

OFFERING MEMORANDUM
Eat Cake 4 Breakfast Bakery
Business & Real Estate Offering

Commercial
Realty Advisors

**BUSINESS
FOR
SALE**



26 WAMPUM DRIVE
BREWSTER, MA

BUSINESS & REAL ESTATE
\$1,799,000





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EXECUTIVE SUMMARY

PRICE \$1,799,000
INDUSTRY BAKERY / PASTRY
LOCATION BREWSTER, MASSACHUSETTS
OWNER DANIELLE NETTLETON
SEATS APPROVED 24
PARKING SPACES 16

OVERVIEW

Eat Cake 4 Breakfast is an award winning French patisserie located at 26 Wampum Drive in the town of Brewster, Massachusetts. An incredibly successful operation open from Memorial Day to Labor Day, the business has become a staple in the community. Frequently, Eat Cake 4 Breakfast experiences lines around the building and sold out inventory before the day ends at noon. Locals and tourists alike are drawn to the renowned pastries and sensuous environment dedicated to exceptional service.

Opened in 2015 by Danielle Nettleton, a pastry chef trained at Le Cordon Bleu in Paris, Eat Cake 4 Breakfast has become known for the Brewster Bun but also delectable pastries, cookies, quiche, individual desserts, pies and coffee. The menu occasionally changes with the seasonality of ingredients but mostly stays fixed with customer favorites. Run as a sole proprietorship, Danielle does all of the baking, operations, financials and advertising/marketing with the help of a seasonal team of service employees.

Danielle has built a very popular business that is positioned for success with numerous avenues for growth under a new owner. The demand from Danielle's existing customer base is there to extend the current season and hours, expanding the menu to include special orders, catering, wholesale AND classes in the bakery's bright, spacious kitchen. Eat Cake 4 Breakfast is poised to be a Cape Cod favorite for decades to come!



EQUIPMENT LIST

Equipment	Equipment
Walk-In Cooler/Freezer	Undercounter Refrigerator
RAM Sheeter	Bravo Tricco Hot/Cold Press Gelato Machine
Rollmatic Sheeter	Work Table
Croissant Cutter for Rollmatic Sheeter	Sheet Pans
Rectangular Cutter for Rollmatic Sheeter	Speed Rack
Fritsch Croissant Curling Unit	Bins (flour, Sugar)
Polin Oven/Proofer	Metro Rack
Proofer/Retarder	Molds
Minirotor Fan Oven	Cake Molds
Microwave Convection Oven	Cutting Boards
Hobart 60qt	Steel Baking Sheets
Hobart 20qt	Stick Blender
Zuchelli Spiral Mixer	Scale
Ice Machine	3 Bay Hose Sink
Refrigerated Display Case	KitchenAid 6 qt
Refrigerated Display Case	Register



LAND AREA	0.66+/- ACRES
BUILDING SQ. FT	3,328+/- SQ FT
ZONING	COMMERCIAL C
BAKING/KITCHEN AREA	1,760+/- SQ FT
HOUSE/RETAIL AREA	992+/- SQ FT
STORAGE	960+/- SQ FT



