

# Beach Front Property For Sale

With Unparelled Ocean Views and Multiple Zoning Opportunities



Commercial Real Estate, Development, Consulting & Brokerage Services

**Contact Richard Catania at 508.367.1898**

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# 98 Town Neck Road

- Considered “Best Dining View on Cape Cod”
- High Customer Volume May-Mid’ October
- Includes Real Estate, Business, Furniture, Fixtures and Equipment
- Large Private Apartment with Views
- Spectacular View from Three Levels
- Popular for Functions & Weddings
- 240 Feet of Beach Front
- Private Function Space
- Seating Capacity: 315

## Zoning options for this property include:

- Bed and Breakfast
- Motel/Hotel
- Art Gallery
- Assisted Living
- Spa
- Theater
- Private Home
- Religious/School
- Brewery/Winery
- Medical Office

Address	98 Town Neck Road Sandwich, MA 02563
Land Area	.35 +/- Acres
Bldg Area	6,500+/- SF Footprint
Year Built	1979
Zoning	B-1
Map/Parcel	93-013

**Price**     **\$1,599,000**



# Executive Summary

Ocean Front Property  
98 Town Neck Road  
Sandwich MA 02563

This listing boasts the BEST waterfront property on the north side of Cape Cod. With 240 feet of beach front, diners have enjoyed viewing nonstop boating activity, beachgoers, biking, fishermen, hikers, and amazing sunsets. With total seating of 315, Horizons has the ability to host weddings and special events on the beach, while entertaining diners in the main dining room or on the deck.

Uniquely situated at the north entrance of the Cape Cod Canal, it has consistently drawn diners from May through mid-October, but could easily remain open for longer.

This unparalleled setting and unique property, offers an incredible opportunity for the right owner or developer, not only as a dining establishment, but also as zoned under BL 1. (Business Limited 1)

## **Zoning options for this property include:**

**Bed and Breakfast  
Motel/Hotel  
Art Gallery  
Assisted Living  
Spa**

**Theater  
Private Home  
Religious/School  
Brewery/Winery  
Medical Office**

The structure was originally built as barracks by The Army Corp of Engineers for construction of the canal. Renovated in 1979, as Horizons, then fully reinforced with steel beams in 2001. It utilizes town water and a very large septic system which is in good condition.



**Centennial Fireworks Celebration**



**Sandwich Marina Fishing Boats**



**Spectacular Cape Cod Sunset**



**Carousel at Heritage Museum & Gardens**



Beautiful sunsets



Summer fun at the nearby Sandwich Boardwalk



Heading out into Cape Cod Bay



Antique Car Museum at Heritage Plantation





## A Brief History of Sandwich from the Sandwich Historical Commission

Sandwich, the first town to be established on Cape Cod, was founded in 1637 by Edmund Freeman. The location was appealing for the broad marshes bordering the sea resembled those of Sandwich, England, and were immensely valuable.

The land was part of Plymouth Colony whose Pilgrim founders were notably more liberal in their religious beliefs than the narrow-minded Puritans of Boston's Massachusetts Bay Colony.

In 1675-76 a conflict between the native Americans and the white settlers, known as King Philip's War after its Indian leader, erupted across Massachusetts and neighboring areas. Sandwich and other settlements on the Cape and Martha's Vineyard were spared from Indian attacks.

That Sandwich was spared during King Philip's War was due to the isolation of the Cape Cod peninsula, the laymen missionary efforts of two Sandwich men, Thomas Tupper and Richard Bourne, and the loyalty of the friendly Native American population.



# Cape Cod Canal History



It was 101 years ago that the Cape Cod Canal first opened to vessel traffic. The story is rich in history and ingenuity. The Canal offers economic, life-saving and military benefits.

The idea of a canal was originally explored by George Washington however became a reality under private ownership in 1914. It was redesigned and reconstructed under federal ownership in the 1970's to become the basic infrastructure of today's modern Cape Cod Canal.

Service roads on both sides of the canal provide access for fishing and are heavily used by in-line skaters, bicyclists and walkers.

Several parking areas are maintained at access points. People often just sit and watch ships and boats transiting the canal.



# Sandwich Demographics

Based on data from the American Community Survey, in 2017 there were households in Sandwich with an average size of 2.21 people per household.

