

15 Cove Road, Orleans, MA 02653

2,488+/- Sq. Ft. Turn Key Restaurant for Lease in the Heart of Orleans Village, Cape Cod



Contact **Brad Kuhrtz** at Commercial Realty Advisors at 508-862-9000 ext 118 and [bkuhrtz@comrealty.net](mailto:bkuhrtz@comrealty.net)

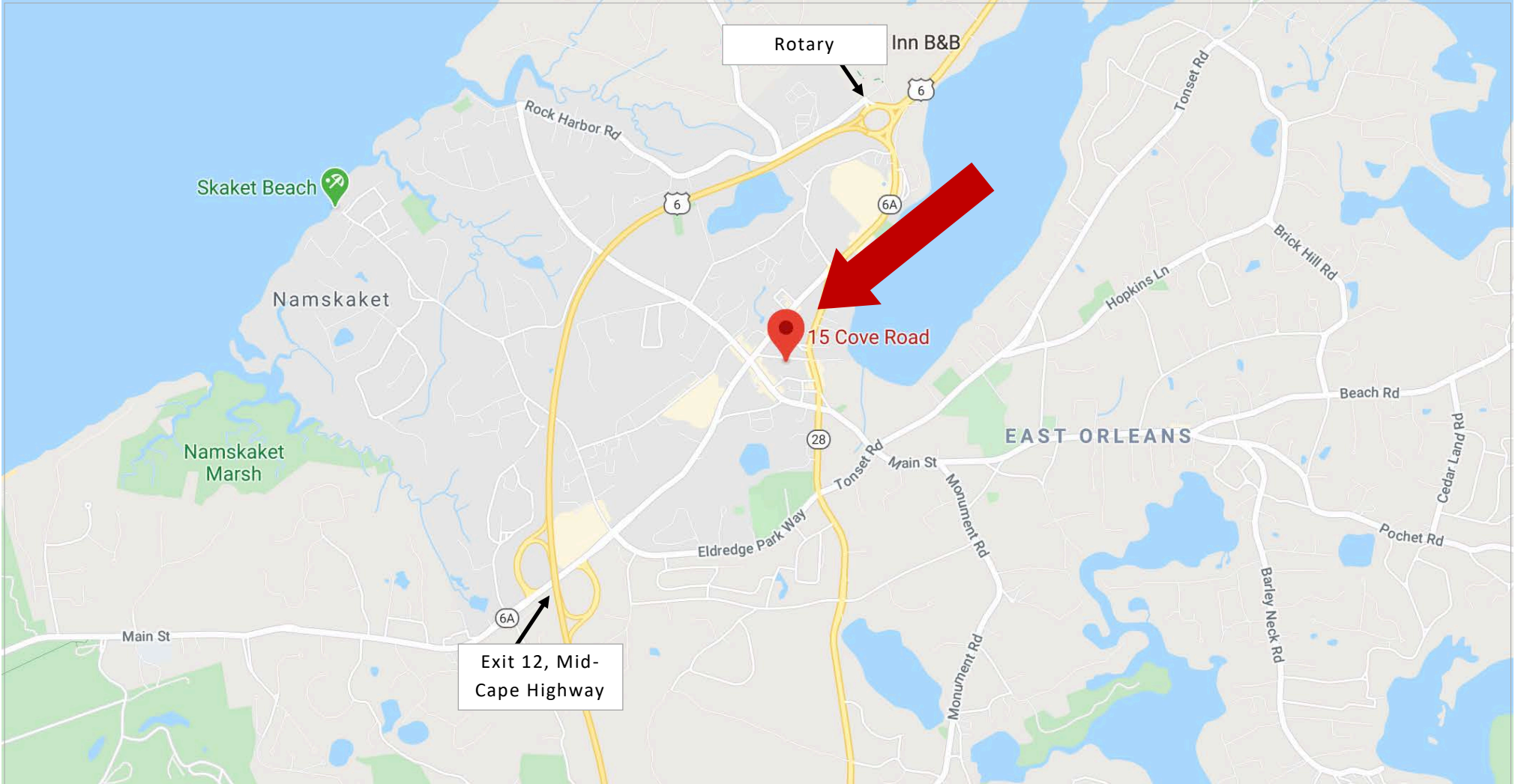
### Property Summary:

- Permitted for 57 seats
- Features both indoor and outdoor dining
- There is a large deck to the rear of the property with a brand new awning and framework
- Kitchen comes fully equipped including burners, hood/ansul system, ovens, coolers, etc.

