



The Mills Restaurant

*An award winning daytime American eatery
serving breakfast & lunch
in a cheery, casual space.*

149 Cotuit Road, Marstons Mills
www.themillsrestaurant.com



The Realty Advisory, Inc

Commercial Real Estate, Development,
Consulting & Brokerage Services

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Centerville, MA 02632

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Executive Summary

The Mills Restaurant

149 Cotuit Rd, Marstons Mills
Cape Cod, Massachusetts 02648
www.themillsrestaurant.com



The Realty Advisory is proud to offer for sale this well-known established Breakfast and Lunch restaurant, "The Mills" in Marston's Mills, MA.

This fully turnkey, profitable local favorite includes Business, Equipment, Fixtures, Furniture, Goodwill, Website, Training and Facebook page.

"The Mills" as it's known in the Village, has been in operation for the past 22 years on the very busy Route 149. The Mills offers a perfectly selected breakfast and lunch menu with fresh baked goods in a very clean and quaint setting.

The owners are looking to retire and leave with strong attachments but will stay on to train and assist further.

Asking Price: \$159,000

42 seats / Nets \$90,000

Fully Equipped with High Quality Furniture
(See next page.)

Lease: \$3,000 Gross

1200 Square Feet

Established in 1994

Equipment

The Mills Restaurant

Equipment List		Notes							
							Purchased by Us	If Purchased New	
Blodgett Convection Oven Gas	DFG-50	Original/Rebuilt 2019, New fan motor , flywheel						6900	
Ice-o-matic 0921 High Output ice machine		Serviced 2x annually , put into service 2013						5200	
Jade Range : Dual oven/8 burner/ built in 24" griddle		Rebuilt 2019/new burners, new thermostats				1200		7500	
American Range 36" Salamander		Original						1725	
Imperial Griddle, ITG36 - 3 foot gas		New Thermostats 2020				400		3400	
Intertek AWTC48 - 2 door 4' Worktop refrigerator		Purchased new 2017				2200			
Bey-Air 5' Mega-top 2 door Salad Unit		Original						3350	
True 3 foot Salad Unit with 2 drawers TFP-32-12M-D-2		Purchased new 2016				3100			
True 5 foot Worktop Unit with 2 drawers TWT-60-32D-2		Purchased new 2016				3950			
Waring Double electric Panini Press		Purchased new 2016				650			
UNIVEX 12" Commercial Electric Slicer		Purchased rebuilt 2017				550			
2ea. 1200 watt microwaves		One existing/ one purchased 2020				250		300	
CMA - model C2, Lo Temp Dishwasher		Original						3980	
Star Holman Commercial high output Conveyor toaster		Purchased new 2016				1300			
LG 36000 BTU ductless A/C kitchen unit		Purchased new 2015				4500			
Controlled Environmental Structures Walk-in Refrigerator		Dual thermostat controls installed 2018 eliminates need for 2x annual service calls				800		16000	
					(Dual Thermostats only)				
10 x 10 Americooler Outdoor Walk in Freezer		Installed new 2016				13500			
Rpower POS system/2 work stations and 1 computer		new in 2017			hardware	3200			
		Original			software			22000	
Payne PG92SCS4860B Gas Furnace and Air exchanger		Installed Feb. 2019				8800			
Nest Programmable wifi Heating and Cooling Thermostat		Installed Feb. 2019				250			
22 Jarkata Handmade table -Viridian Reclaimed Wood		Purchased new 2017				4770			
38 BFM Seating Model No. ZWC66N Wood chairs		Installed Feb. 2014				1520			
8 x 8 Dry Storage Garden Shed		Floor and door rebuilt 2019				650			
		Original						3600	
					totals	\$51,590		\$73,955	\$125,545







Awards & Reviews



Cape Cod Top 10: Breakfast places

Some say breakfast is the best meal to eat out—but where to go? We asked our Facebook pals to tell us their favorite breakfast places on Cape Cod and here are the yummy results in alphabetical order!

The Mills Restaurant, 149 Cotuit Road, Marstons Mills.

Lisa Shields writes on Facebook: “amazing omelets and the best bagel and lox on the Cape! Their benedicts are outstanding too!”



Awards & Reviews



HOME BEST OF DEALS

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The Mills Restaurant ✓

Ranked #1 of 43 for [Best Breakfast](#)

Ranked #12 of 17 for [Best Lobster Roll](#)

Ranked #19 of 35 for [Best Family Restaurant](#)

149 Cotuit Road Marstons Mills MA

Phone Number: (508) 428-9814 Hours: [see hours](#) Website: [themill...](#)

Facebook: [fan page](#)

From the owner: New owners Mark and Anne are pleased to welcome you to our old favorite, new neighborhood restaurant for a thoughtfully prepared meal. We serve fresh, quality breakfast all day and lunch after 11:00 on the weekend. Fast take-out available, too! Scratch baked goods daily. We strive for honest, local food served up by locals.



