



Located at 481 Route 6, North Truro, Cape Cod, Massachusetts

"High Volume, Profitable, Established, fully Turnkey Restaurant offered with Real Estate."



Commercial Real Estate, Development,
Consulting & Brokerage Services
1645 Falmouth Road, Suite 10F
Centerville, MA 02632

CONTACT

Richard Catania
508.367.1898

rcatania@therealtyadvisory.com

EXECUTIVE SUMMARY

Montano's

481 Route 6, North Truro, Massachusetts | montanos.com
\$2,395,000 | 6,246 Sq. Ft. | 4.1 Acres



The Realty Advisory is proud to present an exclusive listing for this landmark, high volume extremely profitable business/property located on Cape Cod in the town of Truro, MA.

Montano's is a well-established, year-round, full-service restaurant lovingly maintained and operated by the same family for 35 years.

Close proximity to the world renowned and tremendously popular Provincetown has ensured a very robust year-round business for the past three decades.

The restaurant, with the capacity to seat 188 customers, boasts two large dining rooms, an outdoor seating opportunity, a bar with a full liquor license and very adequate parking available in the new parking lot. Other recent upgrades include a new roof, deck, septic system, tables, chairs, cutlery, and kitchen appliances.

The property includes a 2-bedroom, 1,400 square foot residential unit usable for workforce housing or owners' quarters. The breathtakingly beautiful National Seashore beaches, only minutes away, host day trippers as well as seasonal vacation home owners and renters.

Since 1988, Montano's Restaurant has been serving visitors and locals made-from-scratch Italian cuisine with fresh pasta, pizza and sauces all crafted in-house and cooked to order.

Offered turnkey. Assistance with transition available.

History of Truro, MA



Located in Barnstable County, Massachusetts, the Town of Truro is about two hours (100 miles) outside of Boston. The town is named after Truro in Cornwall, United Kingdom. It's name among the natives of Cape Cod was Pamet, or Payomet, a name that still refers to an area around the town center known as the Pamet Roads.

Truro is an ideal vacation spot being just five minutes from the tip of Cape Cod and the ever popular Provincetown. It is a summer vacation community just south of the northern tip of Cape Cod, in an area known as the "Outer Cape".

Over half of the land area of Truro is part of the Cape Cod National Seashore, established in 1961 by President John F. Kennedy, and administered by the U.S. National Park Service.

Truro offers plenty of walking trails and beaches. And besides the plentiful scenery, Truro has also experienced a resurgence of farming through programs such as Sustainable Cape, which includes farmers markets, fairs, school programs and more.

Beaches: Ballston, Beach Point, Coast Guard, Corn Hill, Fisher, Great Hollow, Head of the Meadow, Longnook, and Ryder.

General Information



Establishment	Montano's
Square Feet	6,426 plus a two bedroom apartment
Address	481 Route 6, Truro, MA
Seats/Bar/Dining Room	188 seating capacity
Annual Sales	\$3.1 Million
Food Cost/Liquor Cost	32% Food Cost
Liquor License	Year-Round
Cash Flow/Net Income	\$300,000
Number of Employees	35
Year Opened	1988
POS System	Aloha
PPA (per person average)	\$38
Food to Beverage Ratio	84 16
Real Estate for Sale?	Yes





