



Photo by Dominic G. Vecchione



## THE BARLEY NECK INN

5 Beach Road, East Orleans MA 02653  
Cape Cod, Massachusetts



Commercial Real Estate, Development,  
Consulting & Brokerage Services  
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Centerville, MA 02632

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# EXECUTIVE SUMMARY

## The Barley Neck Inn

5 Beach Road, East Orleans, MA 02653 • [barleyneck.com](http://barleyneck.com)



The Realty Advisory is proud to present an exclusive listing for this historic Landmark Restaurant located in the affluent but quaint village of East Orleans. The breathtakingly beautiful Nauset Beach, only one mile away is one of the most popular outer Cape beaches which boasts an unbroken 11-mile expanse of nationally protected Atlantic waterfront. The beach is host to day trippers, over sand vehicles and overnight RVs. The beach has a capacity for up to 1100 cars per day. Nauset Marine across the street also connects to ocean waters by way of Town Cove.

Voted one of the top ten Dining establishments on Cape Cod by Yankee Magazine, applauded by the Boston Globe, The Wine Spectator and USA Today. The BNI seats 150 and has a Full year-round Liquor License and an Innkeepers license allowing for served drinks anywhere on the Property.

The four separate dining rooms are housed in an 1857 Sea Captain's home. The original attached barn houses the Beach Road Bar & Grille, casual dining and entertainment room. In the front of the building exists two more formal dining rooms for service or private parties as shown. The ability also exists to erect a tent on the lawn for Weddings. There are four rooms upstairs perfect for workforce housing including a separate third floor apartment with a kitchenette.

Specializing in family dining, comfort food, Entertainment. Also popular for rehearsal dinners for 16-60, evening weddings up to 60 and daytime weddings up to 150. Weddings may be formal sit-down affairs in the dining rooms or under a tent on the lawn. The Wedding parties often opt to have their ceremony on the beach.

This Property boasts immense potential for private parties and possible development based upon the incredible location. Fully turn- key and staffed with a loyal seasonal and year-round customer base.

**List Price \$1,900,000**

Includes -150 seat Restaurant, Four Rooms upstairs, all Furniture, Fixtures and Equipment, Logos, Website, Goodwill and Training.

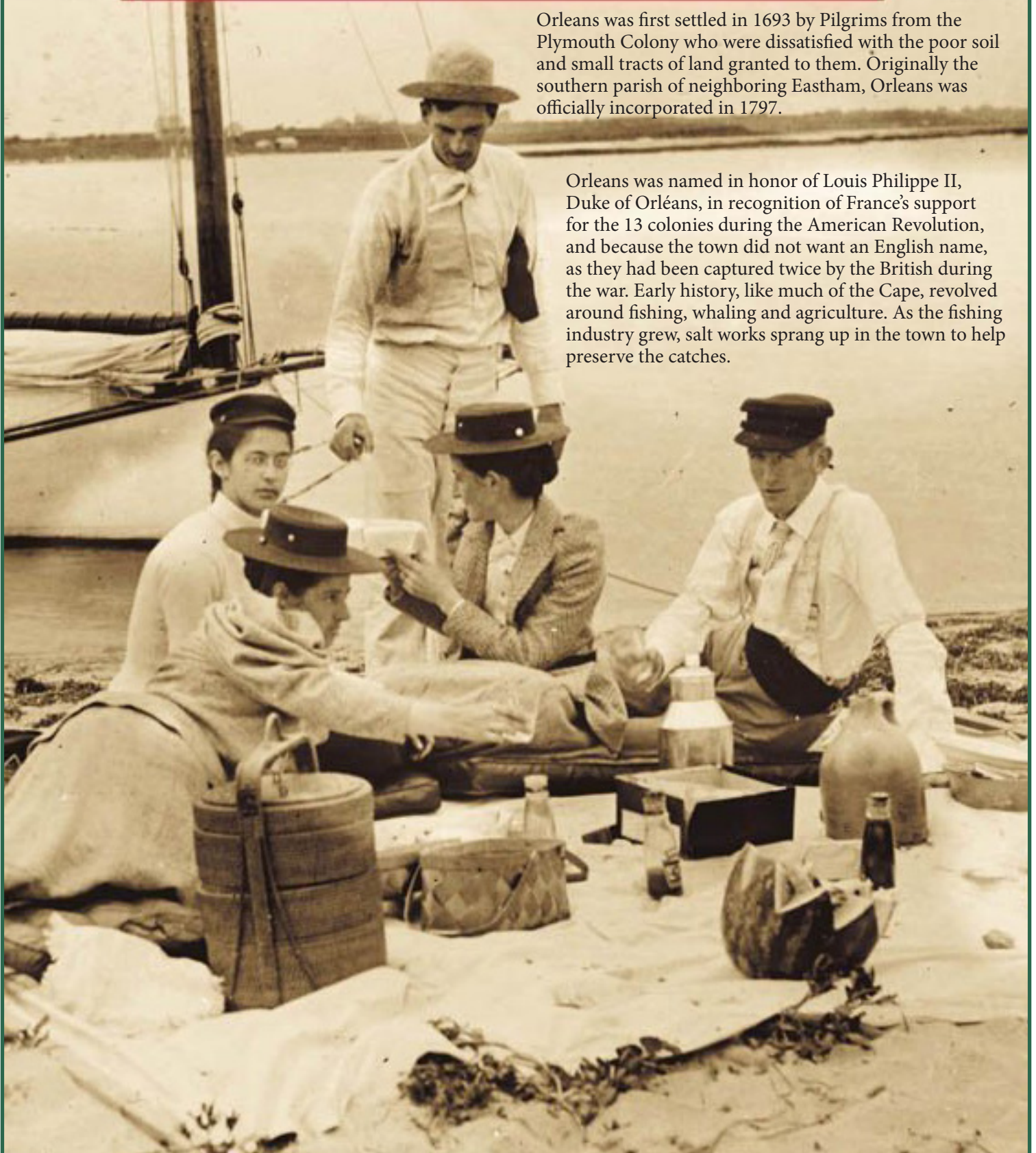
1.7 Acres | Base Area 5233 SF | Open Porch 84 SF Basement -Fin 1208 SF | Upstairs 2228 SF | Attic 308 SF