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BEST STUFFED QUAHOG AT THE MILLS
CAPE COD TODAY

CAPE COD TOP 10 BREAKFAST PLACES
CAPE COD ONLINE

MOSEY TO THE MILLS RESTAURANT
THE BARNSTABLE PATRIOT

Read our reviews at www.themillsrestaurant.com



About Marstons Mills

For more information and history, visit www.marstonsmillshistorical.org

Marstons Mills is a village in the town of Barnstable, Massachusetts. It was settled by Roger Goodspeed before 1653. His granddaughter Lydia married Benjamin Marston who developed the fulling mill and weaving operations along the Marstons Mills River, hence the name of the village.

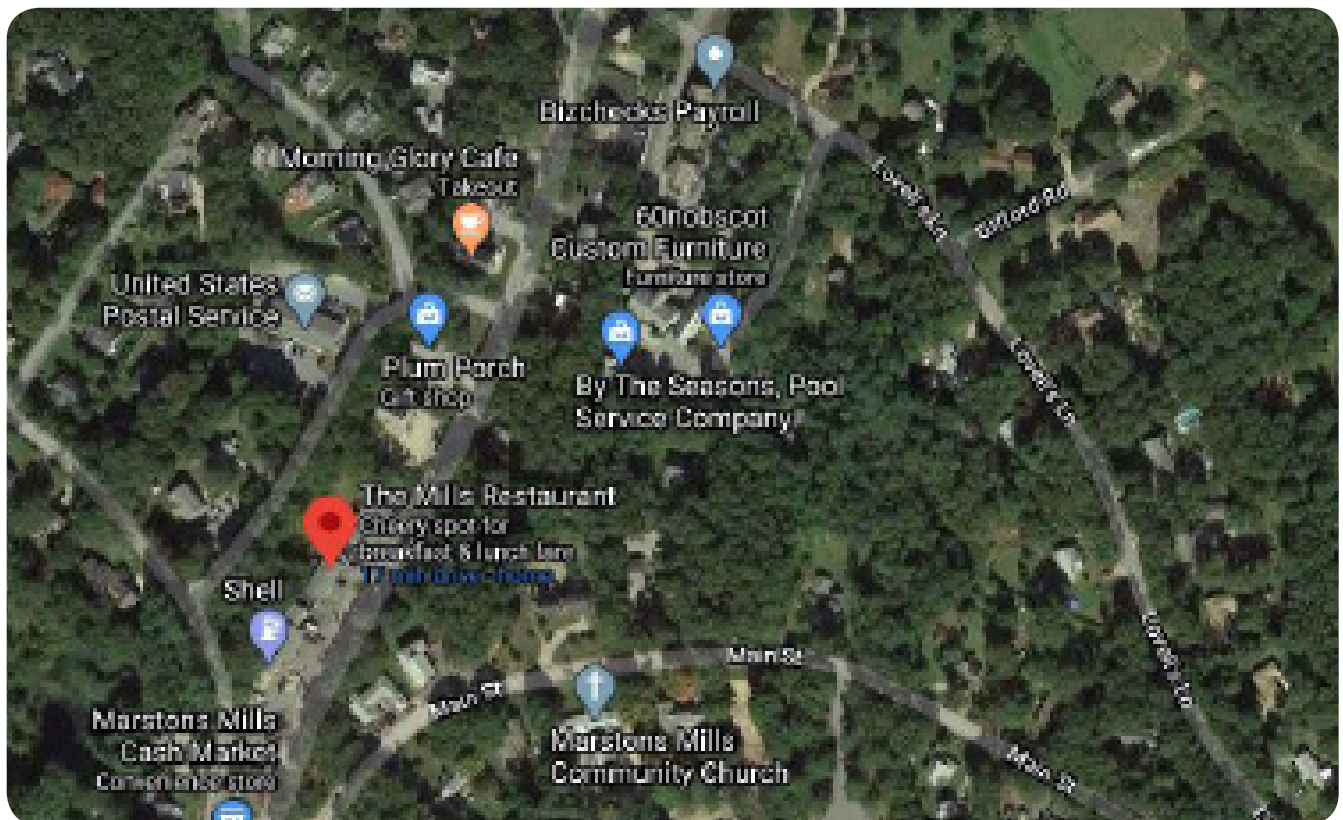
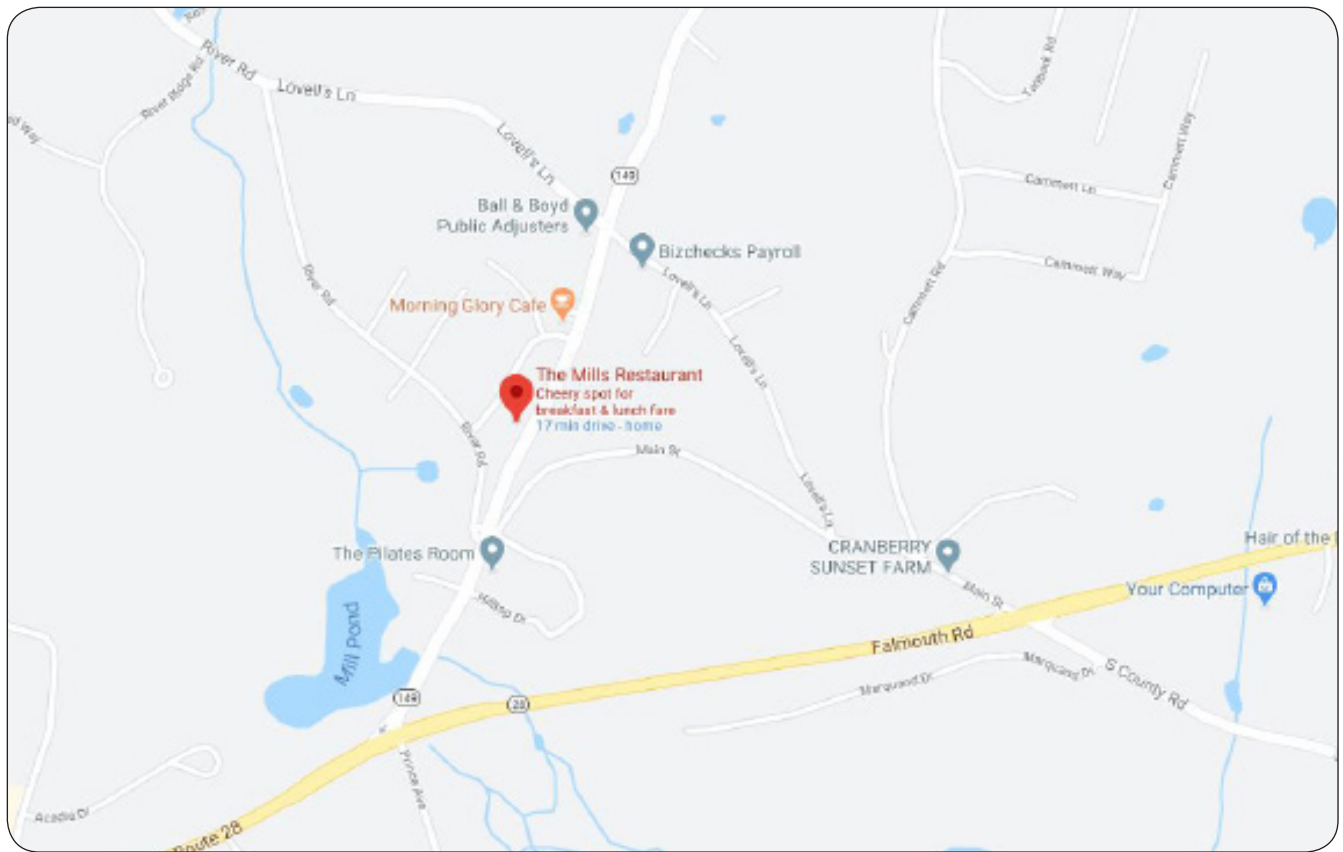
Main Street in Marstons Mills is mostly residential, with Liberty Hall and the Marstons Mills Public Library located on the road. Maratons Mills Community Church is located near the former Marstons Mills Elementary School and across from Liberty Hall.

