

# ICONIC RESTAURANT FOR SALE



412 North Falmouth Highway, North Falmouth MA 02556



Commercial Real Estate, Development,  
Consulting & Brokerage Services  
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# EXECUTIVE SUMMARY

## The Silver Lounge

412 North Falmouth Highway, North Falmouth MA 02556

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7,031 SF Total | 3,675 Lounge | 3336 Country Store

1.1 Acres | 155 Seats Total

Year Round

Full Liquor Licence Transferable

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Richard Catania and The Realty Advisory are proud to offer for sale this Iconic full-service Restaurant and Country Store, including the Real Estate. In operation since 1938, the Silver Lounge offers 155 seats of casual and comfortable dining, tastefully decorated with nautical antique artifacts and wall paneling made from local weathered driftwood.

The Silver Lounge features a full-service menu with a year-round liquor license and great private party potential. The Silver Lounge is situated in beautiful North Falmouth on 1.1 acres in 7,031 square feet of Restaurant, Bar and Country store, including a vintage Caboose.

Uncle Bill's Country Store located in the same building, offers a wide variety of unique gifts and collectibles including antiques plus the by gone days of "penny candy". A perennial favorite for local as well as out of town shoppers for the past 76 years!

## History

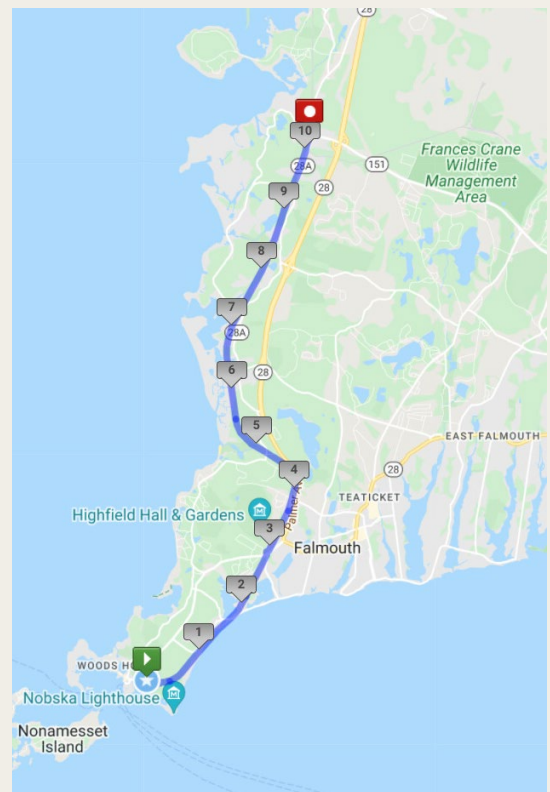
- Silver Lounge Restaurant was incorporated in 1938.
- The original owners were Bill Earley & John White and steaks were cooked in an original fireplace.
- Willard Weaner purchased the restaurant in 1956.
- The decor began displaying authentic nautical artifacts, many of which are antiques.
- The wall paneling is driftwood, picked board by board, from local beaches.
- The second dining room was constructed, Uncle Bill's Country Store addition, then the caboose.
- Richard Haupt began working with Bill Weaner in April 1981, and purchased in the restaurant in 2001.
- Since 1938, the Silver Lounge Restaurant has solidified its iconic stature within the Town of Falmouth.

# WELCOME



# SHINING SEA BIKEWAY

The Silver Lounge is located at Mile Marker 10 on the Shining Sea Bikeway, where the Wounded Warrior Ride takes place annually.



# UNCLE BILL'S COUNTRY STORE



# ABOUT FALMOUTH



Old Silver Beach, North Falmouth

Falmouth boasts over 68 miles of aquamarine shoreline dotted with white sand beaches, eight quaint villages, and the Shining Sea Bikeway, inspired by “America the Beautiful,” penned by Falmouth’s famous daughter Katharine Lee Bates. Falmouth was designated a Preserve America community in 2013. 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.

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.

