

# Royal Palace Restaurant and Lounge

Business & Real Estate for Sale

Commercial  
**Realty Advisors**

**Successful Chinese Restaurant Business and Real Estate for Sale  
Located at 369 Route 28, West Dennis, Cape Cod**



Contact **Bill MacKenzie** at Commercial Realty Advisors at **508-862-9000 ext 111** and [bmackenzie@comrealty.net](mailto:bmackenzie@comrealty.net)

This popular and successful Chinese restaurant, Royal Palace, is for sale at 369 Route 28, West Dennis, MA. Easy access to North Main Street and Route 134.

- In business since 1980
- Parking for 40-50 vehicles
- 5,667+/- Sq. Ft. GBA

**Business & Real Estate  
for Sale at \$900,000**



License #6295

Commercial Realty Advisors | 222 West Main Street, Hyannis, MA 02601 | 508-862-9000 | [www.comrealty.net](http://www.comrealty.net)



# Royal Palace Restaurant and Lounge

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# Royal Palace, 369 Route 28, West Dennis, MA

## Business Description

Established in June 26, 1980, as recorded in the Barnstable County Registry of Deeds, in the name of Royal Palace Realty Trust This successful business has operated for almost four (4) decades. The Owner/Manager Kam Peck, has decided to retire and is offering both real estate and business for immediate sale.

Located on busy Route 28, Main Street in West Dennis, the main level has 5,667+/- Sq. Ft. of GBA, housing a full service restaurant and large lounge. Exquisite Chinese cuisine is prepared to order and is available in over 100 Chinese and Mandarin dishes. An experienced staff and ultra clean, full service kitchen help insure customers enjoy their dining experience.

There is a busy call-in "take out" service for those who wish to dine at home.

Seating capacity is 196 patrons per the license, and private parking to handle 40-50 vehicles.

Other activities include Keno / Mass Lottery, a separate Dart room or just enjoying sports or news on the 5 TVs. One evening is devoted to hosting the Cape Cod Dart League. Royal Palace is open every day, year round, from 4:00 p.m. - 1:00 a.m.

According to the Owner/Manager there are five (5) Full Time and eight (8) Part Time Employees. Utilities include natural gas (Fhw), electric, Town water and a large private septic system.



# Royal Palace, 369 Route 28, West Dennis, MA

## Location Information

The Town of Dennis spans the width of Cape Cod, with Cape Cod Bay to the North, Nantucket Sound to the South and bounded by Brewster, Yarmouth Port, South Yarmouth, Bass River and Harwich. The Town of Dennis comprises the villages of Dennis Port, Dennis Village (including North Dennis), East Dennis, South Dennis and West Dennis. Dennis is a popular seaside resort town noted for stately colonial mansions along the northern coast line and great warm water beaches along southern Nantucket Sound. Year round population is 14,207 according to the 2010 census, and more than doubles in July/ August. Two (2) yacht clubs, two (2) golf courses, movie houses, Cape Cod Play House, art and antique galleries and fine restaurants available to satisfy anyone's taste buds.

There are three East/West arteries the run through Dennis, Route 6-A, Rte. 6 (Mid Cape Hwy) and Route 28, Route. 134 running North & South of Route 6, brought in over 33,000 vehicles to Dennis in a 2 day period 8/6/12 - 8/8/12 according to a Cape Cod Commission Traffic Report. A similar traffic report dated 8/8/16 - 8/10/16 indicated a total of 12,118 vehicles passed by the Royal Palace Restaurant going both East & West bound.



## Premises

According to the Town of Dennis records and a recent commercial appraisal the property at 369 Rte. 28 West Dennis, has been improved by a 7,475+/- Sq. Ft. 2-story wood frame restaurant building built in 1938 and added onto and updated in 2005. The main floor houses the restaurant, lounge, large kitchen, separate Men's and Ladies rest rooms. The main dining room has several booths, a separate party room for sporting events. The full service bar has a seating capacity of 17 on stools and another separate dart room.