The median income for households in Sandwich is \$80,417 while the mean household income is \$102,682.

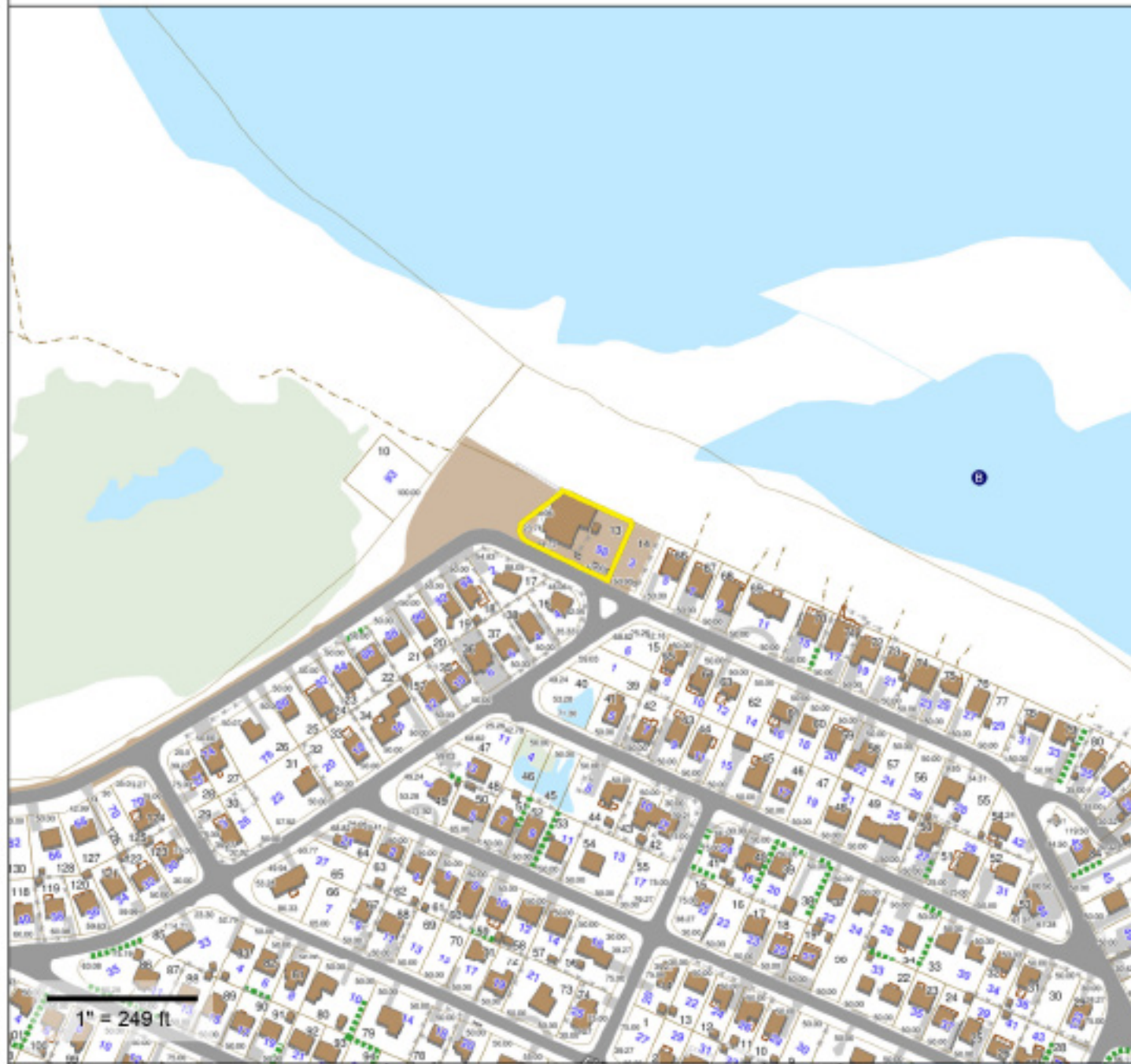
	Sandwich	Massachusetts	National
Population	20,303	6,742,143	318,558,162
Population density (sq mi)	838	630	91
Median age	53.3	39.4	37.7
Male/Female ratio	0.9:1	0.9:1	1.0:1
Married (15yrs & older)	61%	53%	55%
Families w/ Kids under 18	22%	43%	43%
Speak English	92%	77%	79%
Speak Spanish	2%	9%	13%

