



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 Office/Employee Area

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

Greg Hartel - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

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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:	\$985,100
Land:	\$339,100
Building:	\$646,000
FY 2013 Taxes:	\$7,920.20
Year Built:	1989
Building SF:	3094± SF - Three Floors
Basement:	Full with Walk-In Cooler
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 Office/Employee Area

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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 an office/employee area 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 an office/employee area 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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Location Map



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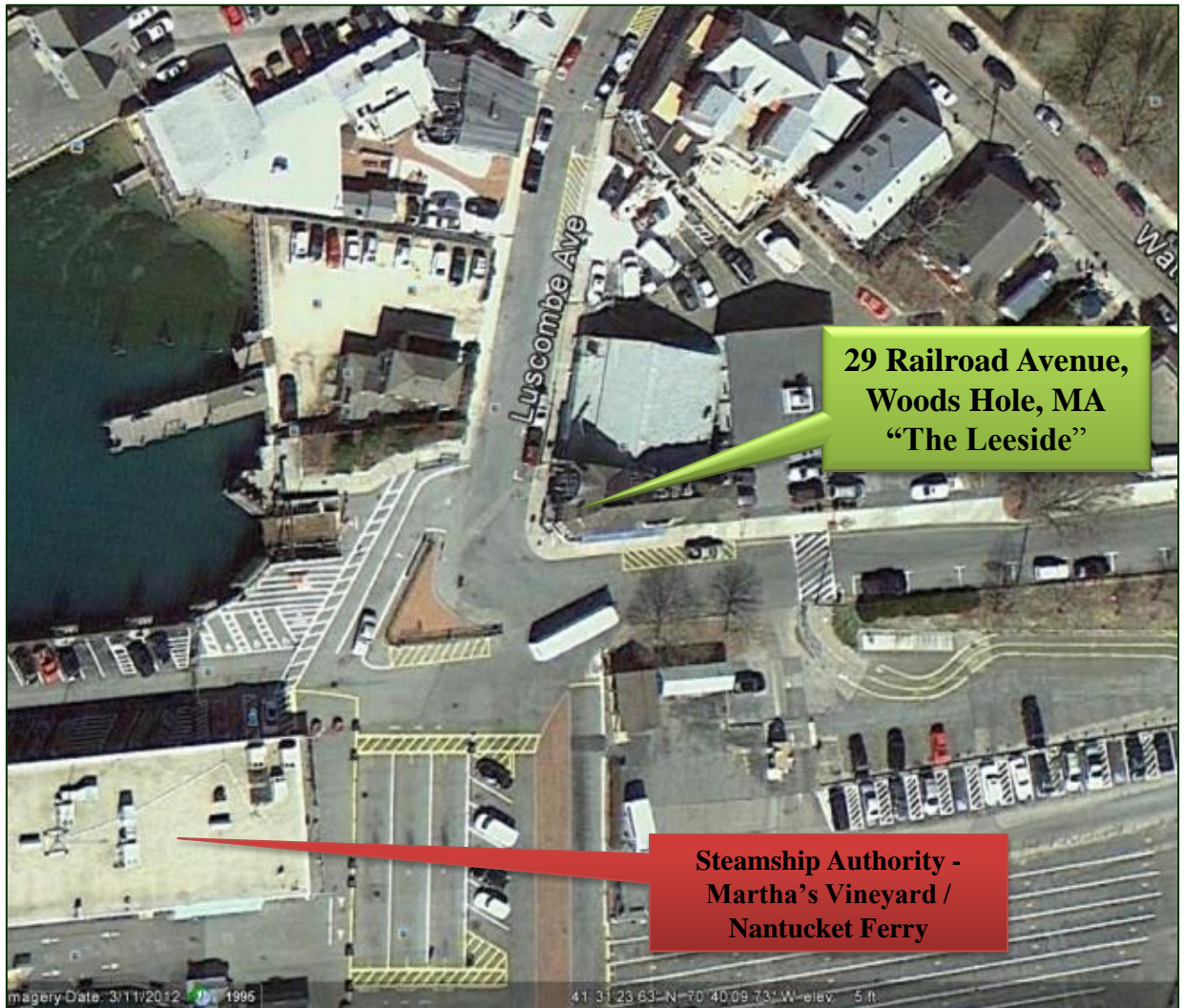
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Satellite View



**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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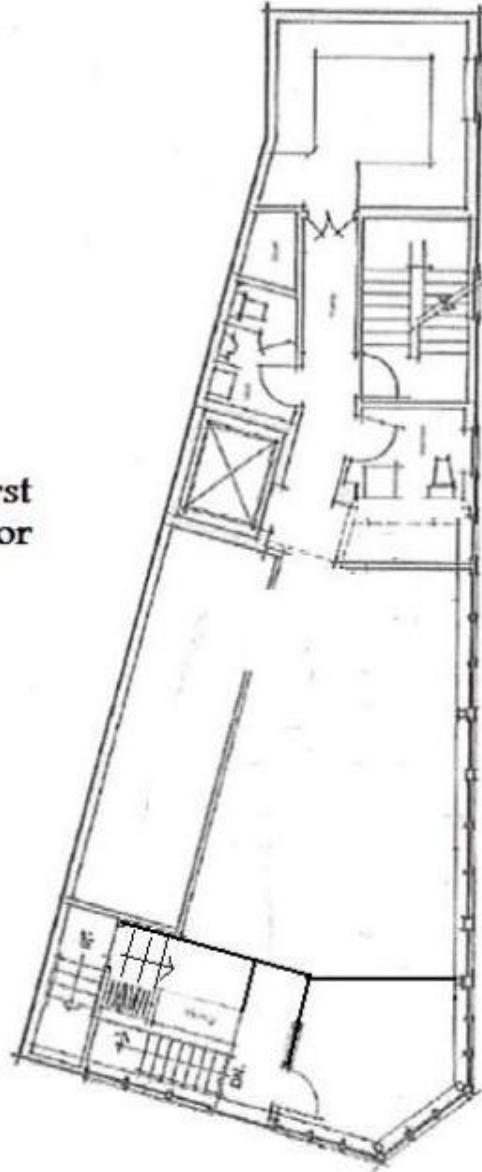
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**First
Floor**



Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale

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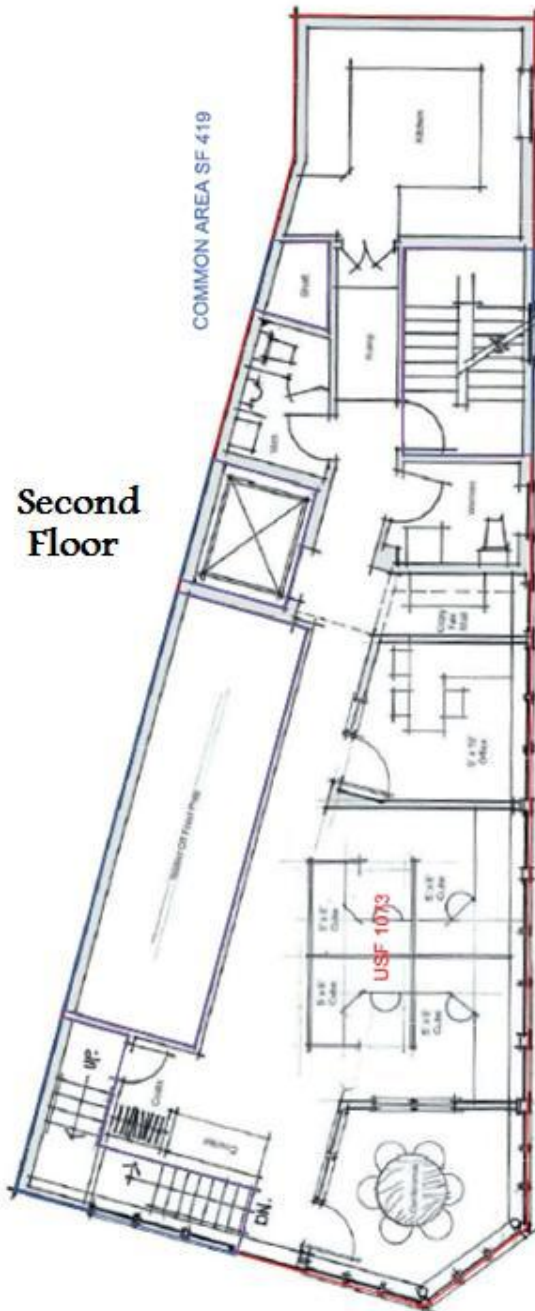
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**Second
Floor**

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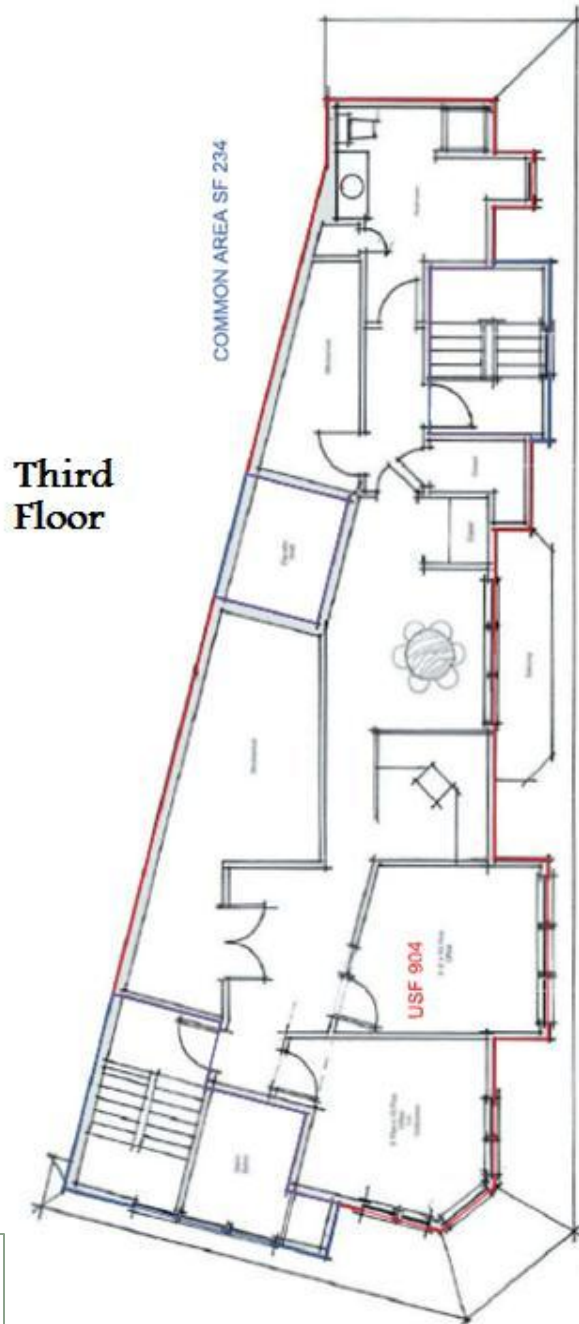
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Photographs



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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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