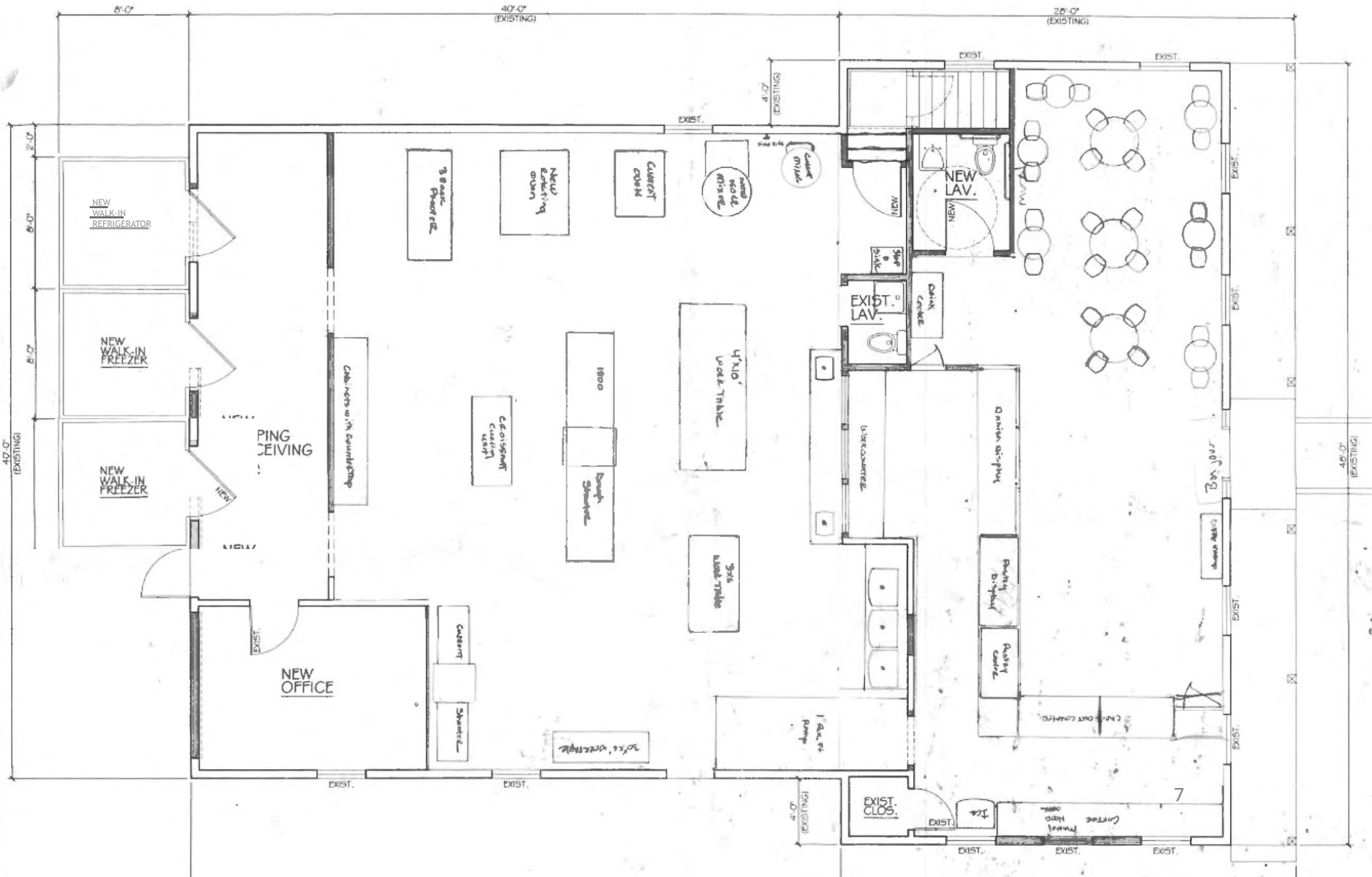
OVERVIEW

This prime bakery property offers several advantages for potential buyers:

- **Spacious Layout:** The 3,328 sq. ft. facility includes a 1,760 sq. ft. bakery/kitchen area with a vaulted ceiling and custom-built owner's office, plus a 992 sq. ft. retail space featuring high 11-foot ceilings and ample natural light from multiple windows.
- **Functional Design:** With two bathrooms (both ADA compliant) and a lower-level storage area of approximately 960 sq. ft., the building provides functional and adaptable spaces for a variety of uses.
- **Commercial Infrastructure:** Equipped with two 200-amp panels, 3-phase power, two sub-panels, and a 22kw generator, the property is ready to support intensive commercial operations. It also includes three 8x8 walk-in coolers and dedicated HVAC units for both the front and back areas.
- **Modern Utilities:** New plumbing for water and natural gas, a Title V septic system with a 1,500-gallon tank, a 1,000-gallon grease trap, and an absorption chamber ensures compliance and long-term viability.
- **Zoned for Commercial Use:** Situated on .66 acres and zoned Commercial C, the property is ideal for a bakery or other retail operation.
- **Ample Parking & Visibility:** On-site parking and signage enhance the property's accessibility and visibility, making it attractive for customers.

This property provides an ideal opportunity for a business seeking a turn-key retail or production space in a high-visibility, well-equipped building.

