

Orleans Restaurant for Sale



23 West Road, Orleans MA 02653



 The Realty Advisory, Inc.

Commercial Real Estate, Development,
Consulting & Brokerage Services
1645 Falmouth Road, Suite 10F
Centerville, MA 02632

CONTACT

Richard Catania
508.367.1898

rcatania@therealtyadvisory.com

Executive Summary

The Beacon Room

23 West Road, Orleans MA 02653



.054 Acres

2211 Sf and Full Basement

69 Seating Capacity - not including outside

Full Year-Round Liquor License

Owned since 1997 | POS is R Power

1.5 M sales

Richard Catania and The Realty Advisory are proud to offer as an exclusive listing for sale including Real Estate, Business, Goodwill, Website, Training Furniture Fixtures and Equipment. The Beacon Room, is a well-established restaurant located in the charming seaside village of Orleans, is open year-round and often referred to as a “little gem.”

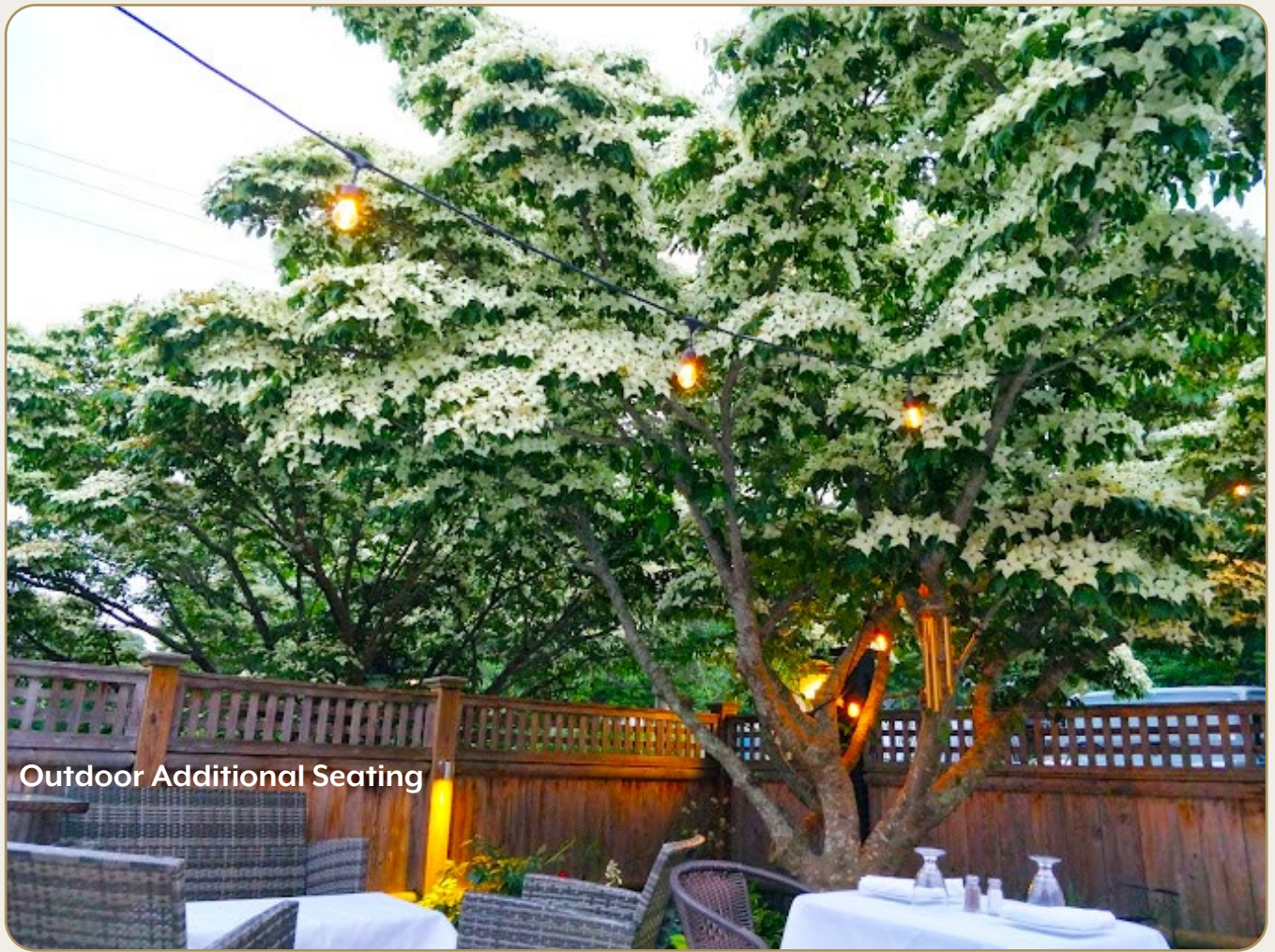
This full-service establishment holds a year-round liquor license and features two separate dining rooms, as well as beautiful outdoor seating, available seasonally, and offers some unrealized growth potential in lunch and private parties.

