



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$1,895,000

WOODS HOLE LANDMARK RESTAURANT

29 Railroad Avenue, Woods Hole, MA

Sale Includes: Real Estate, Business, FF&E



- Directly across from Martha's Vineyard / Nantucket Steamship Authority Ferry
- Established Commercial Location with 120 Seats
- Spectacular Ocean View Location with High Visibility & Traffic Area
 - Includes Third Floor Loft Apartment

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: Greg@HartelRealty.com

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Executive Summary

Property Address:	29 Railroad Avenue, Woods Hole, MA
Property type:	Restaurant w/ Loft Apt.
Land Area:	0.037± Acres
FY 2012 Assessments:	\$837,200
Land:	\$339,100
Building:	\$498,100
FY 2012 Taxes:	\$6,513.42
Year Built:	1989
Building SF:	3094± SF - Three Floors
Basement:	Full with Walk-In Cooler
Date Available:	Immediate
Town/Well Water:	Municipal
Town/Private Sewer:	Municipal
Zoning:	B1 - Business 1 District Historic District
Additional Features:	Three Floors with interior elevator and stairs. Heat is FHA/Gas with 100% Air Conditioning, Third Floor Loft Apartment

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Property Description

General Site Overview:

Woods Hole is one of eight villages that comprise the town of Falmouth. Located at the southern tip of town, Woods Hole is home to Nobska Light, Woods Hole Oceanographic Institute, the Woods Hole Film Festival and dozens of historic landmarks, restaurants, and shops. The eleven mile Shining Sea Bikeway that winds its way through Falmouth along the shore, ends in Woods Hole. The village is busy year-round, with beaches, fishing and tourism being the primary attractions.

Building Description:

Currently occupied by “The Leaside”, this is a Woods Hole landmark that has been in operation for over thirty years and located directly across the street from the Martha’s Vineyard / Nantucket Ferry (Steamship Authority). Situated right on the water at the entrance to Great Harbor, the well-established restaurant offers pub fare to tourists and residents alike. The angled building has many sun-lit rooms, all with incredible harbor views. The interior has wood floors, numerous windows and a warm atmosphere, which are just some of the features of this unique and pleasing space. The 20th century structure is three stories and has an interior elevator, accessible through the restaurant. The first two stories consist of the restaurant and pub and the third floor has a loft apartment with amazing views. The outstanding location and accompanying views are ideal.

Details:

“The Leaside” has wood floors and ceilings, with light painted walls and a warm airy atmosphere of yesteryears Cape Cod. There are three floors, the first two are commercial with restaurant use and the third floor has a loft apartment with spectacular views of Great Harbor in Buzzards Bay. Included in the purchase price are the Business, Licenses, Furniture, Fixtures & Equipment and is a once in a lifetime opportunity to own a piece of history in Woods Hole. The views are priceless as well as the location.