EQUIPMENT LAYOUT









REAL ESTATE FIELD CARD

Key: **1654**

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 am SEQ #: 1.786

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
26 WAMPUM LLC 26 WAMPUM DRIVE BREWSTER, MA 02631				78-110-0				26 WAMPUM DRIVE				3250	100	SMALL RETAIL				1	1 of 1
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
26 WAMPUM LLC				01/04/2019	QS	499,000	31765-141		888	10/11/2019	11	CHANGE OF US	50,000	07/07/2020	PJK	100	100		
ALDA LLC				11/12/1999	N	227,526	12661-138		888	10/11/2019	7	ALTERATIONS	50,000	07/07/2020	PJK	100	100		
ALLARD STEVEN ETAL TRUSTE				12/30/1994	QS	45,000	9506-166		48	01/25/2006	7	ALTERATIONS	6,000	04/08/2008	JH	100	100		
									155	03/29/2001	7	ALTERATIONS	1,000	07/27/2006	RJM	100	100		
									79	02/08/2001	7	ALTERATIONS	3,000	02/08/2001		100	100		

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
103	S	28,645	CIM	1.00	33	1.00	A	1.00	274,040	1.28	A	1.00	C01	0.85				230,000

TOTAL	28,645 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	230,000	221,200
St Ind	CH UNDERPASS		BUILDING	358,800	341,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	588,800	562,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Eat Cake 4 Breakfast