## Education Attained

	Count	Percentage		Count	Percentage
Less Than 9th Grade	41	1.70%	Associates Degree	169	7.02%
9th to 12th Grade	72	2.99%	Bachelors Degree	747	31.02%
High School Graduate	551	22.88%	Graduate Degree	433	17.98%
Some College	395	16.40%			







**Property Information**

**Property ID** 93-013-  
**Location** 98 TOWN NECK ROAD  
**Owner** KELLEHER, FRANKLIN W



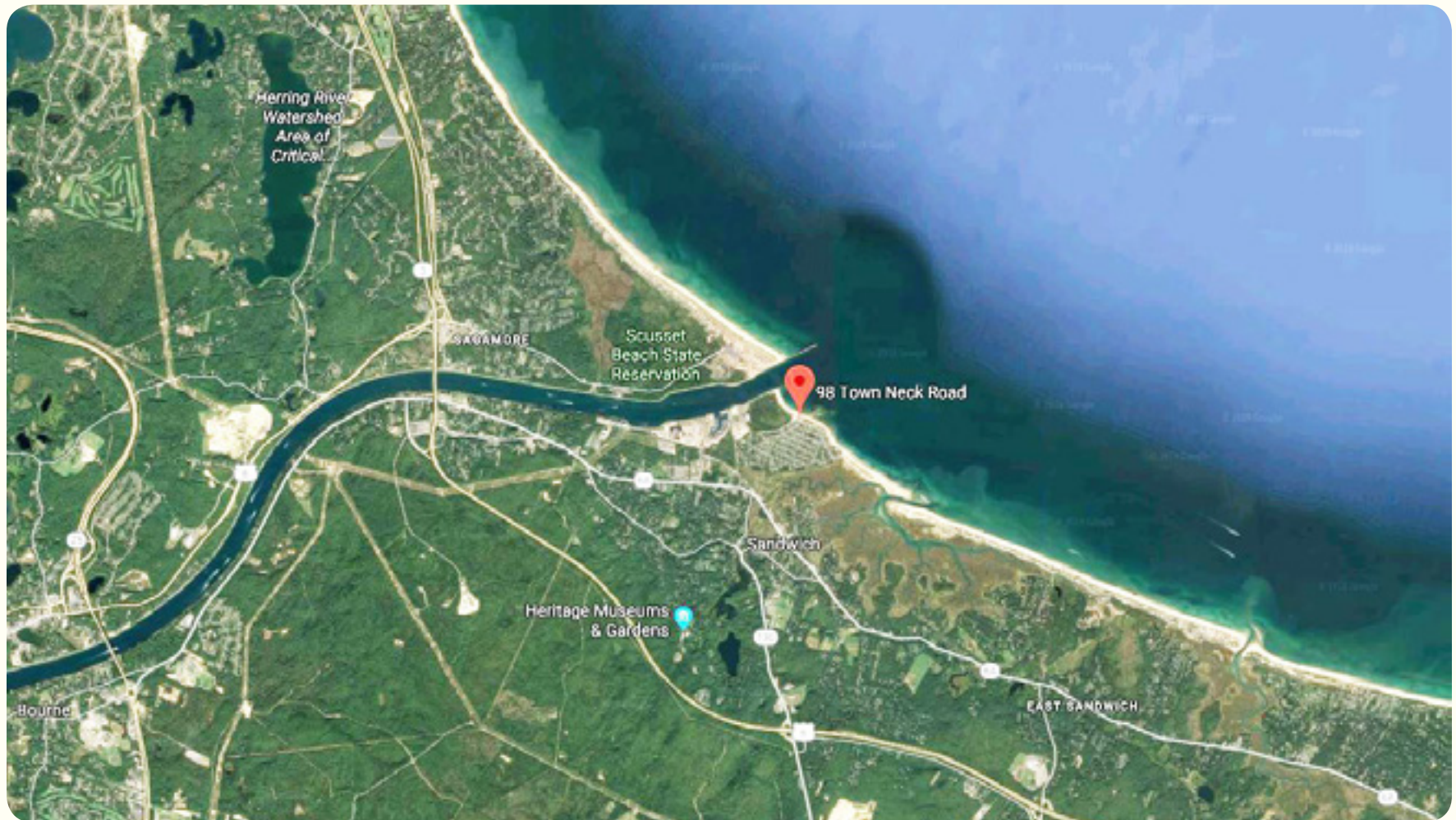
**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

