

# Premier Oceanfront Opportunity *in the Heart of Prestigious Cape Cod*



196 Shore Road  
Chatham, MA 02633

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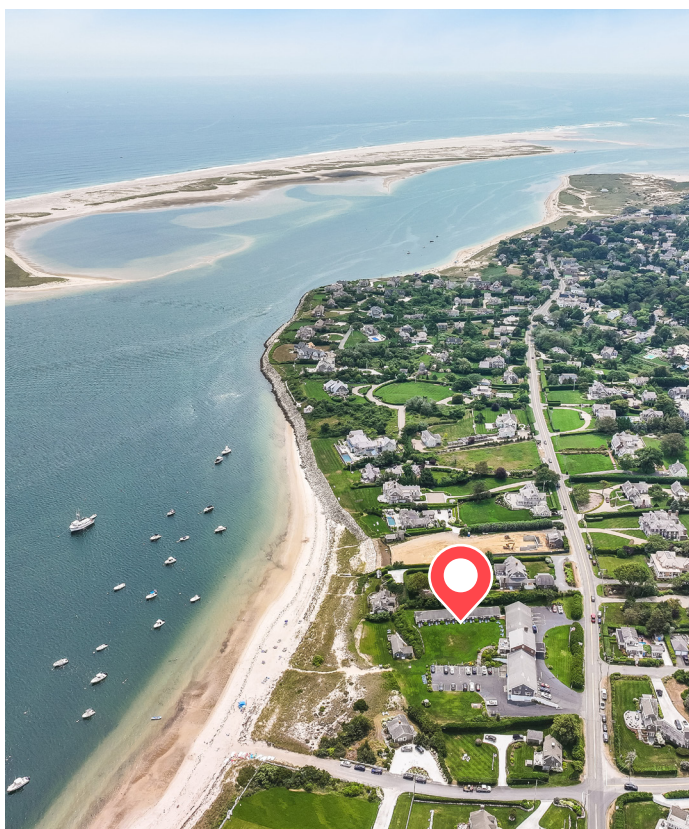
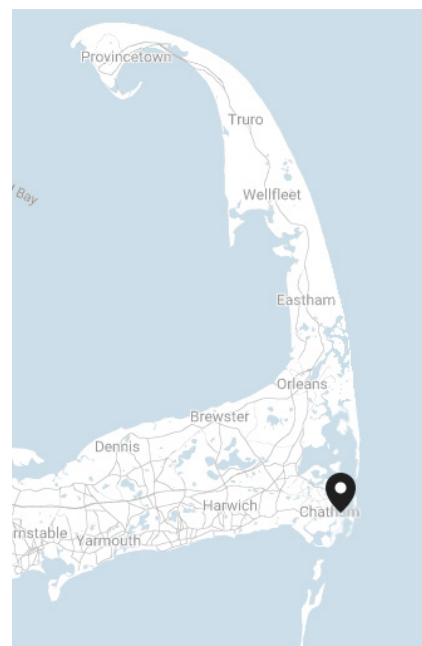
## Related Beal presents an exceptionally rare opportunity to acquire The Hawthorne at 196 Shore Road in Chatham, MA.

Family-owned and operated since 1959, The Hawthorne is offered for sale for the first time in 66 years. Perched on 3.2 acres with sweeping views of Pleasant Bay and the Atlantic Ocean, the property features an expansive lawn and private beach with nearly 150 feet of ocean frontage.

Located in the heart of esteemed Chatham, the site is a short walk from boutique shops, fine dining, Chatham Seaside Links golf course, the famed Fish Pier, and the iconic Chatham Lighthouse.

The Hawthorne offers the next owner the flexibility to continue operating a distinguished hospitality business, expand on the existing improvements, completely redevelop a commercial property, or give life to an unparalleled residential masterpiece.

*Buyer prospects are responsible for all due diligence.*



**Land Area:** Approximately 3.2 acres

**Waterfront:** Panoramic views of Pleasant Bay and the Atlantic Ocean; pristine private beach with ~145 linear feet of frontage; 23 units feature direct water views

**Year Built:** Circa 1940–1959

**Total Building Size:** ~13,388± SF (including ~828± SF standalone cottage)

**Unit Mix:**

- 32 total dwelling units
  - 11 efficiency units (all with kitchenettes)
  - 17 deluxe rooms
  - 1 standalone two-bedroom cottage
  - 1 upper level manager's unit with private balcony
  - 2 housekeeping units

**Parking:** 32 lined spaces

**Utilities:** Town water and private septic

**Zoning:** R40

**Real Estate Taxes (FY2025):** \$25,773

*For additional information, interested parties should contact Michael Tammaro:*  
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