The large updated kitchen has a multi-burner gas cooking line protected by an Ansul System, 6 woks, 3 fryolators, dishwasher station, prep area, spare rib oven, Salamander grill, storage area, 2 coolers, a freezer, and a waitress station off the bar. All kitchen equipment was reported fully owned. Hi-efficiency boilers rated at 96%.

The unfinished Basement is 1,680+/- Sq. Ft., with concrete block walls, & concrete floor. It has a locked liquor storage closet with Wi-Fi connection, a crawl space with steel beam joists, & HW Gas mechanicals.

The second floor houses an office, five (5) rooms for storage and 2.5 baths. There is a possibility the town would approve the use of employee housing with the installation of a sprinkler system.

The small 3rd floor area is suitable for storage only.



# Royal Palace Restaurant and Lounge

Property Images: 369 Route 28, West Dennis, MA

Commercial  
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License #6295

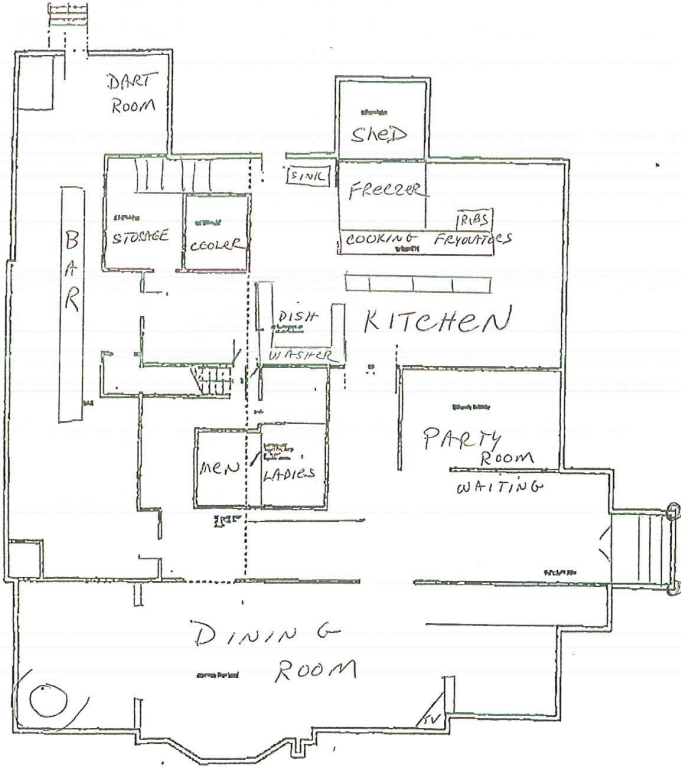
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# Royal Palace Restaurant and Lounge

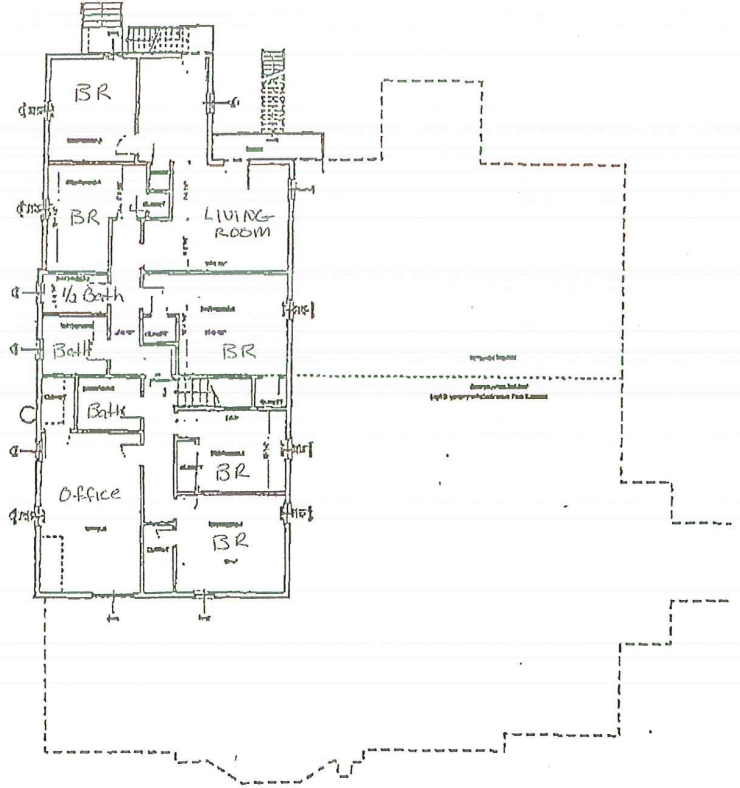
Building Sketch: 369 Route 28, West Dennis, MA