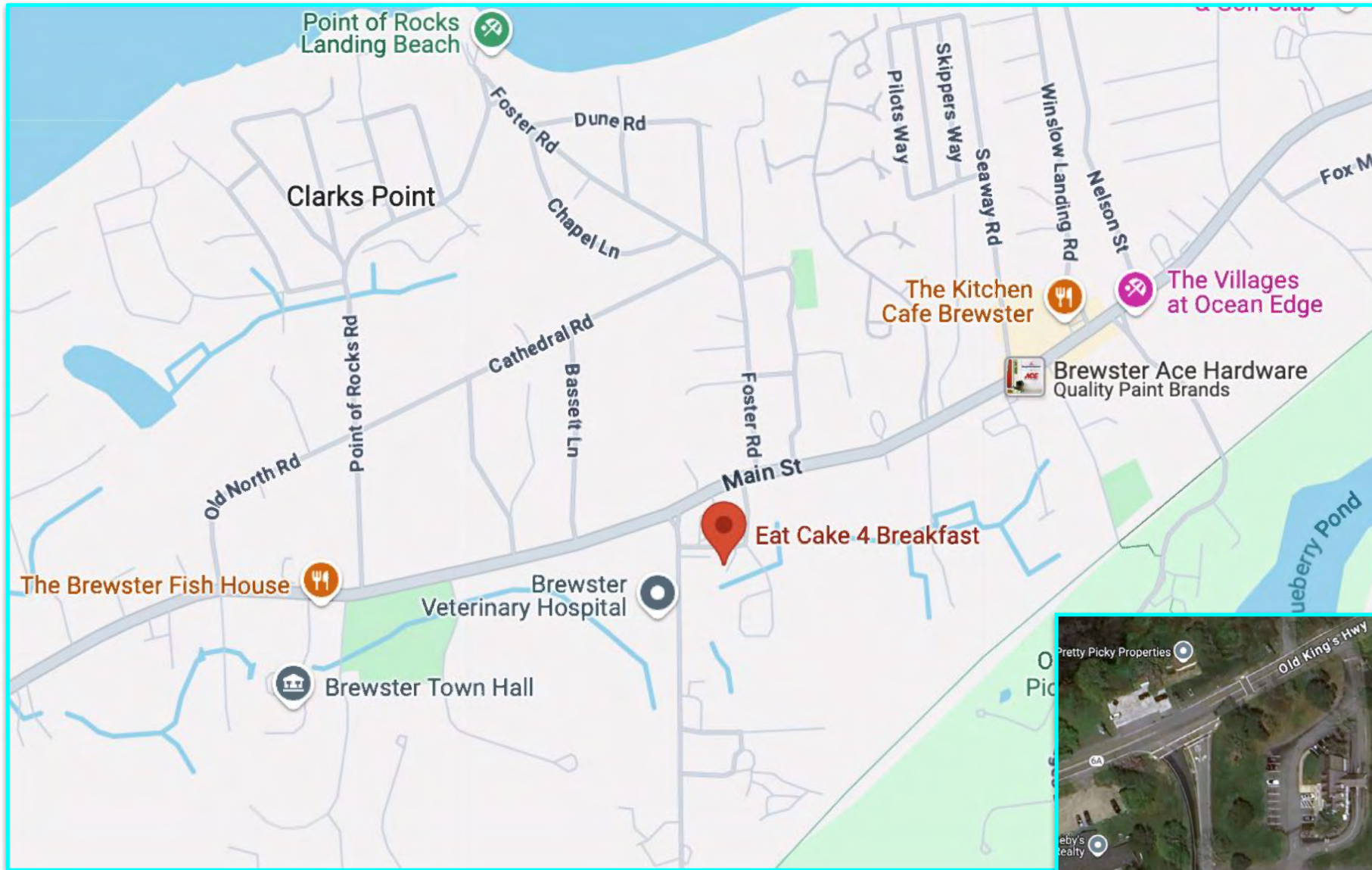
2024 Real Estate Taxes: \$3,833

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2006	RJM	BLDG COMMENTS									
MODEL	5		CIM				Eat Cake 4 Breakfast									
STYLE	46	1.21	BAKERY (83%)	LIST	4/9/2008	JH										
QUALITY	G	1.10	GOOD (100%)	REVIEW	5/6/2008	ER										
FRAME	1	1.00	WOOD FRAME (100%)													

YEAR BLT	1995	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	427,155
NET AREA	3,328	DETAIL ADJ	1.191	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,152		39.40	45,388	CONDITION ELEM	CD
\$NLA(RCN)	\$128	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	1,152	1995	113.07	130,258	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	576	1995	113.07	65,129	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	B	OPA	N	OPEN PORCH	192		28.47	5,466		
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	1,600	1995	113.07	180,914		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
% HEATED	100	1.00
% AIR COND	70	1.02
% SPRINKLERS	0	1.05

EFF. YR/AGE	2007 / 16
COND	16 16 %
FURC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$358,800

