

# TALE OF THE COD

BUSINESS  
&  
REAL ESTATE

TALE OF THE COD  
TALE OF THE COD  
OPEN YEAR ROUND



Commercial  
Realty Advisors





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# Executive Summary

## Investor's Summary: Tale of the Cod Property and Business

### Overview

Tale of the Cod represents a compelling investment opportunity combining a successful retail business with attractive real estate in a highly sought-after location in Chatham, Massachusetts. Known for its fine gifts, furniture, and home accessories, this iconic store is positioned in a prime spot on Main Street, just half a mile from Chatham Lighthouse and the Atlantic Ocean. The store's reputation, established over 64 years, alongside its diverse product offerings sourced from local artisans, underpins its strong community and customer ties.

### Property Details

- **Location:** 450 Main Street, Chatham, MA
- **Facilities:** Includes a charming storefront with ample display space designed to provide a comfortable and inviting shopping experience.
- **Additional Real Estate:** The property features 5 one-bedroom apartments for lease, an attractive addition in a competitive rental housing market.

### Business Highlights

- **Product Range:** Offers a wide range of high-quality products, including exclusive brands and handcrafted items from local craftsmen.
- **Community Presence:** A beloved establishment with deep roots and strong loyalty among local customers.
- **Financials:** The business has demonstrated substantial profitability, backed by IRS returns. Full financial details will be provided to qualified buyers.

