



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR SALE - \$1,675,000**

**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 COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

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## Executive Summary

<b>Property Address:</b>	29 Railroad Avenue, Woods Hole, MA
<b>Property type:</b>	Restaurant w/ Loft Apt.
<b>Land Area:</b>	0.037± Acres
<b>FY 2012 Assessments:</b>	\$985,100
<b>Land:</b>	\$339,100
<b>Building:</b>	\$646,000
<b>FY 2013 Taxes:</b>	\$7,920.20
<b>Year Built:</b>	1989
<b>Building SF:</b>	3094± SF - Three Floors
<b>Basement:</b>	Full with Walk-In Cooler
<b>Town/Well Water:</b>	Municipal
<b>Town/Private Sewer:</b>	Municipal
<b>Zoning:</b>	B1 - Business 1 District Historic District
<b>Additional Features:</b>	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 20<sup>th</sup> 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, 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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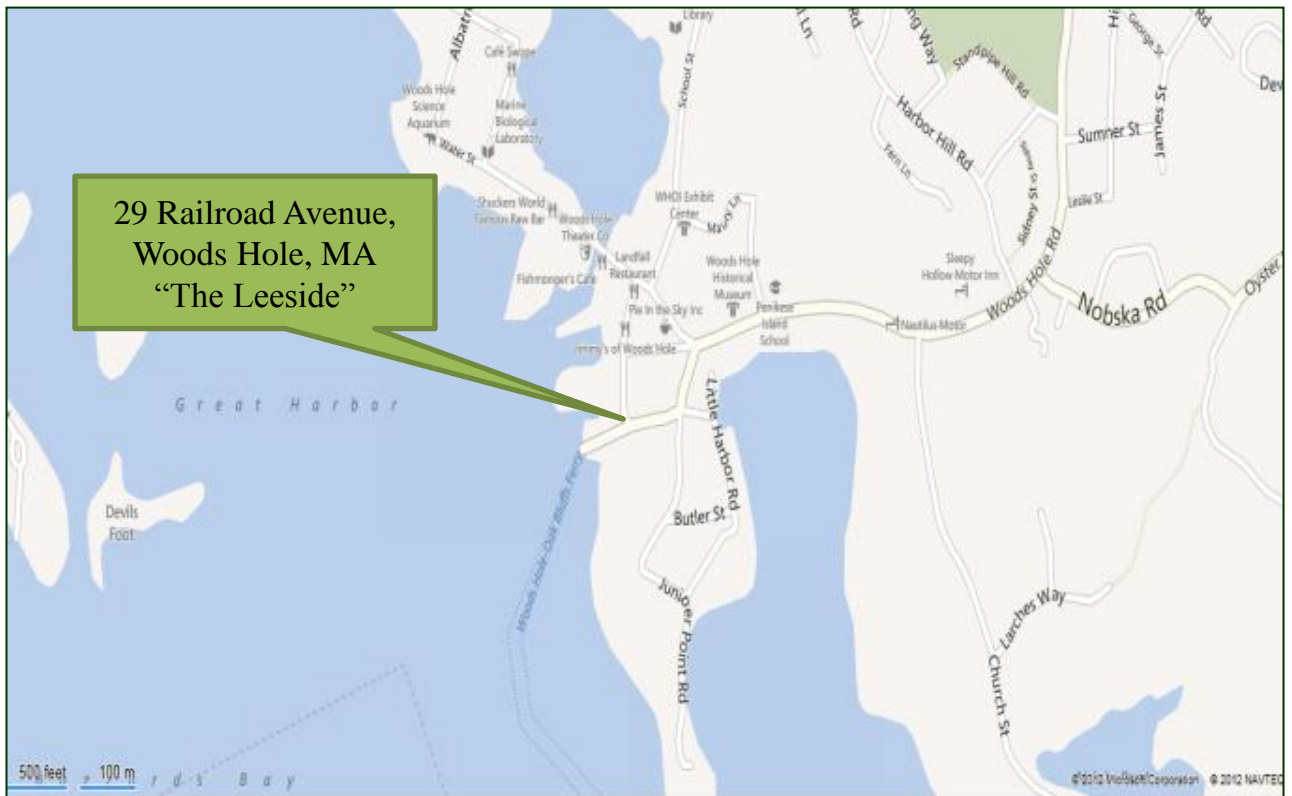
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## Location Map