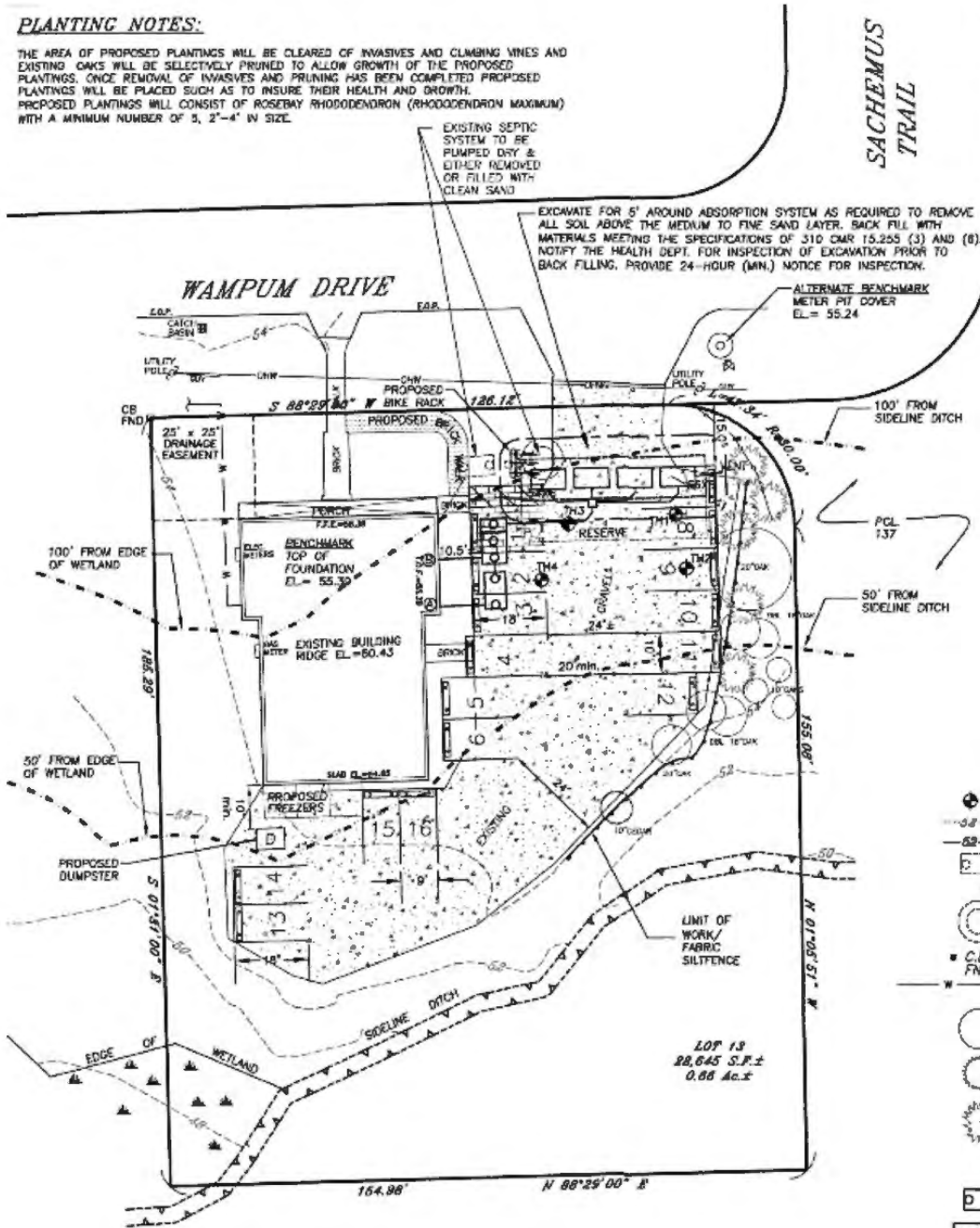


SITE PLAN

Eat Cake 4 Breakfast

PLANTING NOTES:

THE AREA OF PROPOSED PLANTINGS WILL BE CLEARED OF INVASIVES AND CLIMBING VINES AND EXISTING OAKS WILL BE SELECTIVELY PRUNED TO ALLOW GROWTH OF THE PROPOSED PLANTINGS. ONCE REMOVAL OF INVASIVES AND PRUNING HAS BEEN COMPLETED PROPOSED PLANTINGS WILL BE PLACED SUCH AS TO INSURE THEIR HEALTH AND GROWTH. PROPOSED PLANTINGS WILL CONSIST OF ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM) WITH A MINIMUM NUMBER OF 5, 2"-4" IN SIZE.



CURRENT ZONING

COMMERCIAL HIGH DENSITY (C-H)/OLD KING'S HIGHWAY
NON-GROUNDWATER PROTECTION DISTRICT

SOIL TYPE:

435A PLYMOUTH LOAMY COARSE SAND (NON-WETLANDS SOIL)

MINIMUM BUILDING SETBACKS:

30' - FRONT (WAMPUM DRIVE)
15' - SIDES, REAR

MINIMUM PARKING SETBACKS:

15' - STREET*
5' - SIDES, REAR

*NO PARKING IN REQUIRED FRONT YARD BUILDING SETBACK

EXISTING USE:

OFFICE BUILDING/WORKSHOP

PROPOSED USE:

2,787 S.F. ± BAKERY/LIMITED SERVICE RESTAURANT (24 SEATS)

TOTAL BLDG. AREA = 2,978 S.F. = 10.4% (40% MAX.)
LOT AREA 28,645 S.F.

PROPOSED PARKING CALCULATIONS:

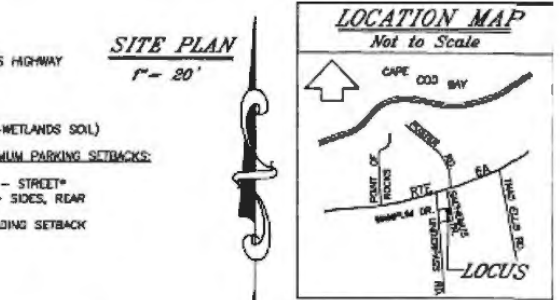
1 SPACE/4 SEATS X 24 SEATS	=	6
1 SPACE/EMPLOYEE X 4	=	4
PLUS 6	=	16
TOTAL		16

CONSTRUCTION NOTES:

- NO HERBICIDES TO BE USED ON SUBJECT LOT.
 - LIMITS OF WORK TO BE AS SHOWN ON PLAN AND SHALL BE VISIBLY MARKED PRIOR TO, AND DURING, CONSTRUCTION.
 - FABRIC SILTFENCE WITH STRAW WATTLES TO BE SECURELY STAKED IN PLACE ALONG LIMIT OF WORK PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN RESTORED.
 - ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF CONSTRUCTION.
 - DISTURBED AREAS SHALL BE STABILIZED AND RESTORED AS SOON AS PRACTICABLE UPON COMPLETION OF GRADING. EXISTING PARKING SHALL REMAIN PAVEMENT.
- REFER TO WPA FORM 2 - DETERMINATION OF APPLICABILITY AND ACCOMPANYING LETTER FOR ADDITIONAL CONDITIONS.