BUILDING SKETCH  
FIRST FLOOR



2 1st FLOOR  
SCALE 1/8" = 1'-0"

BUILDING SKETCH  
SECOND FLOOR



2 2nd FLOOR  
SCALE 1/8" = 1'-0"

## Transaction Advisors

### Legal Counsel

Steven J. Pizzuti, Esq.  
336 South Street  
Hyannis, MA 02601

### Certified Public Accountant

M. Christopher Murphy  
DEPAOLA, BEGG, & ASSOC., P.C.  
222 West Main Street  
Hyannis, MA 02601

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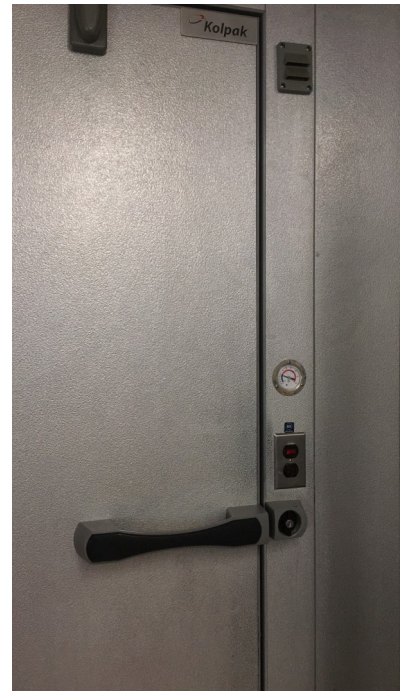
### Business Broker

Bill MacKenzie, Commercial Realty Advisors, Inc.  
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Cell 774-413-0905 Office 508-862-9000 ext. 111  
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# Royal Palace Restaurant and Lounge

Location Map: 369 Route 28, West Dennis, MA



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# Royal Palace Restaurant and Lounge