For Lease:  
**\$3,600/Month**  
**N-N-N**

# 15 Cove Road, Orleans, MA 02653

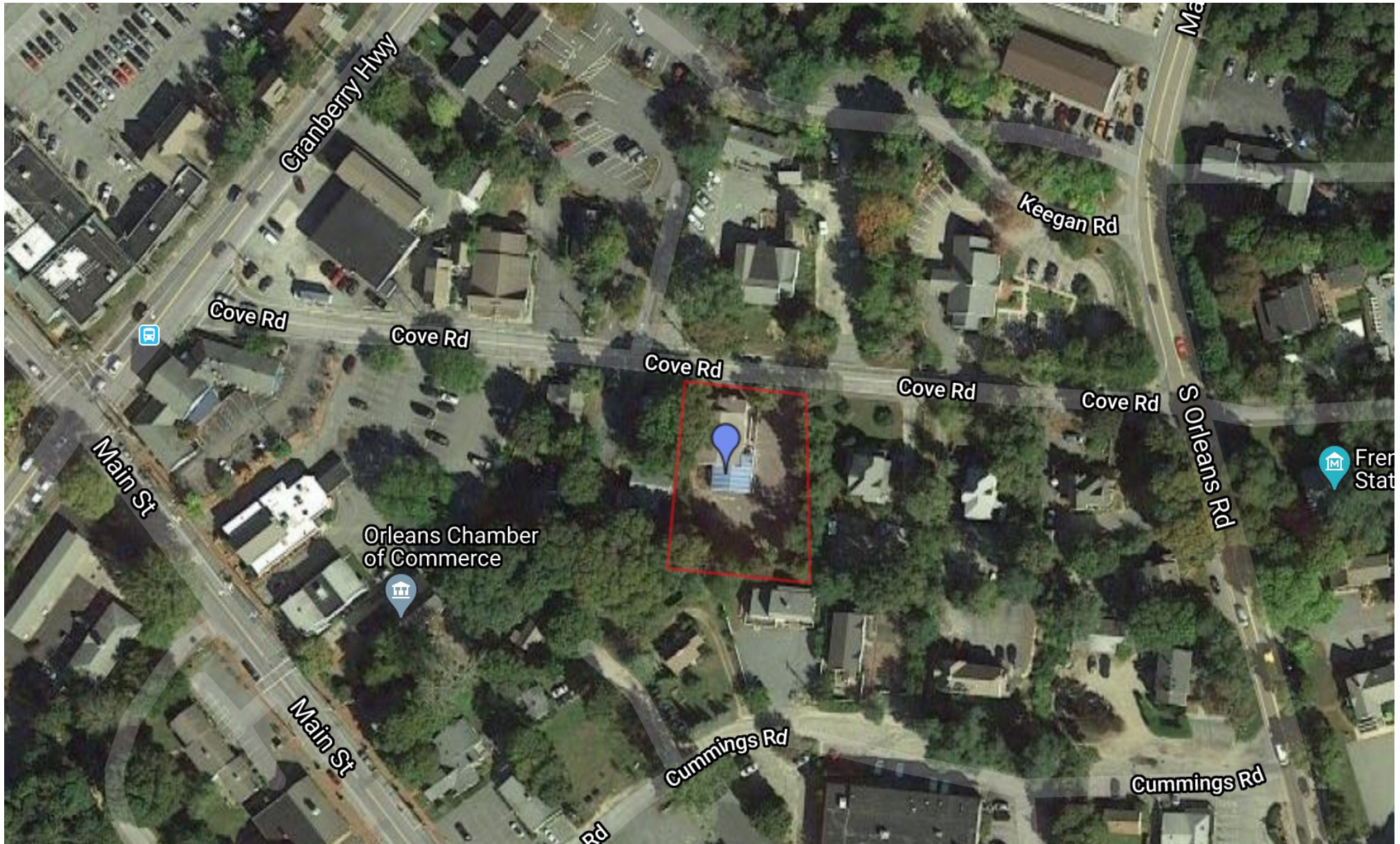
Property Location Map





# 15 Cove Road, Orleans, MA 02653

Property Aerial View





## 15 Cove Road, Orleans, MA 02653

### Property Details

- Turn key restaurant available in the heart of Orleans Village
- Excellent signage & visibility
- Permitted for 57 seats
- Restaurant features both indoor and outdoor dining
- The Bar Area & Dining room were recently updated
- There is a large deck to the rear of the property complete a brand new awning & framework
- The kitchen comes fully equipped, including burners, hood/ansul system, ovens, coolers, multiple prep tables, and sanitation
- Full basement with walk in coolers, storage & office space
- 2 bathrooms
- HVAC combined gas furnace & ductless split system
- 2,488 sq. ft
- .48 acres
- On site parking