LEGEND

- ⊕ TEST HOLE LOCATION
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ⊡ SEPTIC TANK (EXIST.)
- DISTRIBUTION BOX (EXIST.)
- LEACHING PIT (EXIST.)
- CONCRETE SOUND FOUNG
- WATER SERVICE (EXIST.)
- EXISTING OAK
- EXISTING CEDAR
- ⊙ PROPOSED ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM)
- DISTRIBUTION BOX (H2O)
- 1,000 GAL. GREASE TRAP (H2O)
- 1,800 GAL. 2-COMP. SEPTIC TANK (H2O)
- 45' x 10' x 2' ABSORPTION CHAMBER SYSTEM (H2O)
- RAIL FENCE
- PROPOSED WHEEL STOP



As Shown
ASSR'S MAP 78, PCL 110
PL BK. 417, PG. 12, LOT 13

VARIANCE FROM 310 CMR 15.00 IS REQUIRED TO ALLOW:

- THE PROPOSED SAS TO BE INSTALLED 41"± BELOW FINISHED GRADE. (5" VARIANCE)
- THE PROPOSED SDS IS DESIGNED FOR 480 GPD. (1000 GPD MINIMUM REQUIRED FOR "RESTAURANT" USE)

VARIANCES FROM THE BREWSTER BOARD OF HEALTH REGULATIONS ARE REQUIRED TO ALLOW:

- PROPOSED SOL ABSORPTION SYSTEM TO BE LESS THAN 100' FROM A WETLAND. (87'± PROPOSED; 13" VARIANCE)
- PROPOSED RESERVE AREA TO BE LESS THAN 100' FROM A WETLAND. (77'± PROPOSED; 23" VARIANCE)
- VARIANCES ARE REQUIRED FOR INCREASED FLOW TO A COMMERCIAL BUILDING WITHIN AN ENVIRONMENTALLY SENSITIVE AREA.

SITE PLAN ~ PROPOSED BAKERY

Prepared for: **26 Wampum, LLC**
Location: **26 Wampum Drive - Brewster, MA**

Ryder & Wilcox, Inc., P.E. & P.L.S.
c/o Ciddiah Hill Rd.
P.O. Box 439
St. Orleans, MA, 02862
Tel. (508) 265-8312
Fax (508) 240-2306



Scale: 1" = 20'
Drawn by RAS
Date - May 8, 2019
Rev. - June 5, 2019 (Variances)
Rev. - Aug. 12, 2019 (Site details)
Rev. - Sept. 5, 2019 (prop. plantings, bike rack, freezer)

OFFERING PRICE

The assets and goodwill of the business known as Eat Cake 4 Breakfast is offered for sale at \$1,799,000. The name, branding and signage, and an 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 Eat Cake 4 Breakfast. Useable inventory will be sold to the buyer at the seller's invoice cost unless otherwise agreed upon.

ASSESSMENT OF OPPORTUNITY

Eat Cake 4 Breakfast generates an attractive owner's profit documented by IRS returns. Its sales and profit growth are unusually strong, and it is located in an area with heavy tourist traffic, providing easy access for its 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 Eat Cake 4 Breakfast

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. invites written offers for the Business known as Eat Cake 4 Breakfast. The Real Estate assets and goodwill are available. Offers should be submitted to Craig Campbell, Brad Kuhrtz, or Sarah Banks, of 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 real estate, assets and goodwill included with the sale of Eat Cake 4 Breakfast. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this acquisition.

DISCLAIMER

The Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information provided by the “Seller”, 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 is subject to error, omission, change of price, change of description or condition, or withdrawal without notice. Commercial Realty Advisors, Inc., has not independently audited or verified any information, financial result, legal description, sketch, or plan. No projection of future income or the viability of this establishment has been guaranteed by the Seller or Commercial Realty Advisors, Inc. The recipient of this Offering Document acknowledges its responsibility to perform a due diligence review at its own cost prior to any acquisition of this Business and real estate.

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Commercial Realty Advisors, Inc. are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers/tenants must consult with their own architects, engineers, inspectors, accountants, or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. This Offering Document is proprietary to the Seller and its related legal and beneficial owners and to Commercial Realty Advisors, Inc. 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 real estate. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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:



222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

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*About Commercial Realty Advisors, Inc.:
Commercial Realty Advisors, Inc. has been serving the South Shore and Cape Cod, MA since 1999. As a prominent real estate and business brokerage firm located in Hyannis, Massachusetts, their experienced team specializes in commercial real estate, offering comprehensive brokerage services to clients navigating the commercial real estate market with confidence.*