Property View: 369 Route 28, West Dennis, MA



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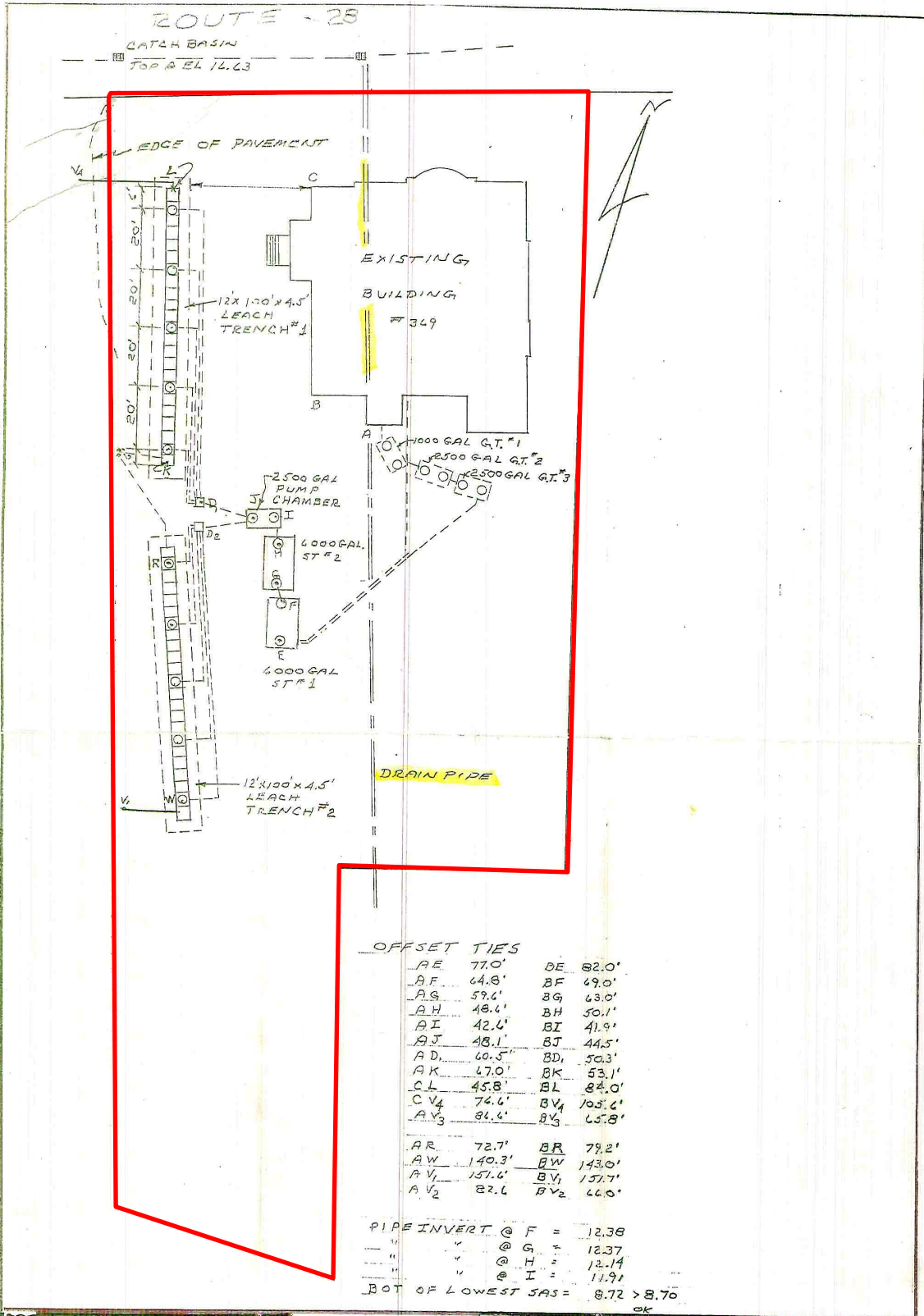
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# Royal Palace Restaurant and Lounge

Property Plan: 369 Route 28, West Dennis, MA

Commercial  
Realty Advisors



Member ASCE

**CRAIG R. SHORT, P.E.**  
 P.O. BOX 1044  
 SOUTH DENNIS, MA 02660

Professional Civil Engineer • Soil Evaluator  
 Licensed Construction Supervisor • Septic Inspector  
 (and Train Collector in Spare Time)  
 Septic • Site • Piers • Structures • House Designs

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AS BUILT SEPTIC

Craig R. Short  
 3/24/98

FOR: THE ROYAL PALACE  
 LOCUS: 349 MAIN STREET (RT28)  
 TOWN: WEST DENNIS, MASS.  
 DATE: 3/24/98 FILE # 4-1144

SHEET 1 OF 1

## Royal Palace Restaurant and Lounge

369 Route 28, West Dennis



### About Commercial Realty Advisors, Inc.

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management and knowledge of geographic markets. A cadre of well educated and successful experts partner with clients to achieve objectives in a cost and time-effective manner.

Our business is broadly based. Our real estate practice includes development, investment and other commercial sale, lease and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other business.

For more information about Royal Palace or other business opportunities please contact:

## Bill MacKenzie

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