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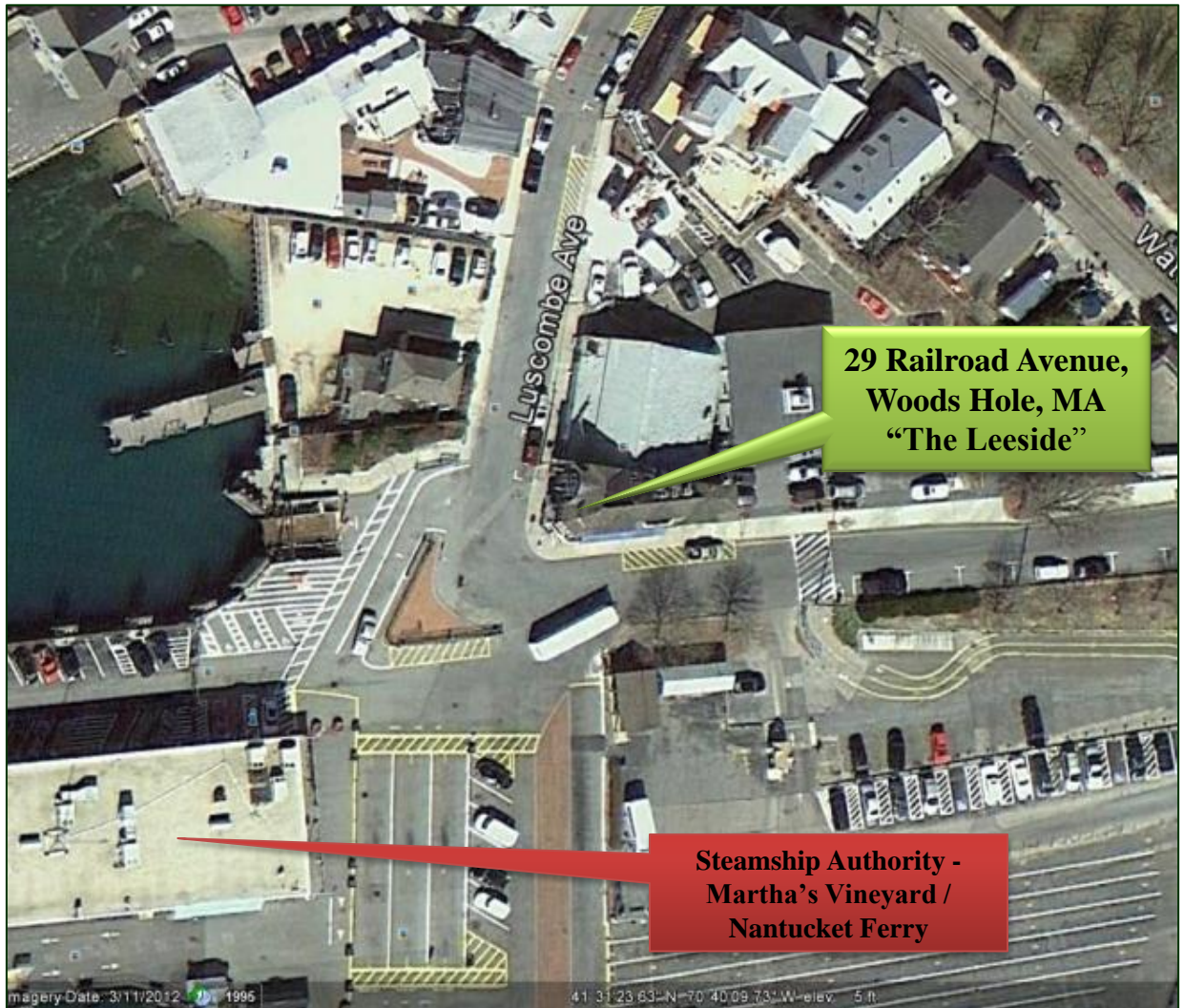
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## Satellite View



**29 Railroad Avenue,  
Woods Hole, MA  
“The Leaside”**

**Steamship Authority -  
Martha's Vineyard /  
Nantucket Ferry**

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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  
OUR SPECIAL RECIPE WITH RED BLISS POTATOES, BACON AND DILL
- 🌿 **CHICKEN NOODLE & VEGETABLE SOUP** ..... CUP 4.00 BOWL 6.50
- 🌿 **LEESIDE SALAD** ..... 5.50  
ICEBERG LETTUCE, TOMATOES, ONIONS AND CUCUMBERS
- 🌿 **CHICKEN TENDERS** ..... 7.50  
BBQ, HONEY MUSTARD SAUCE OR BUFFALO STYLE
- 🌿 **BBQ SIRACHI CHICKEN WINGS WITH BLUE CHEESE** ..... 7.50
- 🌿 **LEESIDE BASKET O'FRIES** ..... 3.50