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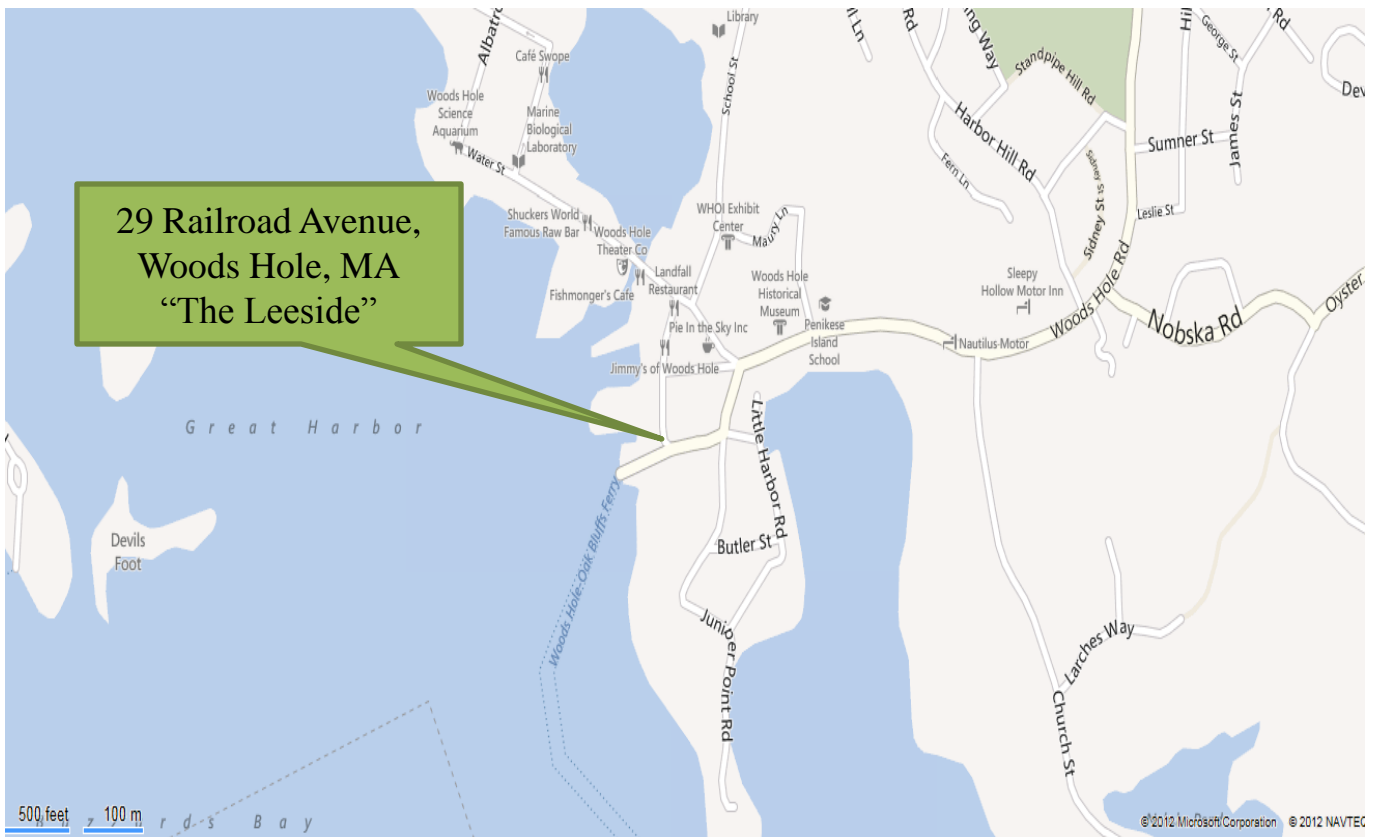
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Area Map