Marstons Mills has many notable lakes, cranberry bogs, and ponds, including Hamblin's Pond, Mystic Lake, Middle Pond, Muddy Pond, Little Pond, Round Pond, Long Pond, Patty's Pond, Mill Pond, Lovell's Pond, and Shubael Pond on Route 149. Marstons Mills has salt water access to a town-owned marina and boat ramp.

Burgess Park and the herring run provide leisure opportunities for adults and children of all ages. Burgess Park was purchased by the town in 1989 for its historic and scenic values. It has proven to be a very popular park for many different activities, most notably disc golf.

The Long Pond Conservation has a scenic bike path. The only grass airport left on the Cape is Cape Cod Airfield, which originally started in 1929 and was a Massachusetts Air National Guard summer training site in the 1930s. There is also the 18-hole Olde Barnstable Fairgrounds Golf Course, which is on the site of the old fairgrounds.

Marstons Mills has two elementary schools, West Villages Elementary and Barnstable United Elementary School.



SUPPLEMENTAL FINANCIAL INFORMATION

A complete supplemental offering package containing relevant financial information is available upon request. Same 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 Mills Restaurant which is "The Seller", and the Village of Marstons Mills Town of Barnstable, by agents of the seller and from other sources believed reliable. No guaranty, express or implied, is made as to the accuracy or completeness of this information and it is subject to error, omission, 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 Mills Restaurant 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 business opportunity for \$159,000. This includes Business, Furniture, Fixtures, Equipment, Goodwill, Lease, Website, Facebook Page and Training.

REPRESENTATION

The Mills Restaurant 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 Mills Restaurant in Marstons Mills, 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