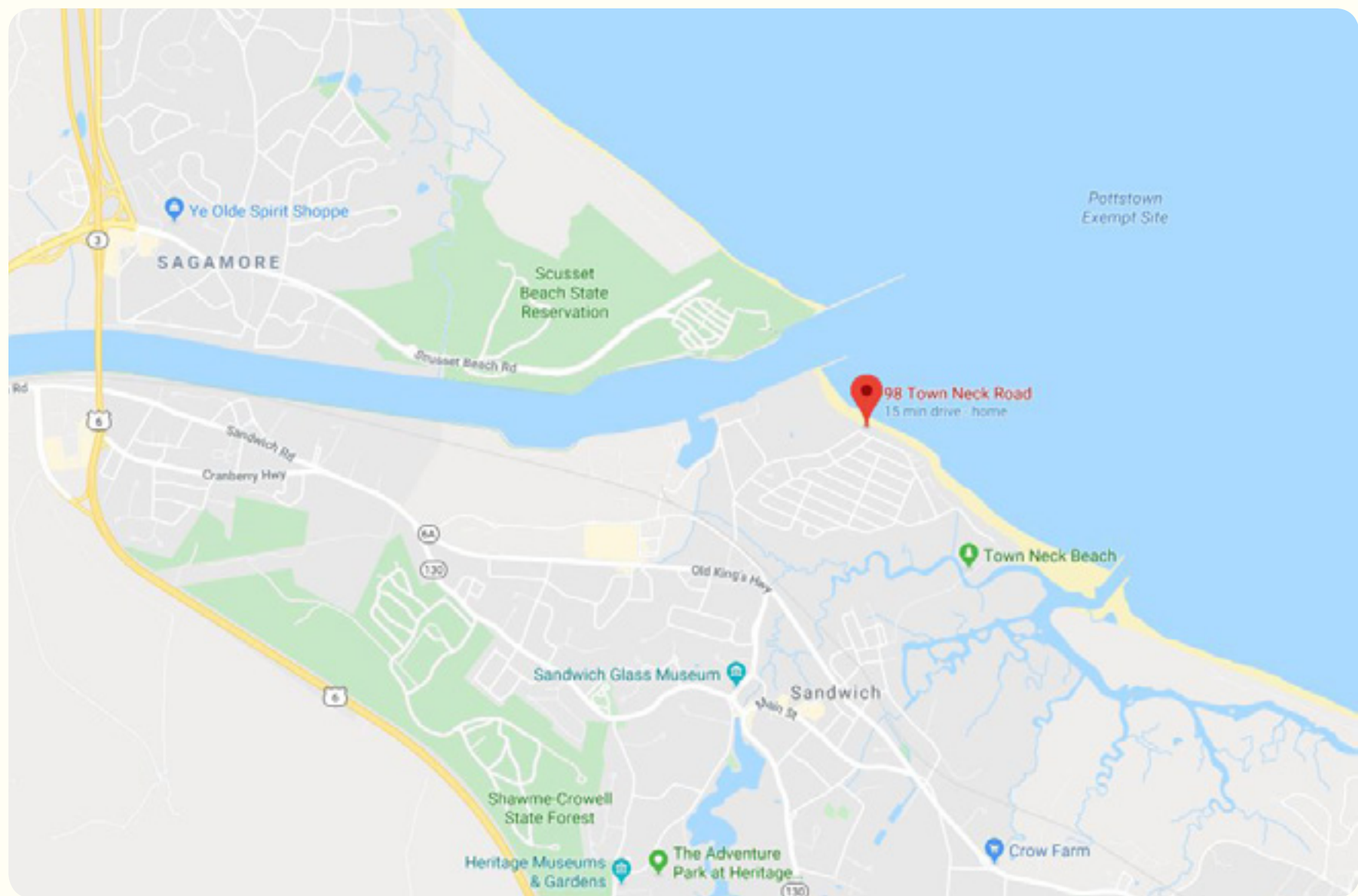
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