# ORLEANS

Orleans was first settled in 1693 by Pilgrims from the Plymouth Colony who were dissatisfied with the poor soil and small tracts of land granted to them. Originally the southern parish of neighboring Eastham, Orleans was officially incorporated in 1797.

Orleans was named in honor of Louis Philippe II, Duke of Orléans, in recognition of France's support for the 13 colonies during the American Revolution, and because the town did not want an English name, as they had been captured twice by the British during the war. Early history, like much of the Cape, revolved around fishing, whaling and agriculture. As the fishing industry grew, salt works sprang up in the town to help preserve the catches.







## A Brief History of The Barley Neck Inn

The Barley Neck Inn had its beginnings in 1848, when Isaac and Mary Doane purchased the property which it now sits from Hannah Sparrow, widow of Josiah. Isaac Doane was one of four owners of the Cove Salt Works. By 1857, he and Mary had built a two room, two story Greek Revival house on their Barley Neck property. It extended to the pillar in the window seat of the current Doane Room. In 1868, Mary Doane, a widow at this time, sold the house to Captain Joseph Taylor, who had retired from the sea in 1866 as a partner in the Boston ship-owning firm of Seacomb and Taylor.

A 47-year-old Orleans native, born in 1821, who had attended Rock Harbor Academy and Andover, he was a pure Cape Codder, descended from the Taylor-Hopkins-Doane-Higgins families. Seacomb and Taylor commissioned the building of the clipper ship *The Red Jacket*, which in 1854 set a transatlantic record that would stand for twenty years, sailing from New York to Liverpool in 13 days, one hour and 25 minutes. It remains the record for a clipper ship.

It was Captain Taylor who built the south side of the current building, marked by the mansard roof. The Second Empire style of that and Taylor's other additions reflects the strong French influence that pervaded Orleans from the time of its founding. The name of the town itself is French, and when Taylor was in residence, it was home to a population of French workers, constructing the telegraph there, that would operate between the U.S. and France.

At the Packet Landing on the other side of Barley Neck Road, on the property still owned at the time by the Sparrow family, stood a gristmill, call the Old East Mill. The mill, which can be seen today at the Heritage Plantation in Sandwich, had been used originally to grind salt, and had been built of leftover timber when the Congregational Meeting House (now the Federated Church) rebuilt their porch in 1797. In 1819 it was moved to the hill overlooking Meeting House Pond to be near the grain producing areas of Barley Neck and Pochet. From the packet landing, produce was shipped by packet ship to Connecticut and New York.





## Recent Google Reviews

- We had such a great time. The band was fantastic. Danced the night away with a group of guys who showed up. Great dancers. Then we went our separate ways. Bar service was on it. Go check it out.
- Nice place. Good food and friendly staff. A good place for the “locals “ now that the summer season is winding down.
- Always a great place to hang with some of my friends and all the locals they know... Good quality, but a bit on the high price point for what it is!
- Great food. Great service even when busy. Awesome gluten free fish and chips. Fantastic GF fried calamari as a starter. GF bread with olive oil too.
- Nice atmosphere, good food and service.
- Great place for food and drink. This place has great live music performances on the weekends.
- Great place for a winter dinner. It's cozy, service is great. Staff seem to enjoy working here. Food and drafts are good. Always sports on the TV's.
- Consistently great food and service. Great wine list, beer options and excellent service.