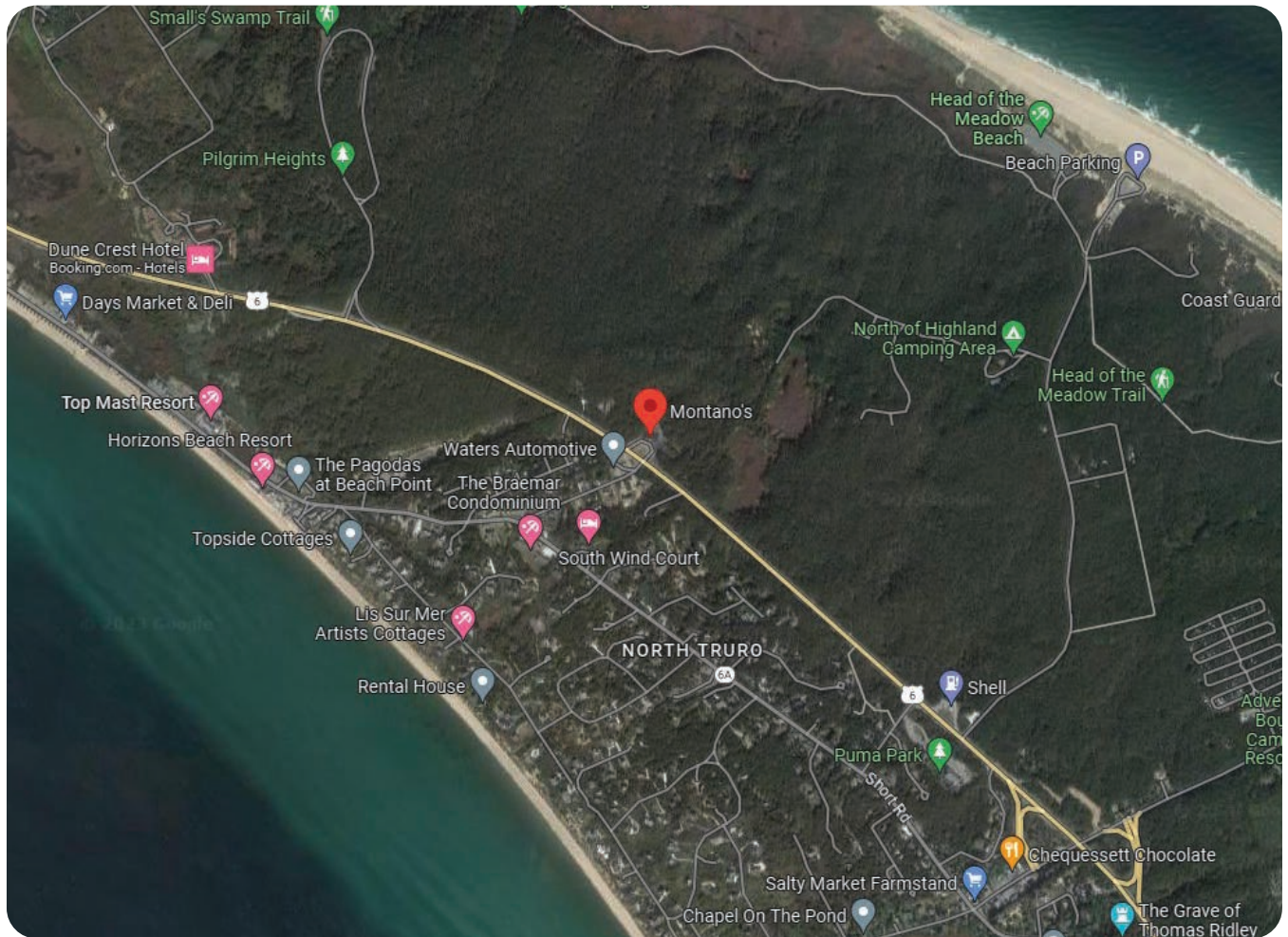
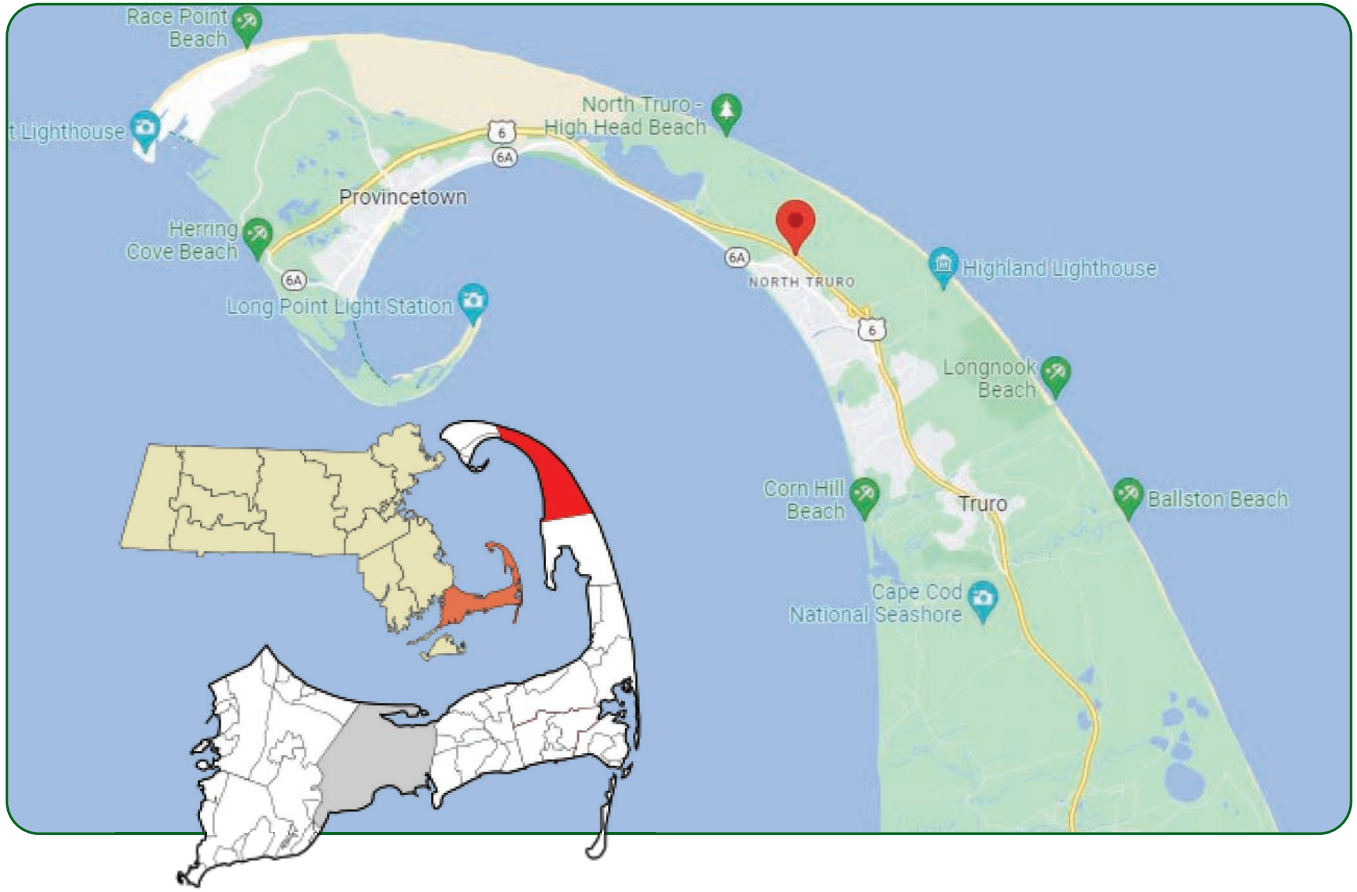