With a well-equipped kitchen ,the restaurant is situated in a former house, which adds to its Cape Cod charm with wood beams throughout the space. The half-acre lot includes the building and provides ample parking.

The current owners have operated the restaurant successfully since 1997, maintaining it for 28 years. Recent improvements include upgrades to the septic system, a brand-new gas boiler, and a concrete pad for outdoor seating. Showing by appointment only.

Charming & Inviting Decor





Outdoor Additional Seating



About Orleans



Orleans Massachusetts has many attractions, including beaches, museums, and outdoor activities:

Location

Situated halfway between Hyannis and Provincetown, two of Cape Cod's two most popular destinations, Orleans is the perfect spot in between for living or just stopping for a delicious meal along the way.

Beaches

Enjoy the waves at Nauset Beach, known for its wildlife spotting and strong surf, or relax at the quieter Skaket Beach. Rock Harbor is another option for a less wavy beach with a great sunset.

Museums

Learn about the history of the area at the French Cable Station Museum, a historic telegraph station built in 1891. The Historical Society also has a museum.

Outdoor activities

Explore conservation areas like Baker's Pond or John Kenrick Woods, or hike around Pilgrim Lake. You can also try kayaking, or visit Eldredge Park, home of the Orleans Firebirds baseball club.

Other attractions

Visit the Church Of The Transfiguration, a church that rises from the shores of Cape Cod Bay. You can also check out the Jonathan Young Windmill, a well-kept windmill located along a waterfront.

Accolades

Recent Guest Feedback



“The Beacon Room is always a great place for a very good meal in a truly comfortable atmosphere.” - Nov 2024

“Great food and great service. A very enjoyable evening. Highly recommend!” - Oct 2024