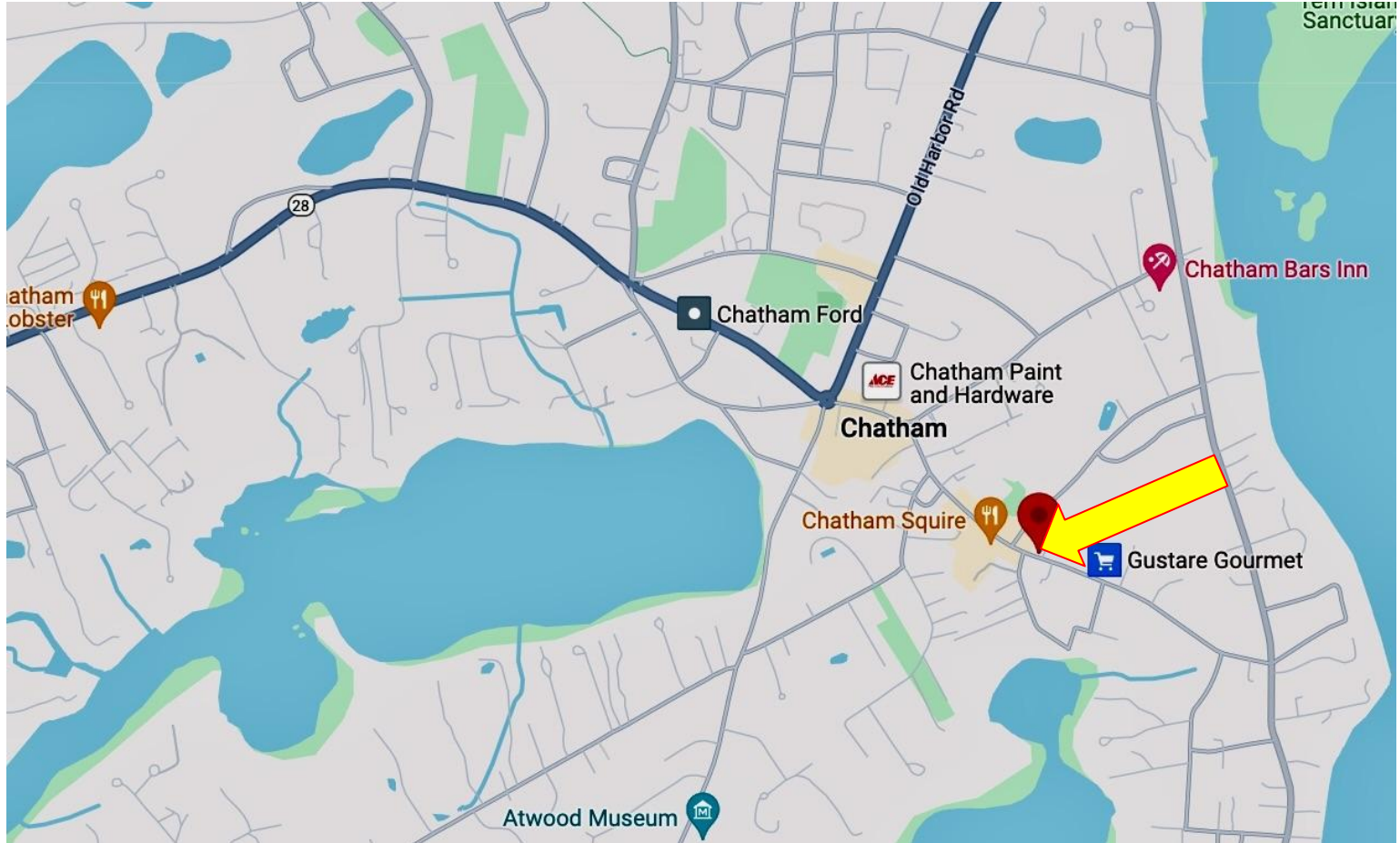
### Investment Potential

- **Offering Price:** \$4,498,000 for the business and real estate. Inventory can be purchased at wholesale cost.
- **Flexibility:** The location's versatility allows for potential concept changes or business expansions, maximizing adaptability to market trends.
- **Market Position:** Positioned in a thriving, high-foot-traffic area, ensuring continued visibility and customer engagement.
- **Inspection:** Showings and further financial disclosures are available by appointment to serious and qualified prospective buyers.

This investment is not just the purchase of a profitable business but also an entry into a storied community landmark with additional revenue from residential leasing, presenting a diverse income stream in a robust economic area.

