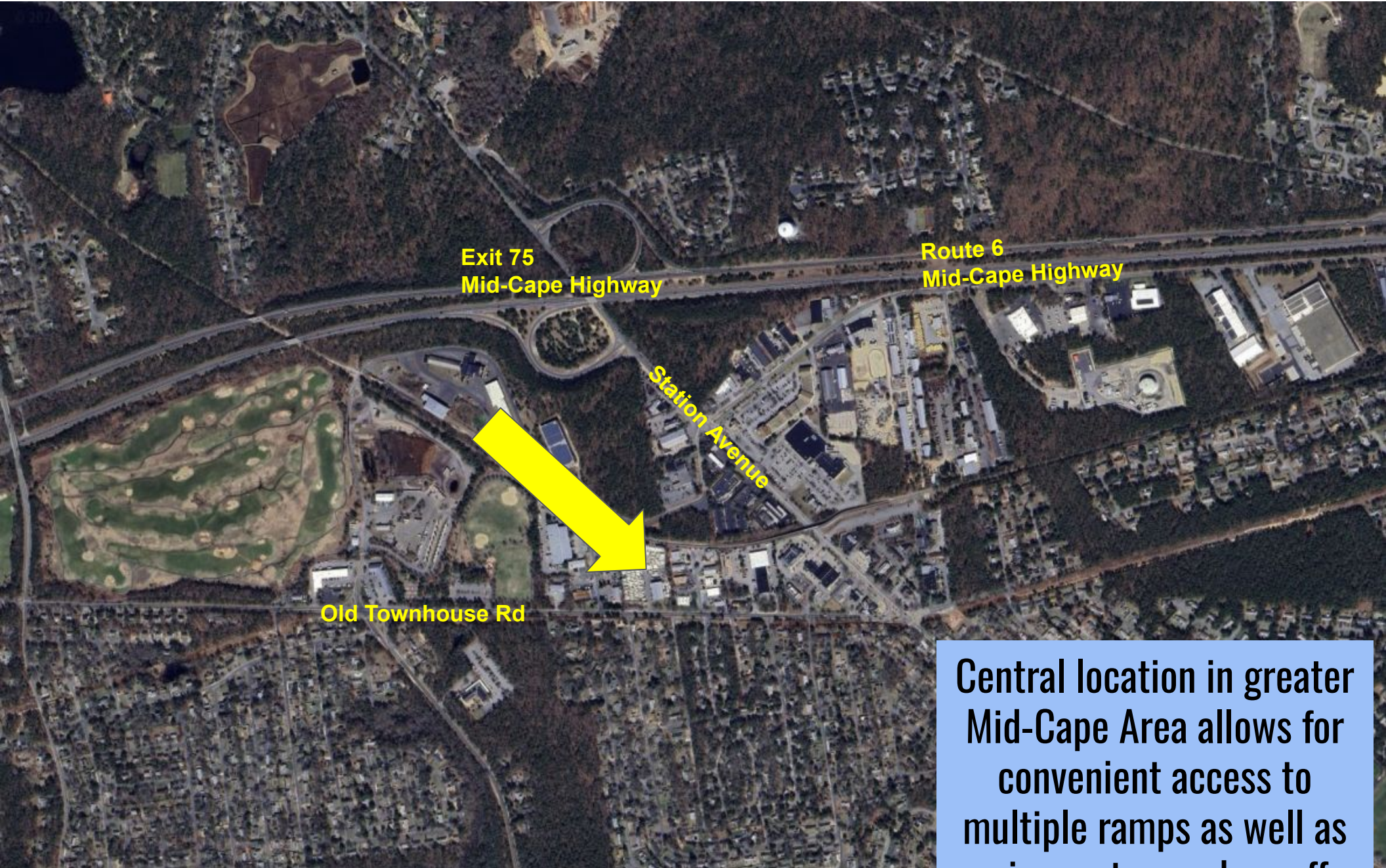
92 Old Town House Road, South Yarmouth, MA



Building Specifications	
Year Built	2009
Stories	1 with a load -rated loft
Address	92 Old Townhouse Road
Style	Steel-Framed Ind/Comm Bldg
Book/Page	23209/096
Use Code	3380
Zoning	B3
Yard Capacity	Approx. 260 boats
Overhead Doors	Multiple 18'x18' overhead doors
Lot Size	4.19+/- Acres (+/- 3.82 acres usable)

