



For Lease - North Side Restaurant Space



720-722 Route 6A, Yarmouth Port

Formerly known as the 'Black Sheep Bah and Grill:

- ◇ **Seating:** The restaurant had had a license for 73-88 seats, inside and out, for over 20 years.
- ◇ **Layout:** Galley kitchen, walk-in cooler, dry storage, dining area with bar, 3 bathrooms.
- ◇ **Size:** Space measures approx. 2,000 sq. ft. inside
- ◇ Landlord will grant free rent for TI improvements

Features:

- ◇ Generous parking with plenty of room for larger vehicles to turn around.
- ◇ Large, dedicated outdoor seating area that had been used throughout 3 seasons, with tents.

Seeking a high-end breakfast and lunch business to serve the dense residential surrounding population, as well as business persons in the area.

- ◇ Well-maintained complex with dozens of businesses & otherwise not vacancy.

Located on Main Street (Route 6A), in between exits 8 (74) and 9 (78) off the Mid-Cape Hwy.

Starting Rent- \$3,200 per month *(Contact List Agent for details)*

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

Cell: 774.836.0347

aamaloney@comcast.net

The information contained herein is believed to be accurate, and has been derived from sources deemed reliable. The providers of this package expressly disclaim any and all liability, express or implied for any information, representations, projections, contained herein, or for any omissions from the document, including, but not limited to all other forms of documentation that may be communicated to any party during the course of evaluating this transaction.

720-722 Route 6A, Main Street, Yarmouth Port



**Above— Dining room with lots of natural light and also ceiling lighting.
Current layout features a bar that can stay or go.**



**Above- Showing space just to the left of the entryway,
and the hallway to the bathroom.**

720-722 Route 6A, Main Street, Yarmouth Port



There is an ansul system in place, as well as an exterior, underground grease trap. The space is in need of deep cleaning and remodeling. Restaurant has been closed for an extended period of time. Most equipment is very old and will likely be removed. There is an option for the tenant to use that equipment that is still operational.

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

Cell: 774.836.0347

aamaloney@comcast.net

720-722 MAIN ST, ROUTE 6A, YARMOUTH PORT



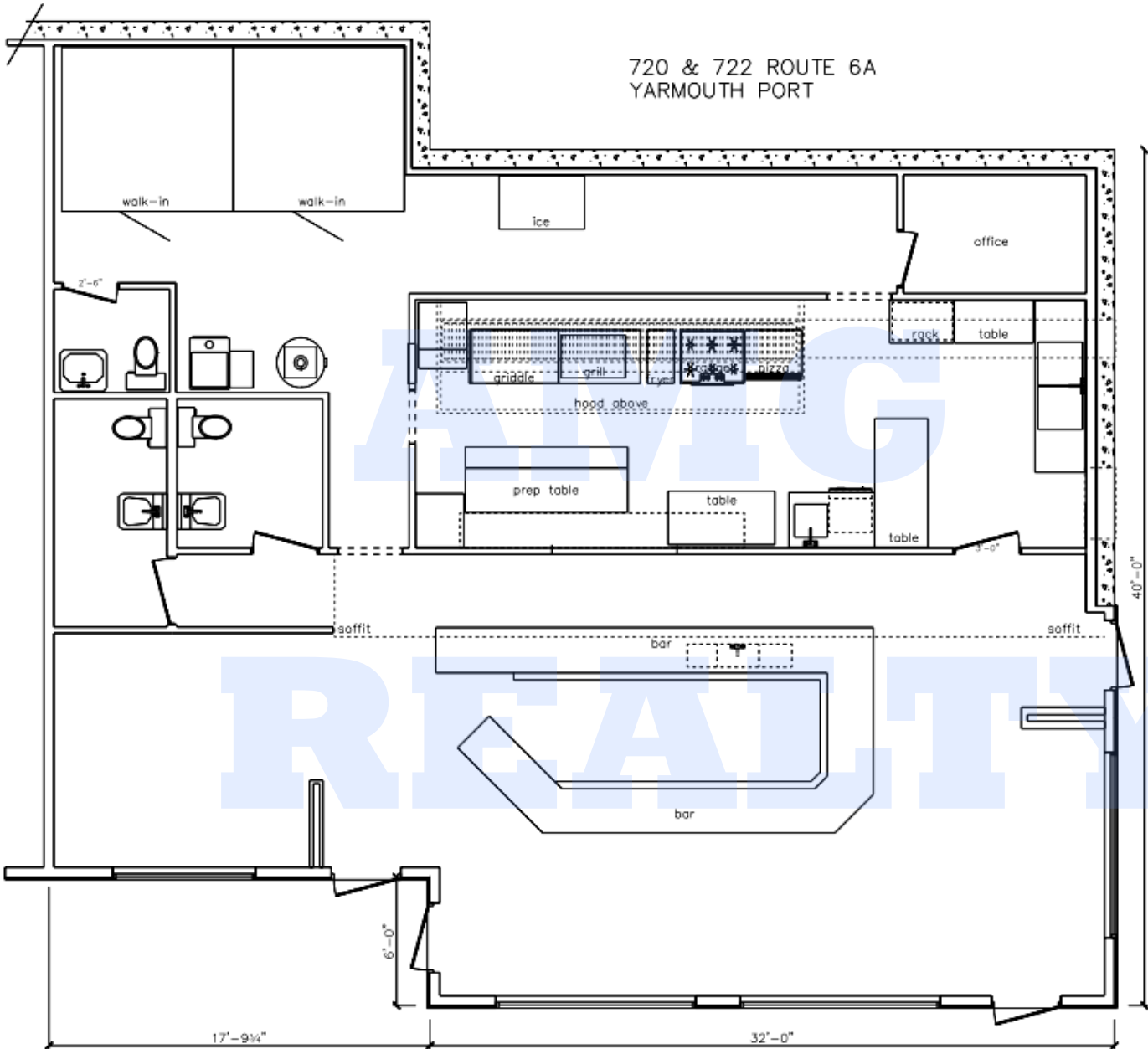
Left - This is the right side of the kitchen, and the wall on the east gable end of the building.

Right-
With this present layout, this is a dry goods storage area.



720-722 MAIN ST, ROUTE 6A, YARMOUTH PORT

Measurements are approximate. Not to scale.



Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

Cell: 774.836.0347

aamaloney@comcast.net