450 Main Street, Chatham, MA 02633

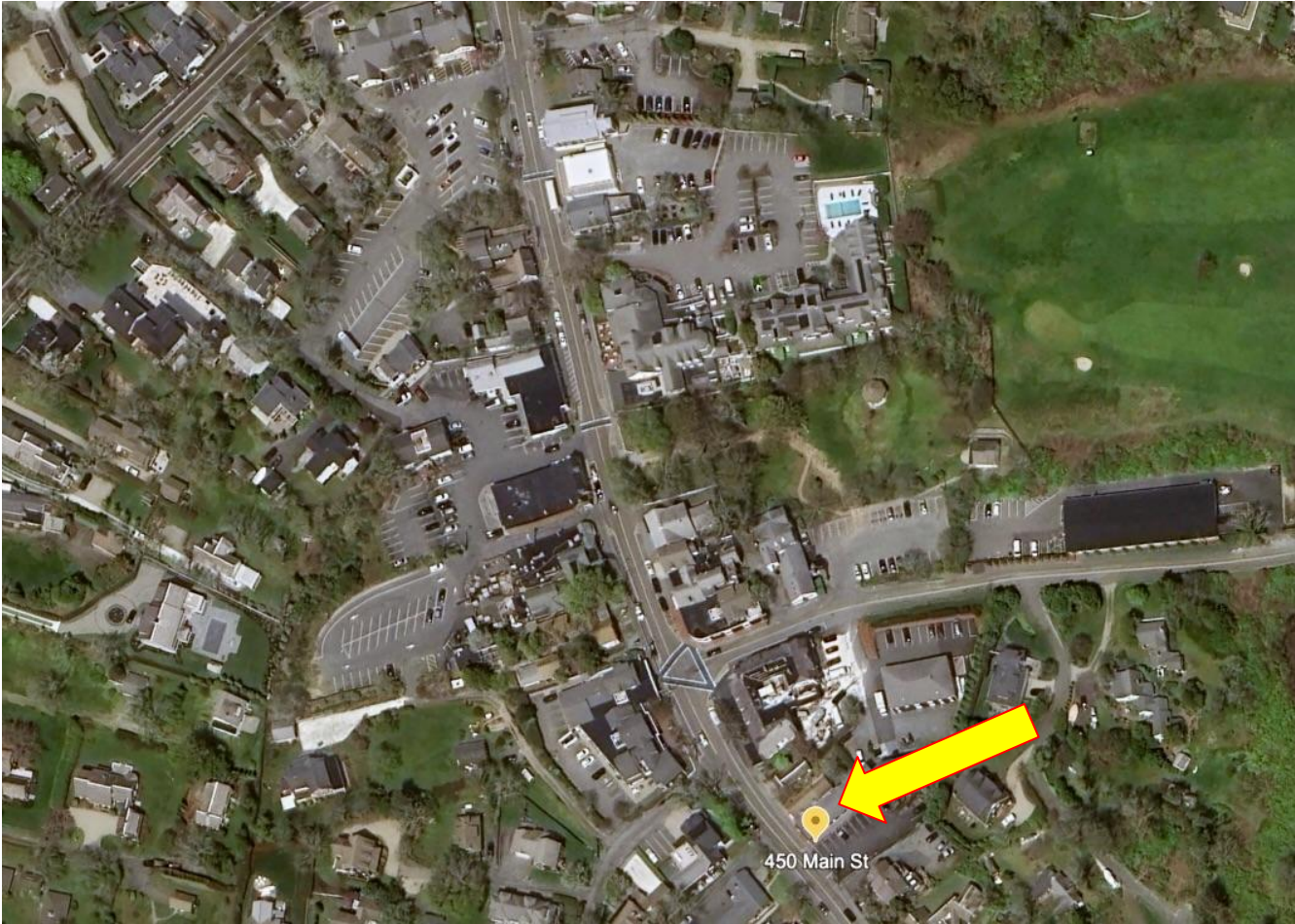
Location





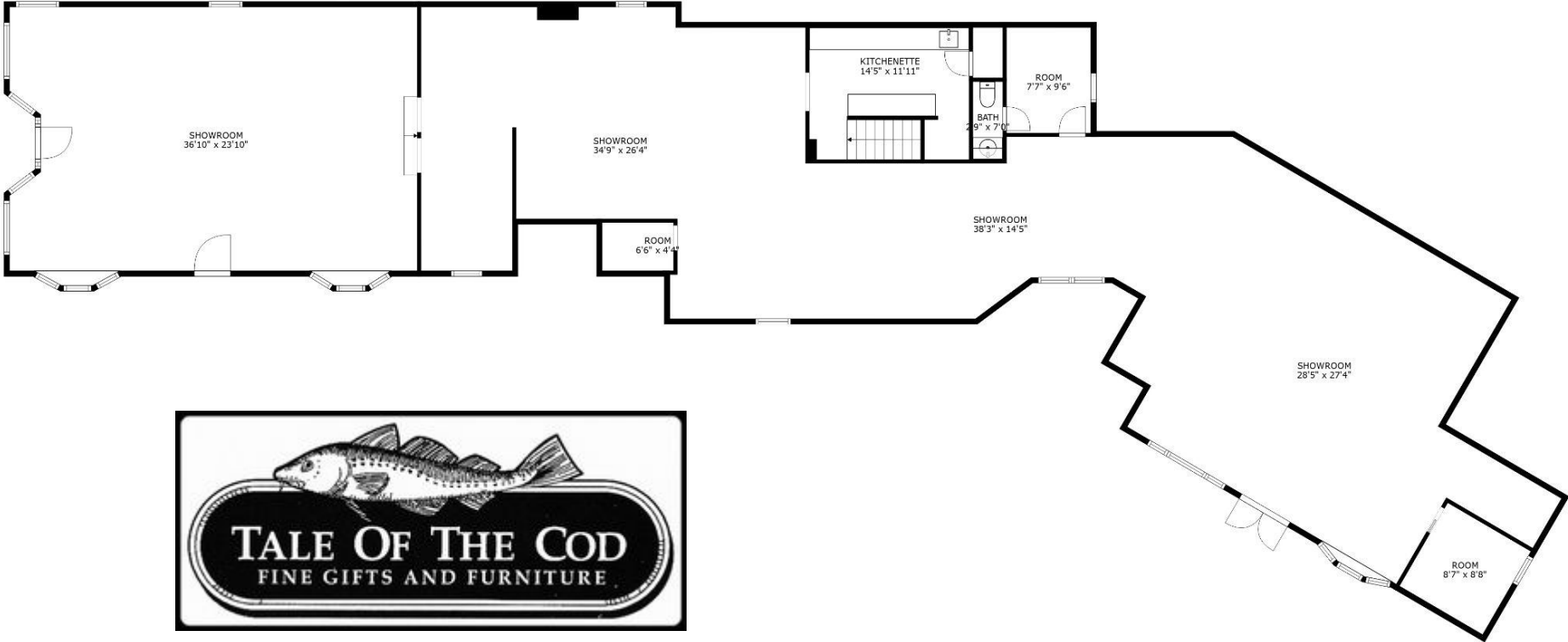
450 Main Street, Chatham, MA 02633

Location









# Interior Images





# Interior Images (Apartments)





# Exterior Images







# OFFERING PRICE

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The business and real estate known as The Tale of the Cod is offered for sale at \$4,498,000. Additionally the inventory can be purchased at wholesale cost

# ASSESSMENT OF OPPORTUNITY

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Tale of the Cod generates a substantial owner's profit, as documented by IRS returns.

The successful business model is easily transferable. The location is versatile and can accommodate changes in concept, venue configuration, fixtures, furniture, equipment, and licenses.

We expect significant interest in this property.

# SUBMISSION OF OFFERS

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Commercial Realty Advisors, Inc. invites written offers for the Business and Real Estate known as The Tale of the Cod. Offers should be submitted to Kevin Pepe, Craig Campbell, 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 The Tale of the Cod. 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.

Commercial Realty Advisors, Inc., and the agent presenting this opportunity, represent the Seller on an Exclusive basis. Commercial Realty Advisors, Inc., and other brokers or salespeople represent the Seller not the Buyer in the marketing, negotiation, and sale of this Business and real estate unless otherwise disclosed.

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:**

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## 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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