- 7,500 sqft warehouse – constructed in 2009
- Multiple 18X18 overhead doors – 18 foot clear
- 65 deep service bays
- Beams in place to run (2) 6-ton cranes
- 3 phase power
- Exterior boat wash pad with filtration
- Two ADA bathrooms M/W
- Reception with large owner/manager's office
- Staff breakroom
- Second floor loft with poured concrete floor – heavyweight storage
- The building is sprinklered
- Water and power run out to multiple sections in the yard
- Located within groundwater protection – *marine servicing protected as an existing non-conforming use*
- Excellent street signage & curb appeal
- Located a short distance from Exit 75 on Route 6

Parcel ID	87/28.1
Total Size	+/-7,496 SF
Bathrooms	2 ADA Compliant
Listing Type	Business & RE
Taxes	\$7,467 (2024)



Exit 75
Mid-Cape Highway

Route 6
Mid-Cape Highway

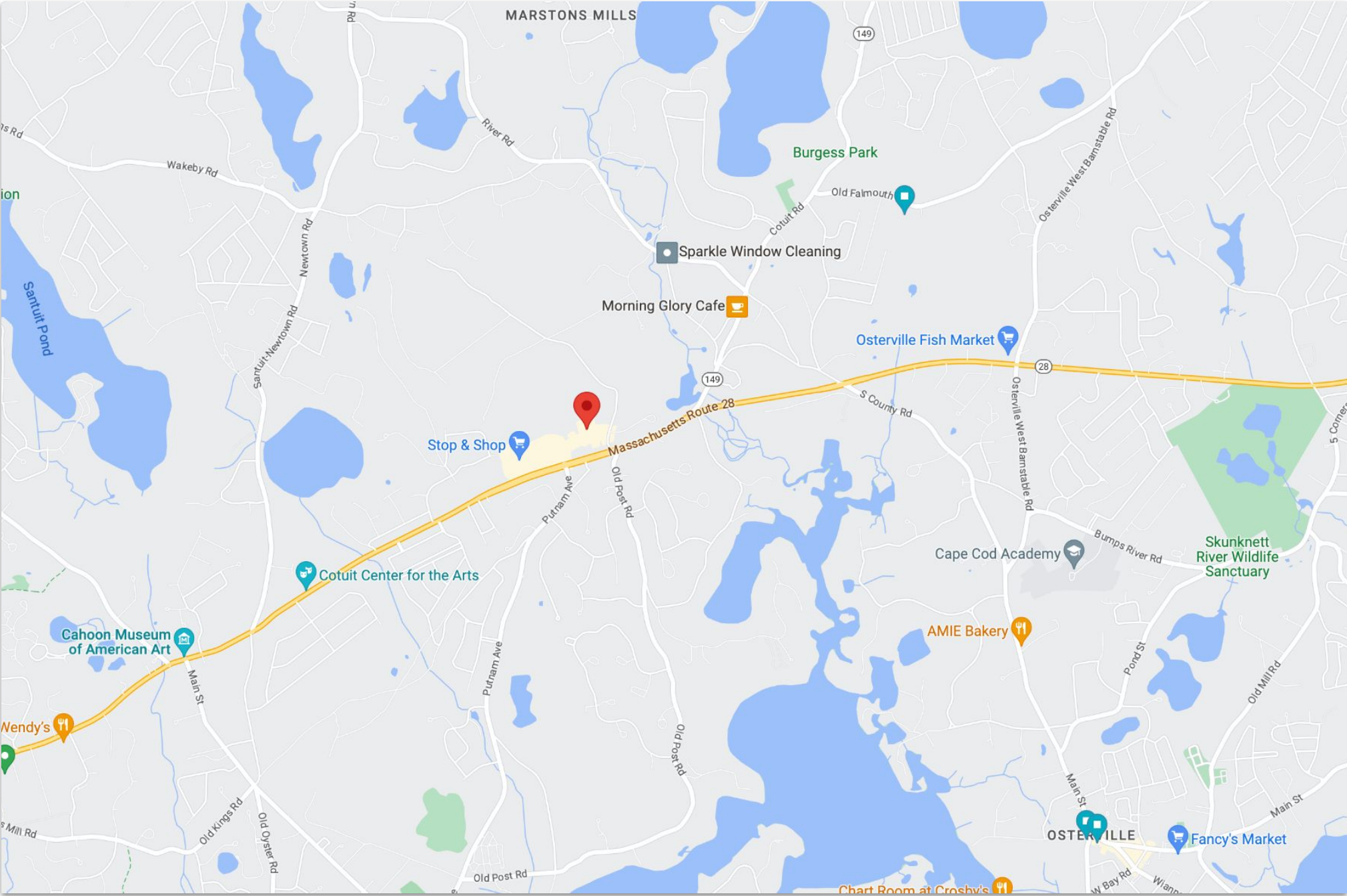
Station Avenue

Old Townhouse Rd

Central location in greater Mid-Cape Area allows for convenient access to multiple ramps as well as easier customer drop offs.