TheSocialDiner.com

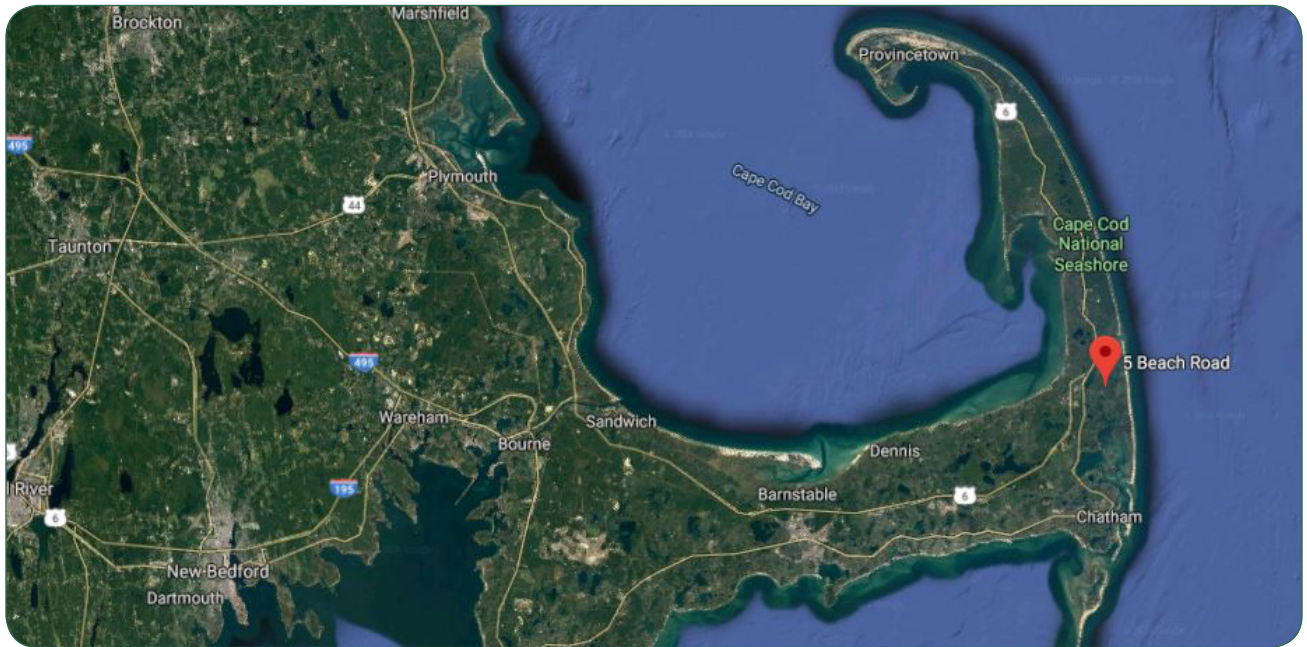


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## A National Treasure: Nauset Beach Orleans, MA





# 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 The Barley Neck Inn 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 Barley Neck Inn 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.

Should you decline to make such an offer, you agree to return promptly this document and any other information provided to you.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject.



# OFFERING

We are pleased to offer this real estate opportunity for \$1,900,000. This includes Real Estate, Business, Furniture, Equipment, Fixtures, Logos, Goodwill, Website, Recipes and Training

## REPRESENTATION

The Barley Neck Inn 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 Barley Neck Inn in Orleans, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

## SUBMISSION OF 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



# CONFIDENTIALITY AGREEMENT

Please fill out this form completely, as forms with missing information will not be accepted, and return to [rcatania@therealtyadvisory.com](mailto:rcatania@therealtyadvisory.com).

## In connection with the possible acquisition of the Barley Neck Inn

We will be furnishing you with information regarding this business/property: its financial condition, operations, and prospects of the The Barley Neck Inn. In consideration of obtaining proprietary information, you agree that:

1. All the proprietary information furnished by THE REALTY ADVISORY, INC. or the Company to you will be considered.
2. Unless we agree otherwise in writing, you will not disclose or reveal any proprietary information for five years from this date to any person(s) or entity (entities) other than your employees or representatives who are directly participating in the evaluation of this information for any purpose other than in connection with a proposed acquisition.
3. If you decide that you do not wish to pursue the proposed acquisition, you will advise us of that fact and return to us all proprietary information furnished to you without keeping copies of it.
4. Although you understand that THE REALTY ADVISORY, INC. and the Barley Neck Inn have included in this proprietary information certain information which we consider to be relevant for the purpose of your investigation, we do not make any representation or warranty as to its accuracy or completeness.
5. In the event that disclosure occurs, this action does not give either party the right to make disclosure under the agreement.
6. The failure of either party to enforce any right resulting from breach of any provision of this agreement by the other party, shall not be deemed a waiver of any right relating to a subsequent breach, at such provision or of any right hereunder.

If you are in agreement, please complete this form and indicate your acceptance.

AGREED TO AND ACCEPTED:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Town / State / Zip

\_\_\_\_\_  
Phone Number

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Fax Number