# ACCOLADES

## **Cape Cod Life**

### **Silver Lounge Restaurant:**

- 1997, Upper Cape, Best Family Dining, 1st Place
- 1998, Upper Cape, Family Dining, Runner Up
- 1999, Upper Cape, Chowder, The Best
- 2005, Upper Cape, Best Family Dining, Silver Winner
- 2009, Upper Cape, Best Lunch, Silver Winner
- 2009, Upper Cape, Best Chowder, Gold Winner
- 2018, Upper Cape, Family Dining, Silver Winner

## **Cape Cod Life**

### **Uncle Bill's Country Store:**

- 2013, Upper Cape, Gold Winner
- 2015, Best of Winner
- 2018, Best of Winner

## **On Cape Magazine**

- 2024, Best Gift Shop

## **The Enterprise:**

- Uncle Bill's Country Store: Souvenir/Gift Shop
- 2019, Best of the Upper Cape
- 2022, Best of the Upper Cape
- 2023, Best of the Upper Cape

## **Falmouth Chamber of Commerce:**

- Uncle Bill's Country Store
- 2005 Pops Goes the Summer, Floral Design Competition, 1st Place

## **Links to More**

Cape Cod Life



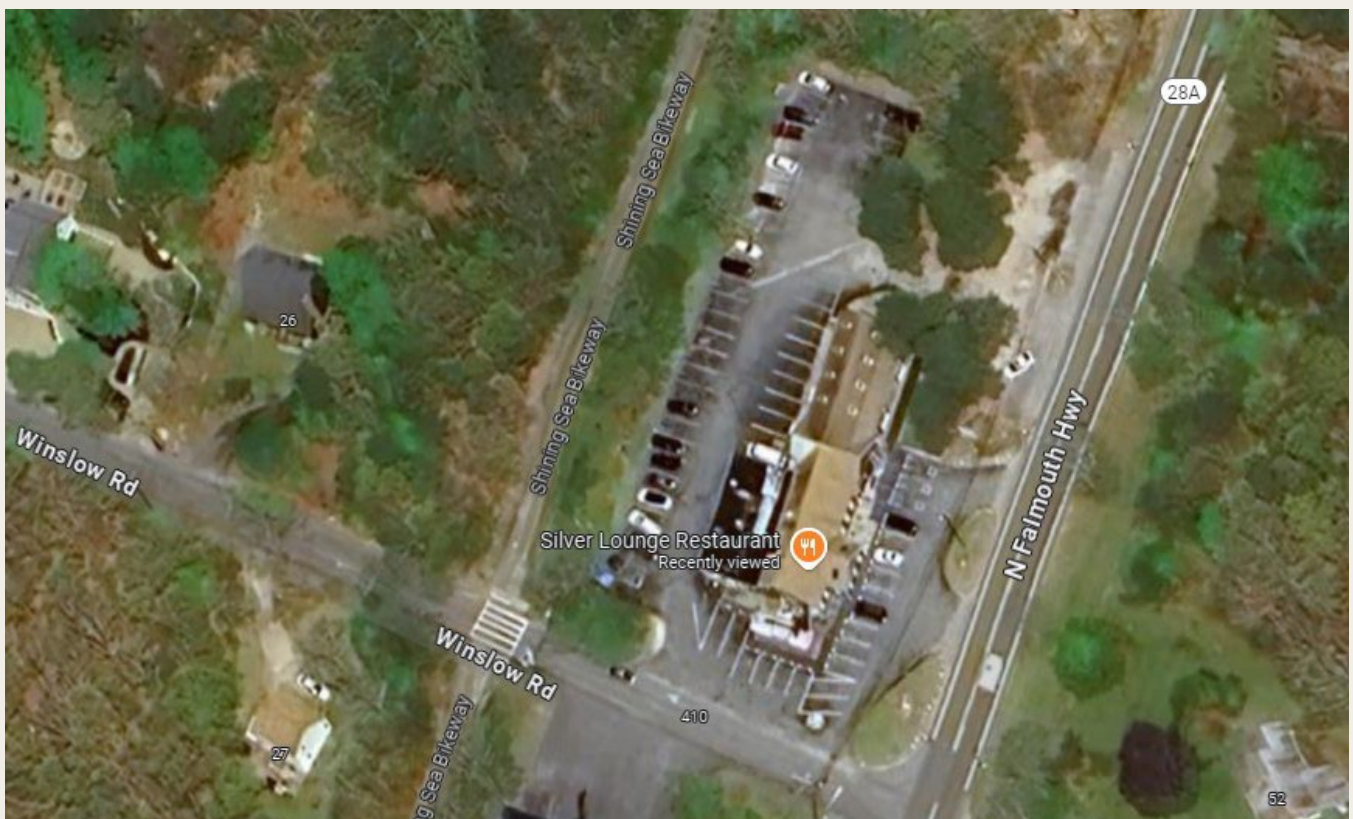
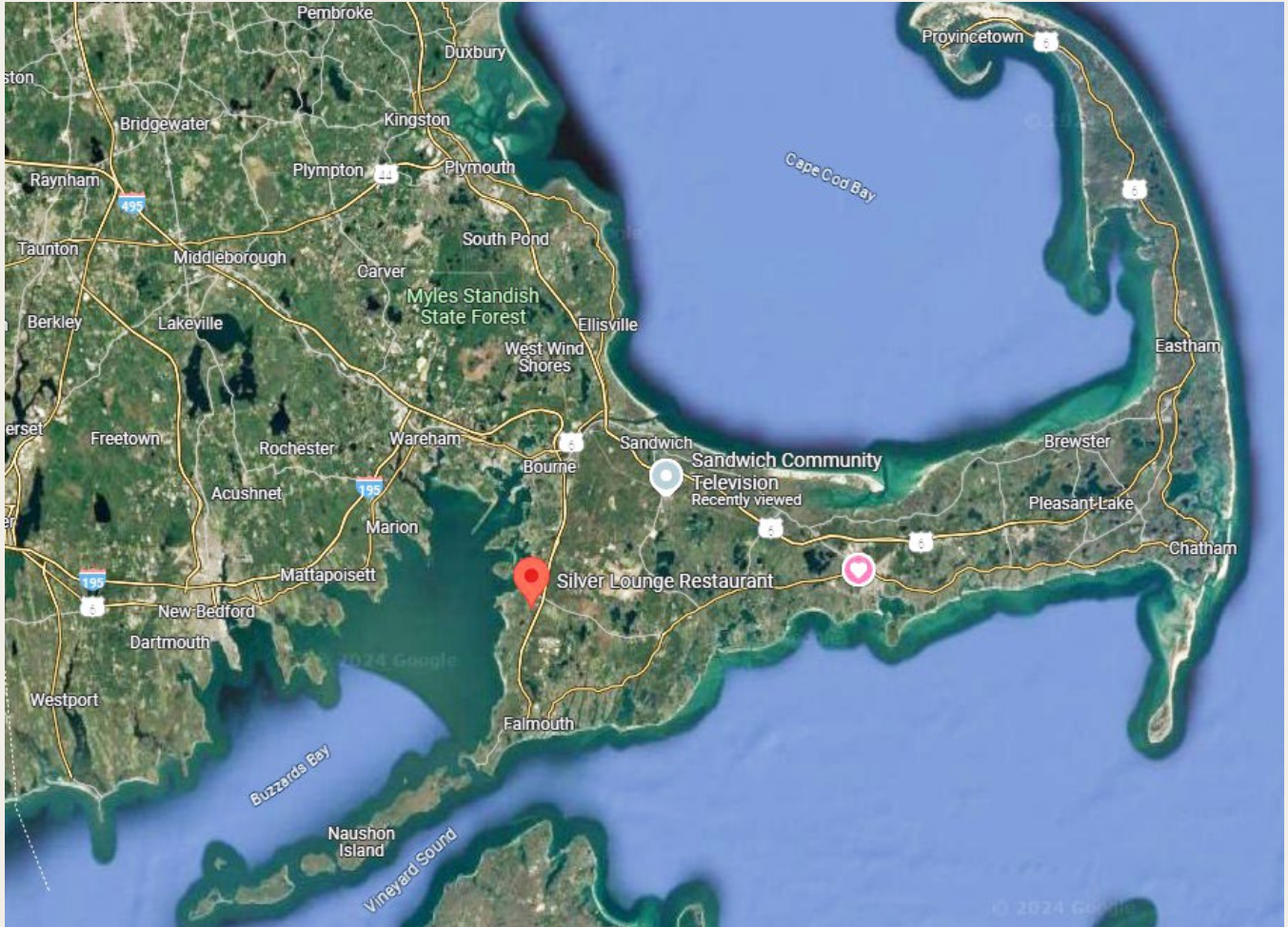
Cape Cod Times



Food Lover Girl



# SILVER LOUNGE LOCATION





# SUPPLEMENTAL FINANCIAL INFORMATION

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 Silver Lounge & Uncle Bill's Country Store which is "The Seller", and the Town of 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 Silver Lounge & Uncle Bill's Country Store 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.

# SUPPLEMENTAL FINANCIAL INFORMATION

## Offering

We are pleased to offer this business opportunity which includes Real Estate, Furniture, Equipment, Fixtures, Logos, Goodwill, Website, Recipes and Training

## Representation

Silver Lounge & Uncle Bill's Country Store 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 Silver Lounge & Uncle Bill's Country Store of North 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