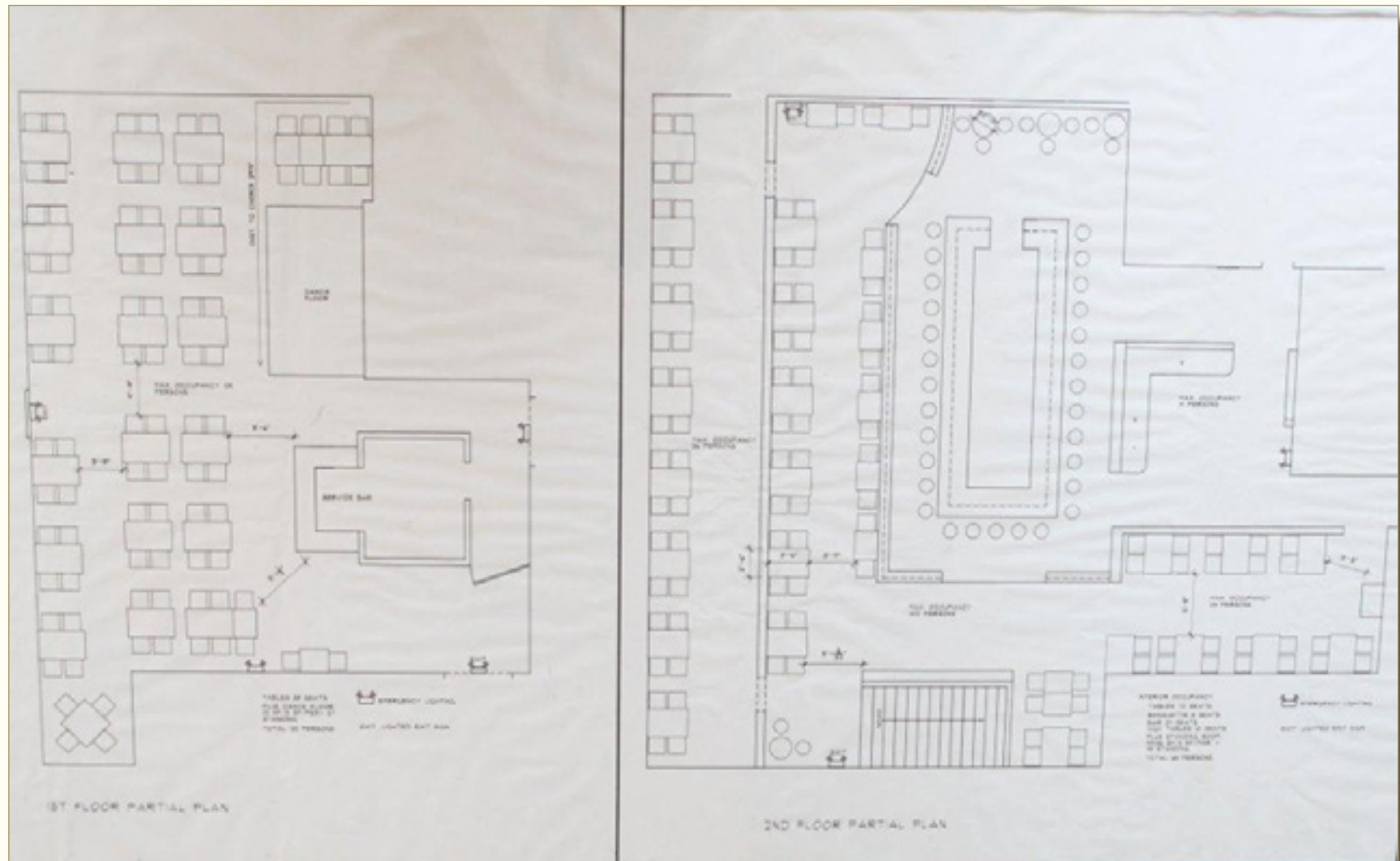
Located at the North End of the Cape Cod Canal,  
minutes from the Sagamore Bridge.