**SEAFOOD STARTERS**

- STUFFED QUAHOG** ..... 4.50  
MADE DAILY WITH NATIVE CLAMS WITH CHORIZO STUFFING
- 🌿 **FRIED CALAMARI** ..... 8  
CRISPY FRIED RINGS, SLICED PEPPERS, COCKTAIL SAUCE OR LEMON AIOLI SAUCE
- 🌿 **SHRIMP COCKTAIL** ..... 2.75  
COCKTAIL SAUCE AND LEMON PER PISCH
- SHRIMP & SCALLOP CAKES** ..... 10  
LEMON AIOLI

**SANDWICHES**  
ALL SANDWICHES SERVED WITH FRENCH FRIES AND COLE SLAW

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

**CAPE COD FRIED FAVORITES**  
ALL PLATES SERVED WITH FRENCH FRIES, COLE SLAW, TARTAR SAUCE AND LEMON

- 🌿 **CLAM STRIP ROLL** ..... 14  
LOCAL CLAM STRIPS LIGHTLY BREADED & FRIED
- 🌿 **CLAM PLATE** ..... 20  
WHOLE BELLY LOCAL CLAMS, LIGHTLY BREADED & FRIED W/TARTAR SAUCE & LEMON
- 🌿 **FISH N' CHIPS** ..... 18
- 🌿 **FRIED SCALLOPS** ..... 20
- 🌿 **FISHERMAN'S PLATTER** ..... 24  
FRESH COD, SCALLOPS, WHOLE CLAMS

**LEESIDE SPECIALTY**

- HOUSE MARINATED STEAK TIPS** ..... 16  
SERVED WITH FRENCH FRIES, COLE SLAW

🌿 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 3 or more.

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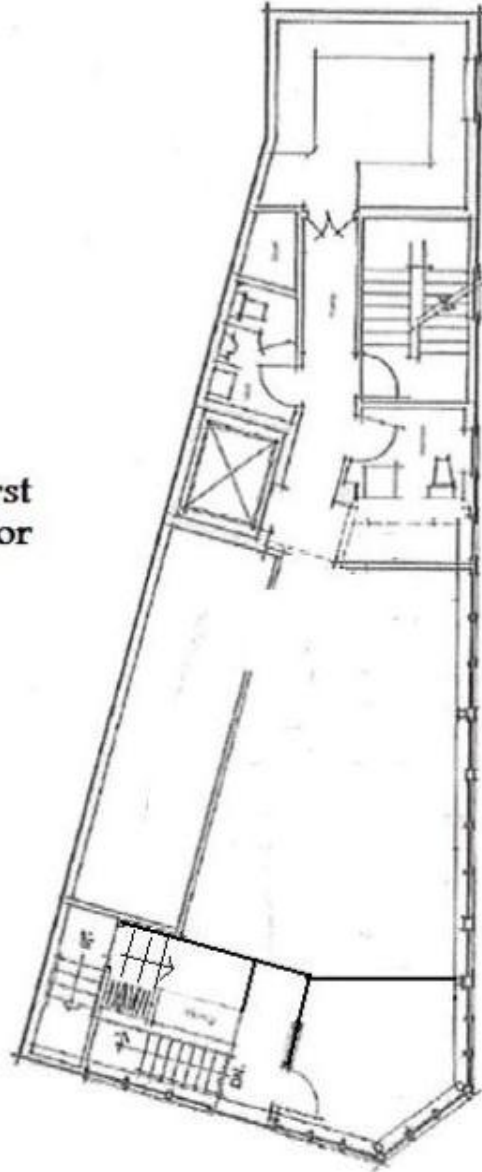
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**First  
Floor**