Montano's Customer Base



Many of Montano's loyal customers vacation at Beach Point, a high rental zone in North Truro. Montano's is just five minutes from the ever popular and highly visited Provincetown, and a favorite dining stop on the way or way back.





Montano's Reviews

"Two words: ricotta gnocchi."

"The best Italian food on the Cape. This restaurant has amazing authentic Italian food. I love their Rigatoni Vodka that is filling and so delicious. The service is top notch. Nothing short of 5 stars!!"

"Seriously - amazing, as well as *everything* else. The owner is also super friendly and a pleasure to talk to."

"Had the best clam pizza ever here. They put bacon on it which definitely brings the clam pizza to a whole 'nother level! Crust and sauce are great and the pizza was crispy and dry - as in not wet the way some clam pizzas can be. Am eager to try their other food and hope to do so soon."

"Always excellent food served professionally and pleasantly. Hand-made pasta and genuine Italian specialties."

"Year around residents know this is the most reliable meal on the outer Cape. A quiet family friendly ambiance, private rooms for groups and occasions, and professionals in the dining rooms and the kitchens. Handcrafted fresh pastas everyday. I had veal saltimbocca because veal has become as rare as some fish. The cut was tender and flavorful and excellent with the salad we shared amongst three of us. Always delighted by the experience and well worth the drive."



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

This Offering Document was prepared by The Realty Advisory based on information furnished by Montano's which is "The Seller", and the Town of Truro, 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 Montano's 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 \$2,395,000. This includes Real Estate, Business, Furniture, Equipment, Fixtures, Logos, Goodwill, Website, Recipes and Training. Inventory not Included.

REPRESENTATION

Montano's 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 Montano's in Truro, 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