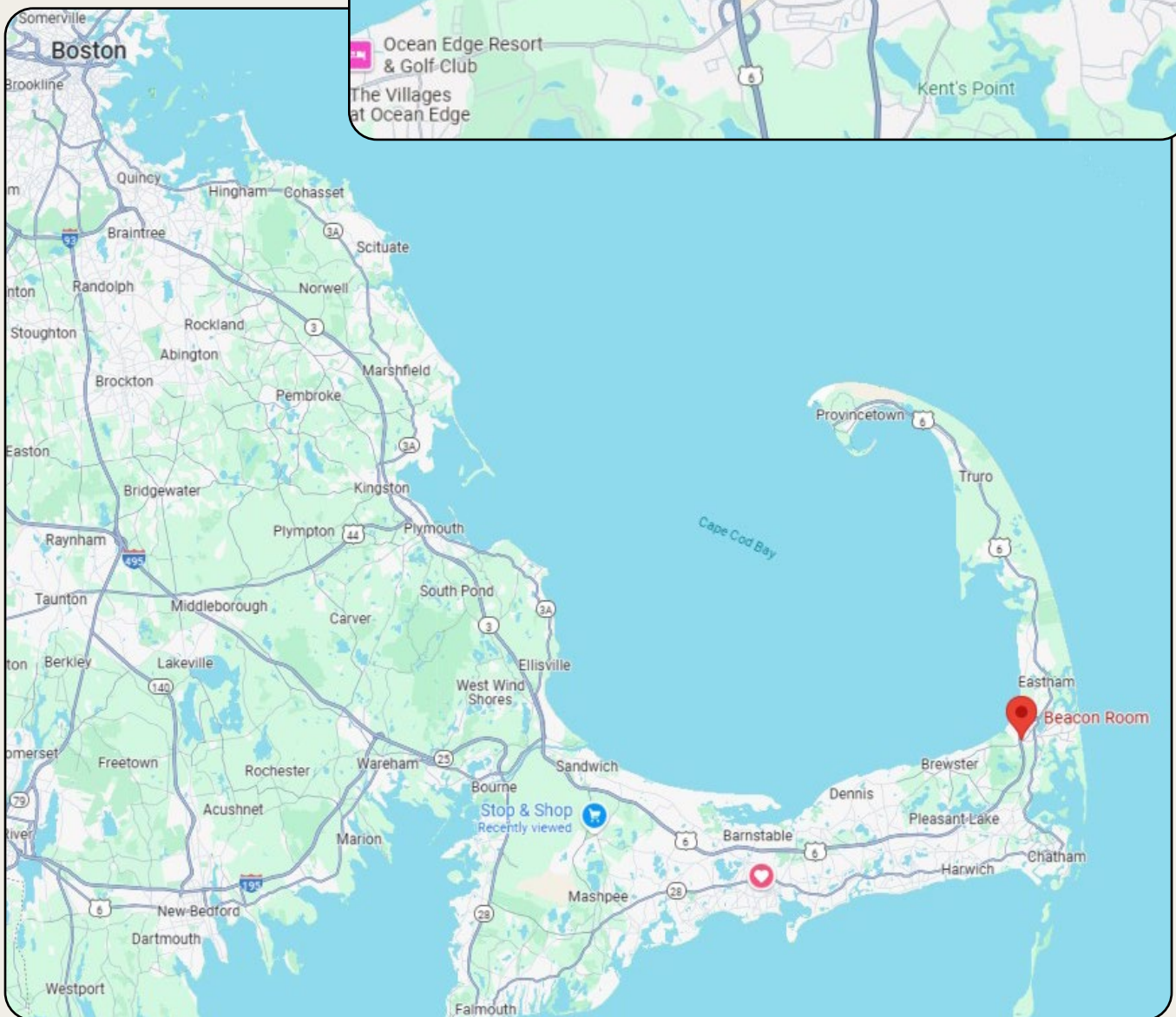
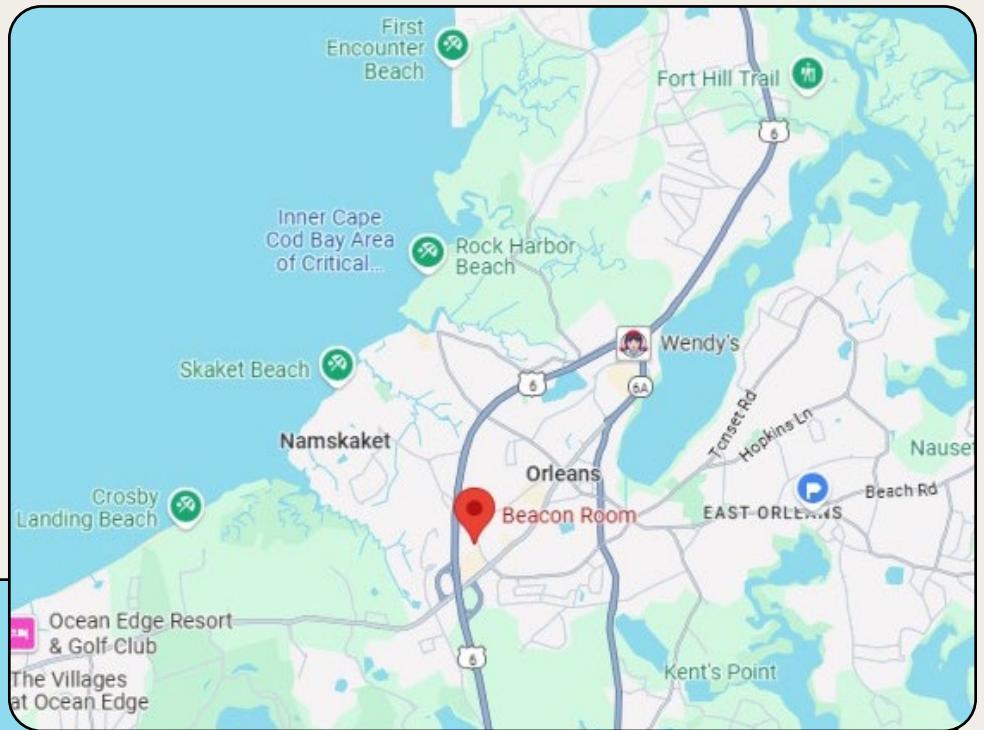
“Excellent food and friendly staff. Fantastic place!” - Oct 2024

“Lucky for us to grab a last minute reservation (shout out to Mark!) at 5:00 on a busy Friday night. Friendly, comfortable atmosphere in the outside tent area. Dinner was superb - our dishes included Fish & Chips, Elk Loin, Pan Seared Sole & the best dish Faroe Salmon was delish. Will definitely recommend & return here next season - July 2024

“We’ve been coming to the Beacon Room since it opened... a long time ago! Always pleased with our delicious and satisfying meals. We love the decor, artwork, photography, and fabulous staff.” - Sept. 2024

Beacon Room - Orleans

In 2022, Orleans, MA had a population of 1.67k people with a median age of 64.3 and a median household income of \$72,422.



Supplemental Financial Information

Financial Details, Equipment List, Floor Plan and other information is available upon completion of the NDA signing.

Confidentiality and Disclaimer

The Offering Document was prepared by The Realty Advisory, from and on information furnished by The Beacon Room which is “The Seller”, and the Town of Orleans, 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 The Beacon Room 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

The Beacon Room 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 The Beacon Room of Orleans, 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:

1. The name and address of the prospective purchaser, including principals
2. Purchaser's legal counsel
3. Identification of business being purchased
4. Deposit
5. Financing to detail purchaser's desire to obtain private, conventional, or institutional financing
6. Due diligence inspections of property within a reasonable time period
7. Terms to Seller-Cash at closing or Seller financing
8. The purchase price
9. Proposed closing date