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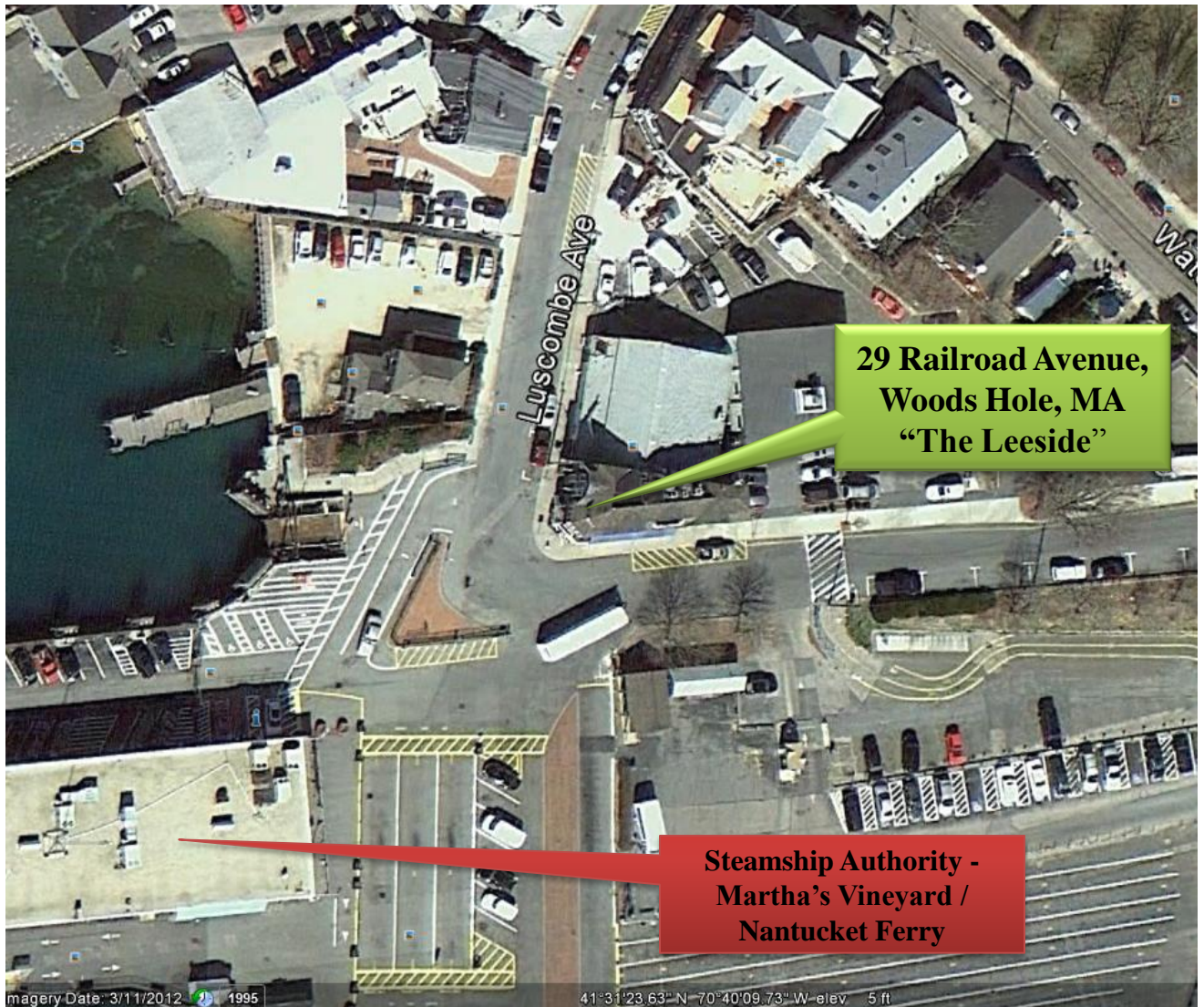
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Aerial View



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Menu



The Leeside Bar & Grill

Before placing your order,
please inform your server
if a person in your party
has a food allergy.

STARTERS

HOUSEMADE NEW ENGLAND CLAM CHOWDER	CUP 4.50	BOWL 7.50
<small>OUR SPECIAL RECIPE WITH RED BLISS POTATOES, BACON AND DILL</small>		
CHICKEN NOODLE & VEGETABLE SOUP	CUP 4.00	BOWL 6.50
LEESIDE SALAD		5.50
<small>ICEBERG LETTUCE, TOMATOES, ONIONS AND CUCUMBERS</small>		
CHICKEN TENDERS		7.50
<small>BBQ HONEY MUSTARD SAUCE OR BUFFALO STYLE</small>		
BBQ SIRACHI CHICKEN WINGS WITH BLUE CHEESE		7.50
LEESIDE BASKET O'FRIES		3.50

SEAFOOD STARTERS

STUFFED QUAHOG		4.50
<small>MADE DAILY WITH NATIVE CLAMS WITH CHORIZO STUFFING</small>		
FRIED CALAMARI		8
<small>CRISPY FRIED RINGS, SLICED PEPPERS, COCKTAIL SAUCE OR LEMON AIOLI SAUCE</small>		
SHRIMP COCKTAIL		2.75
<small>COCKTAIL SAUCE AND LEMON</small>		
		<small>PER PIECE</small>
SHRIMP & SCALLOP CAKES		10
<small>LEMON AIOLI</small>		