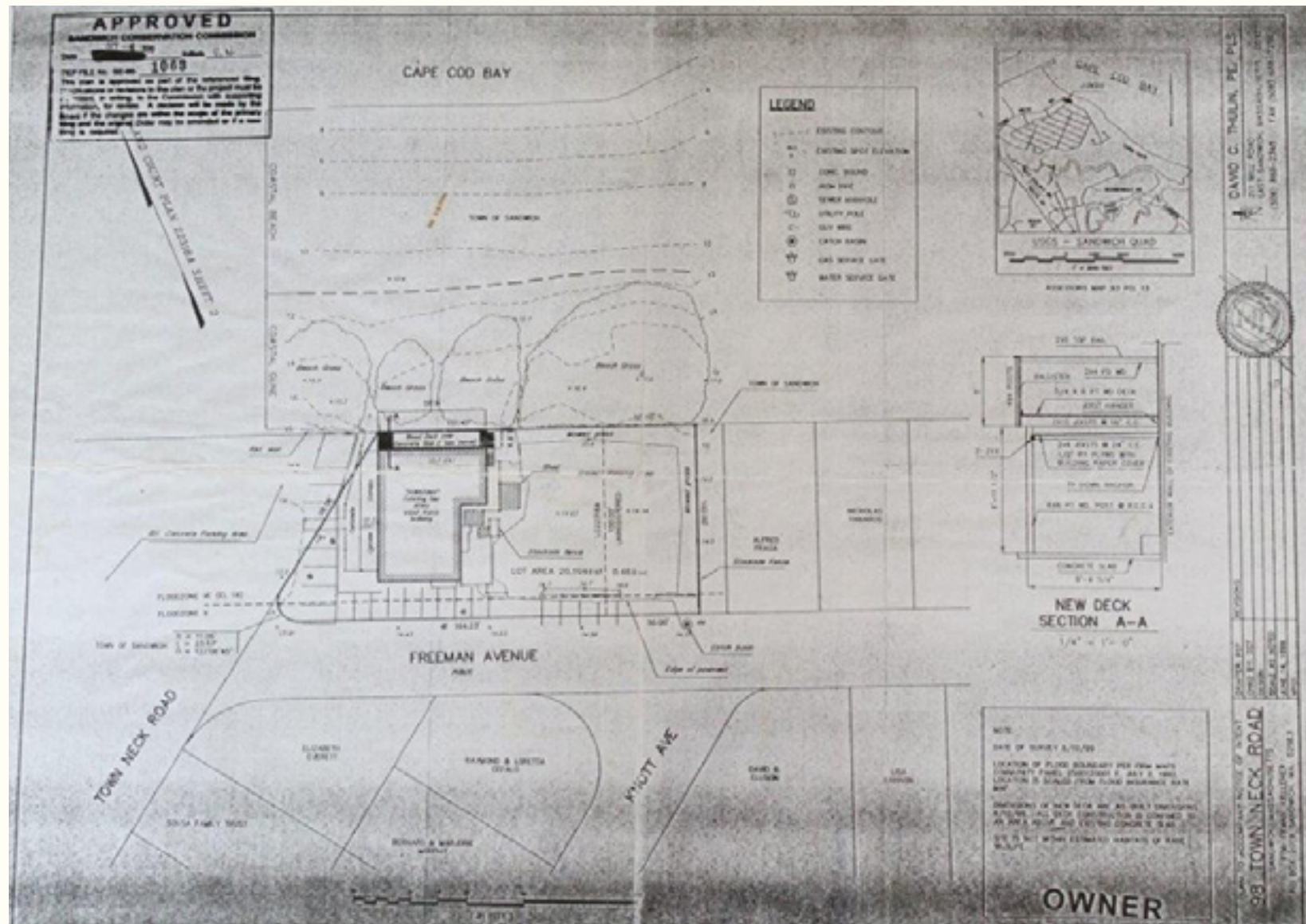


# Floor Plan





# Plot Plan



## 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 98 Town Neck Road which is "The Seller", and the Town of Sandwich, 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 98 Town Neck Road 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 \$1,599,000. This includes Real Estate, Business, Furniture, Equipment, Fixtures, Logos, Goodwill, Website, Recipes and Training

## REPRESENTATION

98 Town neck Road 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 98 Town Neck Road in Sandwich, 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