PROPERTY LOCATION

92 Old Town House Road, South Yarmouth, MA



FIELD CARD

92 Old Town House Road, South Yarmouth, MA

Element	Cd	Description	Element	Cd	Description
Style:	35	PreEngrdGarage			
Model	96	Ind/Comm			
Grade	05	Average +20			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished	RCN		428,792
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		2009
Heating Type	03	Hot Air-no Duc	Effective Year Built		
AC Type	01	None	Depreciation Code		G
Bldg Use	3380	OTH MTR SS	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms			Depreciation %		8
Total Baths			Functional Obsol		0
Heat/AC	00	NONE	Ext. Comment		5
Frame Type	05	LT STEEL	Trend Factor		1
Baths/Plumbing	02	AVERAGE	Condition		
Ceiling/Wall	00	NONE	Condition %		
Rooms/Prtns	02	AVERAGE	Percent Good		87
Wall Height	20.00		RCNLD		373,000
% Comn Wall			Dep % Ovr		
1st Floor Use:			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FN9	W/O TOP RL-8'	L	8,000	9.00	2008		90		0.00	64,800
SPR1	SPRINKLERS-	B	9,426	0.80	2010		87		0.00	6,600
MEZ1	MEZZANINE-U	B	1,920	12.00	2010		87		0.00	20,000
PAV1	PAVING-ASPH	L	16,000	1.35	2013		70		0.00	15,100
PAV2	PAVING-CONC	L	3,000	2.00	2013		70		0.00	4,200

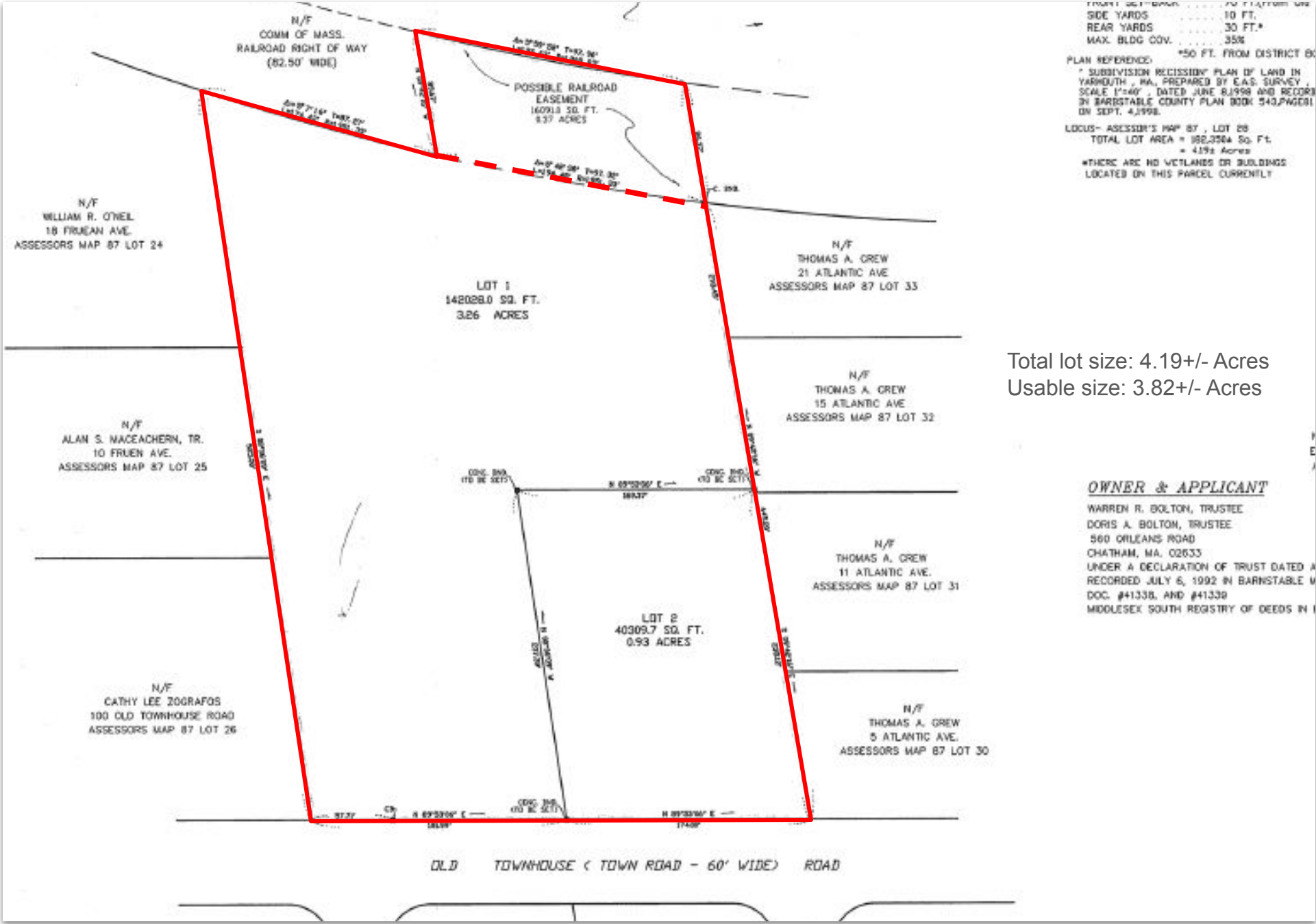
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,576	5,576	5,576	53.76	299,767
SDA	Store Display Area	1,920	1,920	2,400	67.20	129,025