### Property Images: Outdoor





15 Cove Road, Orleans, MA 02653

Property Images: Indoor



### Commercial Realty Advisors' Disclaimer

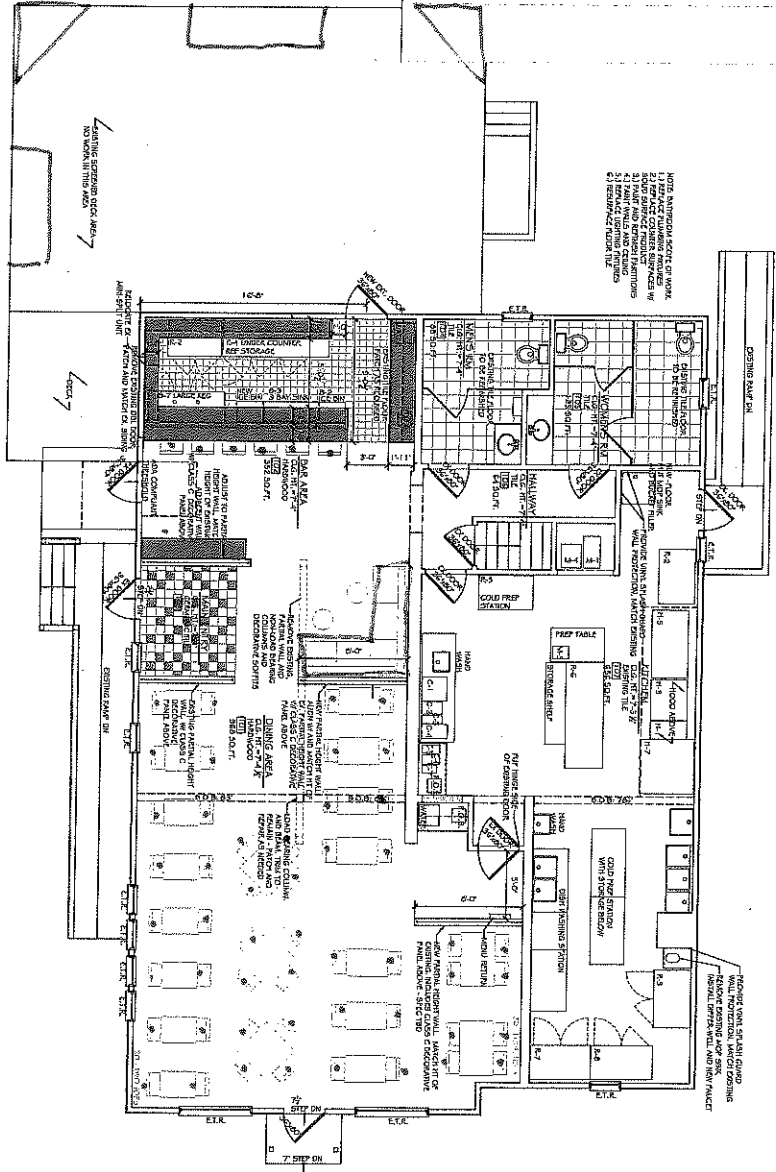
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

# TOWN OF ORLEANS

JUN 22 2017

## HEALTH DEPT.

NO.	REV.	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1	1	04/11/2017	AV	Initial Design			
2	1	04/11/2017	AV	Revised Design			
3	1	04/11/2017	AV	Final Design			



A FIRST FLOOR PLAN

Draft Floor Plan: 04/11/2017

*W. Verbridge*  
6/14/2017

	Proposed Renovations and Additions to <b>Haffmans Hospitality Group</b> 15 Care Road Orleans, MA 02853	Architecture Interior Design Decorative Landscape Design	<b>First Floor Plan</b> Scale: 1/8" = 1'-0" File No: AV120017 Date: 03.24.2017 Drawn by: Paul McNamee, LEED Title: Rev. 2 - 04/11/2017	<table border="1"> <thead> <tr> <th>Revisions</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions	Date	By									
	Revisions	Date	By													
400 Main Street Cheverus, Massachusetts 02833 www.siemasko.com (603) 208-3443	© Siemasko + Verbridge, Inc.	02833	02833													