SANDWICHES

<small>ALL SANDWICHES SERVED WITH FRENCH FRIES AND COLE SLAW</small>		
LEESIDE BURGER		10
<small>8 OZ. CERTIFIED ANGUS BEEF ON A TOASTED BULKY ROLL</small>		
<small>-ADD CHEESE: CHEDDAR, SWISS, AMERICAN \$1 -ADD BACON \$1</small>		
GRILLED CHICKEN FOCACCIA		11
<small>CAJUN MARINATED CHICKEN BREAST ON TOASTED FOCACCIA BREAD WITH CHILI MAYONNAISE</small>		
THE CUBAN		12
<small>SLICED PORK, HAM, GUYERE CHEESE, SLICED PICKLES, DIJON MUSTARD ON A FRENCH BAGUETTE</small>		
CLASSIC TURKEY CLUB		10
CALIFORNIA VEGETABLE WRAP		10
<small>AVOCADO, CUCUMBER, CARROTS, ONIONS & SPROUTS WITH BUTTERMILK RANCH ON A WHEAT WRAP</small>		
SWISS TUNA MELT		10
FRIED FISH SANDWICH		12
<small>LIGHTLY FRIED FRESH COD ON A TOASTED BULKY ROLL</small>		
BLACKENED TUNA SANDWICH		14
<small>COOKED TO ORDER WITH LIME AIOLI SAUCE ON A FRENCH BAGUETTE</small>		
LOBSTER ROLL		MARKET PRICE
<small>FRESH LOBSTER SALAD ON A TOASTED BUTTERED ROLL</small>		

CAPE COD FRIED FAVORITES

<small>ALL PLATES SERVED WITH FRENCH FRIES, COLE SLAW, TARTAR SAUCE AND LEMON</small>		
CLAM STRIP ROLL		14
<small>LOCAL CLAM STRIPS LIGHTLY BREADED & FRIED</small>		
CLAM PLATE		20
<small>WHOLE BELLY LOCAL CLAMS, LIGHTLY BREADED & FRIED W/TARTAR SAUCE & LEMON</small>		
FISH N' CHIPS		18
FRIED SCALLOPS		20
FISHERMAN'S PLATTER		24
<small>FRESH COD, SCALLOPS, WHOLE CLAMS</small>		

LEESIDE SPECIALTY

HOUSE MARINATED STEAK TIPS		16
<small>SERVED WITH FRENCH FRIES, COLE SLAW</small>		

Ship marked items are suggested for Steamship passengers in a hurry.
Consuming undercooked meats or fish may increase risk of foodborne illness.
18% Gratuity included for parties of 5 or more.

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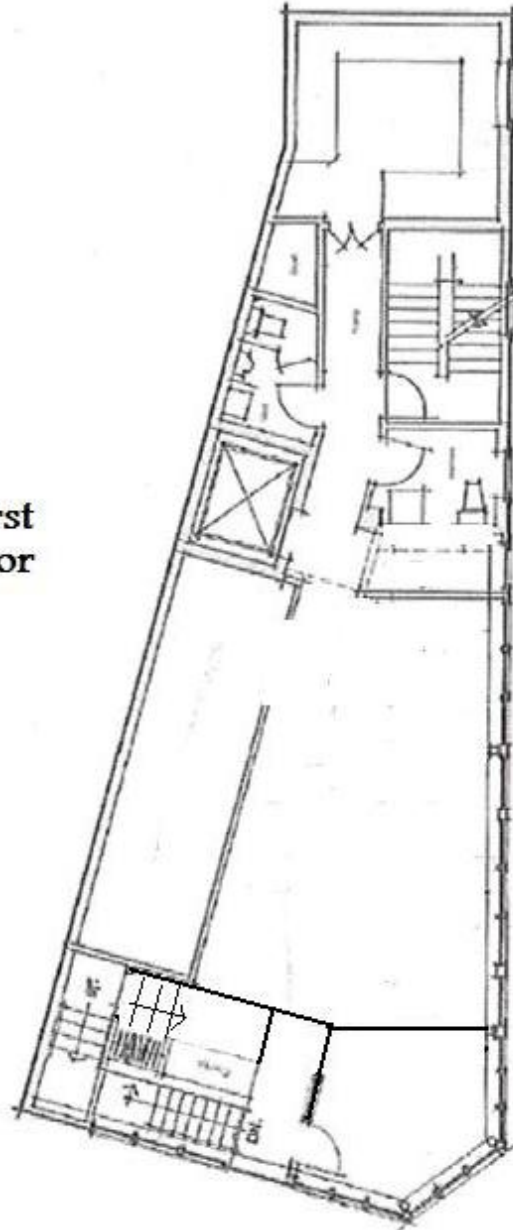
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**First
Floor**



