

THE CROWN & ANCHOR

PROVINCETOWN

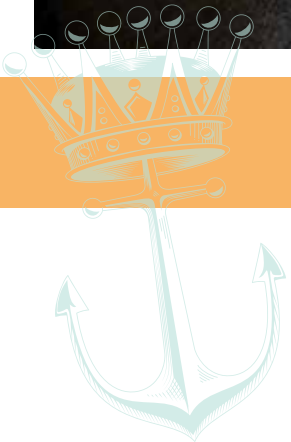
MULTI-USE HOSPITALITY INVESTMENT OPPORTUNITY



PROVINCETOWN, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to solicit offers for **the Crown & Anchor** located in Provincetown, Massachusetts. **The Crown & Anchor** is an iconic hotel, entertainment and restaurant venue that is situated in a prime central location of downtown Provincetown, MA. Consisting of 18 hotel suites, The Crown & Anchor Restaurant, Dive Bar, Wave Bar, The Vault and two Cabarets, the offering is truly a mixed-use asset that benefits from Provincetown's diverse tourist community and the ever popular New England destination. Situated on over 19,000 square feet with ample frontage on Commercial Street and almost 100 linear feet on Provincetown Harbor, **The Crown & Anchor** offers panoramic and sweeping water views, direct beach access and immediate access to downtown where guests can enjoy fine or casual dining, world renowned shops, art galleries and the vibrant and historic vibe Provincetown is known for. This extraordinary asset provides qualified buyers the opportunity to acquire an iconic, historic and staple hospitality asset in one of the most sought after destinations in the north east United States.

Known for its historic charm, pristine beaches, progressive art galleries and specialty shops, Provincetown, or "P-town" as most refer to it as, is one of Americas oldest and most traveled vacation and tourist destinations. This seaside town attracts all walks of life and is truly a haven of free thinkers and artists. P-towns tourist population continues to expand year by year and this once seasonal destination has something to offer year round.

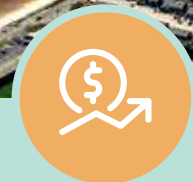
The Crown & Anchor is offered for sale on an unpriced basis. We will be conducting tours of the property with a call for offers to follow. For more information, please visit www.CrownPtown.com.



PREMIER WATERFRONT LOCATION



ICONIC BRAND RECOGNITION



VALUE-ADD OPPORTUNITIES



GROWING PROVINCETOWN TOURIST SCENE



MULTIPLE BUSINESS LINES



STRONG IN-PLACE INCOME





CROWNPTOWN.COM



PROPERTY FEATURES

18 KEY OCEAN FRONT HOTEL

THE CROWN & ANCHOR RESTAURANT

CROWN CABARET

PARAMOUNT NIGHT CLUB

THE DIVE BAR

WAVE VIDEO BAR

THE VAULT

16 PARKING SPACES

243-247 Commercial Street,
Provincetown, MA

PROVINCETOWN ATTRIBUTES

- 30 Miles of Pristine Beaches
- Summer population of over 90,000
- Easily accessible by ferry
- Top destination for LGBTQ community



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