		BAS	10	
		20		
BAS	84			SDA
			64	64
				30



PLOT PLAN

92 Old Town House Road, South Yarmouth, MA



Total lot size: 4.19+/- Acres
 Usable size: 3.82+/- Acres

OWNER & APPLICANT

WARREN R. BOLTON, TRUSTEE
 DORIS A. BOLTON, TRUSTEE
 560 ORLEANS ROAD
 CHATHAM, MA. 02633
 UNDER A DECLARATION OF TRUST DATED AND RECORDED JULY 6, 1992 IN BARNSTABLE COUNTY DOC. #41338, AND #41339
 MIDDLESEX SOUTH REGISTRY OF DEEDS IN

OFFERING PRICE

The real estate, assets, and goodwill of the business known as Dry Dock Marine is offered for sale at \$3,750,000. The sale includes the inventory of items listed as owned by Dry Dock Marine, as well as its trademarked name, branding and signage, agreement not to compete as may be negotiated between buyer and sellers, and a reasonable period of transition assistance which also as may be negotiated between buyer and sellers. The sellers will assist in the transfer of licenses currently used by Dry Dock Marine. Useable inventory will be sold to the buyer at the seller's invoice cost unless otherwise agreed upon.

ASSESSMENT OF OPPORTUNITY

Dry Dock Marine generates an attractive owner's profit documented by IRS returns. Its sales and profit growth are unusually strong, and is located in an area with heavy tourist traffic, providing easy access for its clients and customers throughout Southeastern NE, Cape Cod, and the Islands.

The formula for success in its current concept is easily transferable. The location is also adaptable to a change in concept or a change in the configuration of the venue, furniture, fixtures and equipment and outstanding licenses.

Commercial Realty Advisors, Inc. anticipates strong interest for Dry Dock Marine.

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. invites written offers for the Business known as Dry Dock Marine. The real estate, assets, and goodwill are available. Offers should be submitted to Craig Campbell, Sarah Banks, or Brad Kuhrtz, Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, MA 02601. Written offers must identify the purchaser, mailing & legal addresses, Buyer's offer price, contingencies (if any), sources of capital to complete the transaction, and proposed closing date. The Buyer's offer must include an earnest money deposit that will be held by Commercial Realty Advisors, Inc. in its non-interest-bearing escrow account, that will be applied to the purchase price, or refunded to the Buyer with the agreement of both parties.

Please contact us for further details of the assets and goodwill included with the sale of Dry Dock Marine. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this acquisition.

**COMMERCIAL REALTY
ADVISORS, INC.**
222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295
 
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Should you decline to make said offer, you agree to return promptly this Offering Document and any other information provided to you. You acknowledge that you will treat as secret all information provided herein. You will not discuss, reproduce, or in any way share information with any party including the Sellers, employees, agents, customers, creditors, suppliers, or competitors of said Business and real estate unless prior written permission has been granted to you by Commercial Realty Advisors, Inc.

For more information about this and/or other business opportunities please contact:

ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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