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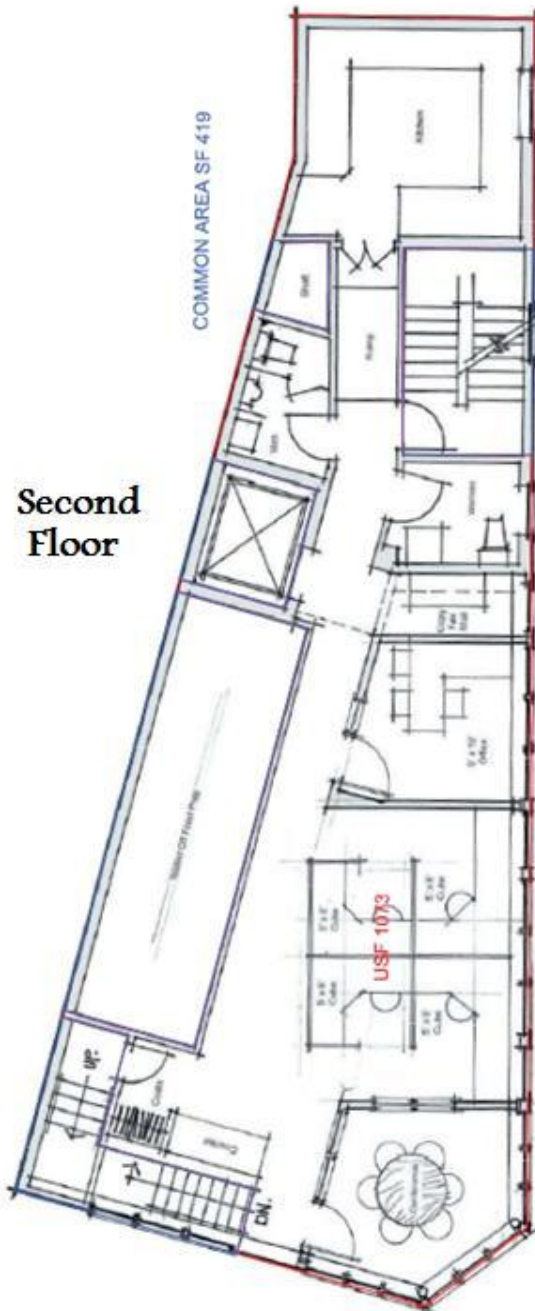
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**Second  
Floor**

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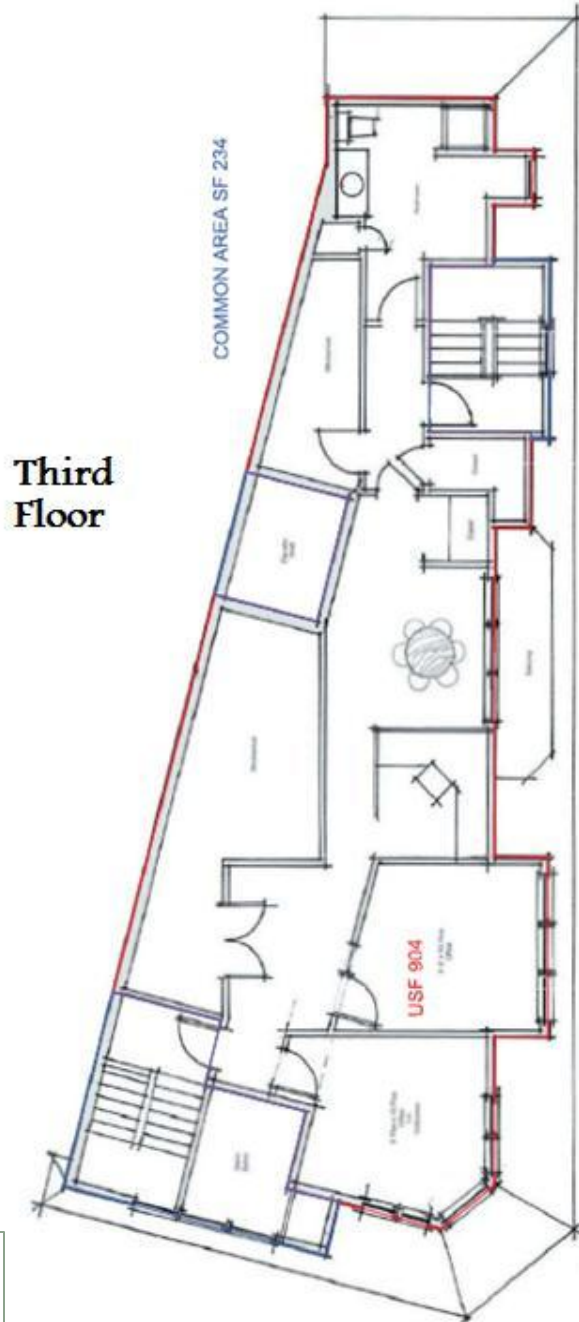
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## Photographs



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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 Extinguishers

## 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

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