*Please note that measurements
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Drawings are not to scale*

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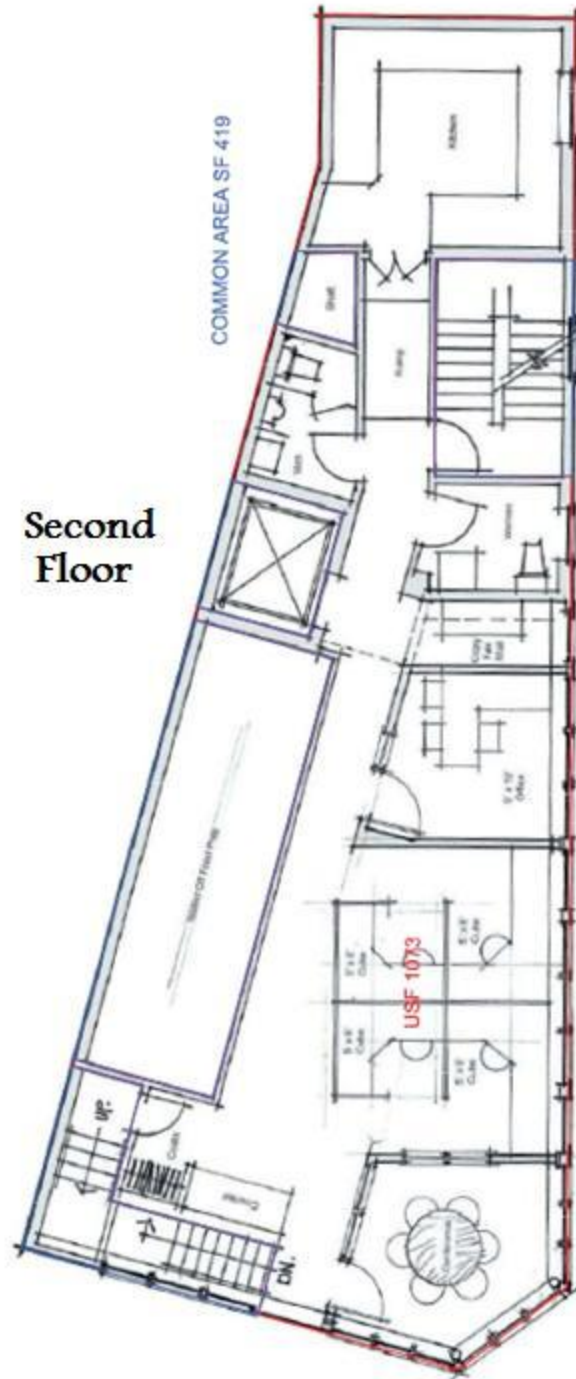
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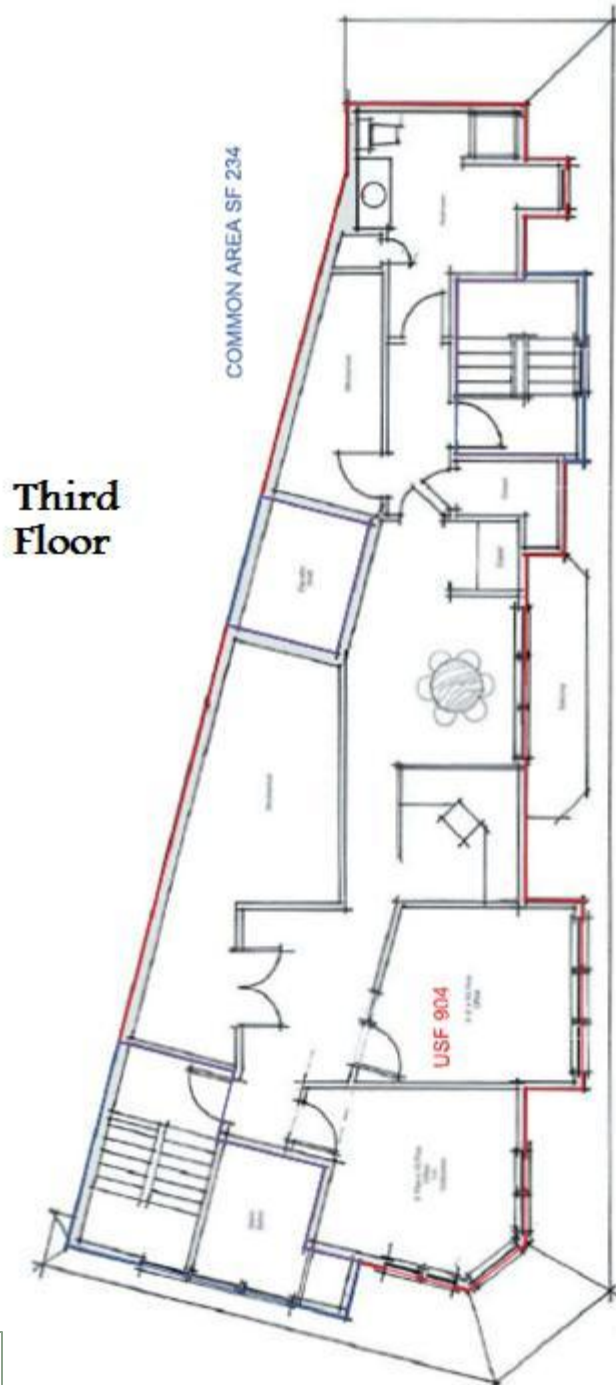
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Photographs



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Equipment List:

Televisions:

50" Plasmas -	2
42" Plasmas -	2
32" Sony -	1
26" Sharp -	1

Refrigeration:

Large 10 x 8 Walk In
Small Walk In
Frigidaire Commercial Freezer
True - Large Reach-In Freezer
Bev/Air Small Freezer
Perlick Beerline Cooler System
Manitowac Ice Machine - 1000 lb.
Jewett Stand Up Cooler
Small Bar Refrigerator
Superior/Bev Air Bottle Cooler
Darby 28 Bottle Capacity Wine Cooler
Continental Sandwich Unit
Bev/Air Table Height Unit
True Reach-In Unit
Avanti Cube Fridgerator

Stoves/Ovens/Fryers:

Motague Grizzly 6-Burner Stove
Magikitchen 40,000 BTU Grill/Broiler
Pitco 42 lb. Capacity Fryer
DCS 42 lb. Capacity Fryer
Star Panini Press
Microwaves - 2

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Safety Equipment:

Range Guard Hood Extinguisher System
Fire Estinguishers

Stainless Prep Tables:

24" x 48" - 2
30" x 15"
24" x 24"

Tables:

Butcher Block Bar Tables-	5
Round Butcher Block Bar Tables	2
27" x 48" Laminate Top Tables	5
27" x 30" Laminate Top Tables	4
Teak Host Station w/Storage Shelves	

Chairs:

Maple Table Chairs	32
Maple Bar Chairs	4
Maple Bar Stools	18
Oak Bar Chairs	12

Miscellaneous Equipment:

Steam Table
Grindmaster Coffee Grinder
Meat Slicer