167, 169 and 171 Onset Avenue, Wareham, MA

WICKETS INN
BANK OWNED
$1,400,000

Land Area:	167-169 Onset Ave:	18,420 sq. ft.
	171 Onset Ave:	6,098 sq. ft.
Gross Building Area:	167-169 Onset Ave:	9,771+/- sq. ft.
	171 Onset Ave:	2,422+/- sq. ft.
Zoning:	Onset Business District OV-1	
Assessment/Taxes:	Assessment for FY 2010 is $1,667,400 Taxes FY 2010 are $16,223	

Subject property was operating as a restaurant and Inn but is currently vacant. The site consists of three properties sited on three deeded parcels. 167-169 Onset consist of a 15-room Inn with a function room & bar, in-ground pool & poolside bar. 171 Onset Ave is contiguous to 167-169 Onset Ave and is a two-story building with restaurant on 1st floor & shell condition space on 2nd floor that was formerly used as two apartments. *(See attached details)*

SPINNAKER GROUP, INC.

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167-169 Onset Avenue is improved with a 9,771+/- sq ft former dwelling that has been used as an inn for many years. It is an attractive, 4 story building with a full basement. The first floor consists of a sitting area, three lavatories, a small lobby and attached office and a large function room with a U shaped bar. There is a commercial kitchen off the bar area with finishes including cooking equipment, coolers, and multiple storage areas. The function/dining room, bar area and common areas are in good condition, well maintained and seat approximately 130.

The Inn has a total of 15 guest rooms available. The basement is essentially unfinished, although it was at one time used as a pub and the bar remains in place.

The 2nd-4th floors each has four guest rooms, have been renovated and are in good condition. Each room has a private bath and two ocean facing units have balconies. The 3rd floor is used as a large studio apartment with full bath and counter with sink; previously used as owners' living quarters. The 2nd floor space has four additional rooms used as laundry and storage, with two small guest rooms each with full bath.

The property has a 20x40' in-ground pool, and large surrounding patio area. At one end of the pool is a two story, unheated structure used as a tiki bar in season. The 2nd floor is unfinished and used for storage. The first level has storage and a bar open to the pool area.

171 Onset Avenue is a two story, former dwelling. The 1st floor has been expanded & converted to a restaurant with seating for 70. The building has an unfinished basement used for storage. The 1st floor has a full bar, three restrooms, and several dining areas. There is a front, ocean facing patio and newer deck facing the pool.

The 2nd floor is accessed by stairs from the restaurant area and consists of 2 four room apartments.

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Component	167-169 Onset Avenue
Gross Bldg. Area	9,771+/- sf not including the tiki bar and the Inn's unfinished basement
Actual Age (yrs)	147
Room Sizes	Guest rooms have one room with a closet and full bath. Rooms are about 150 sq ft.
Bathrooms	Each guest room has a full bath, most with vinyl floors, plaster or tiles walls, plaster ceilings and a tub/shower combo and sink.
Walls/Ceilings	Primarily painted plaster, with some tiled ceilings in function/bar area.
Floors	Mix of carpet and pine floors-refinished and in good condition.
Kitchens	There is a full commercial kitchen adjacent to the bar/function area, with equipment/fixtures and finishes. Has tile floors, appliances, recessed lights, 3 walk in freezers/coolers, slop sinks and storage areas.
Other interior	There is a large function room with an open layout and nice views of the ocean. At the end of the room is a U shaped bar with tiled floor areas and beadboard wall cover. There is also a small lounge/sitting area on the west side of the first floor with gas fireplace. There is also a reception area with a front desk and a lobby.
Furnishing	Guest rooms feature primarily queen or king beds, and most have a combination of dresser, desk, chairs, nightstands and other furnishings. Rooms have cable TV and WiFi access. The dining room, sitting room and other common areas of the Inn, are modestly furnished and decorated with pictures and other items. Beds are reportedly mostly newer and other furnishings are in good condition.
Laundry	Located in private area off stairway between 2nd and 3rd floor
Heating	Heating system is a 14 year old, gas fired boiler providing FHW.
Plumbing	Standard fixtures as well as back flow preventer valves and a sprinkler system.
Plumbing/Domestic Hot Water	Hot water is provided via two gas fired hot water tanks—appear to be less than 10 years old.

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Component	171 Onset Avenue
Gross Bldg Area	2,422 sf with additional unfinished basement area. Does not include 2nd floor which is unfinished.
Actual Age (yrs)	120
Exterior	Newer mahogany side deck overlooking pool, front porch overlooking street. Ramp from rear parking lot to restaurant.
Bar	Large wood bar with stools attached to kitchen
Bathrooms	Three 2-piece lavatories, one of which is reportedly handicap accessible.
Walls/Ceilings	Mostly painted plaster with some wood beams.
Floors	Hardwood floors and carpet.
Kitchens	Tiled floors in bar and kitchen. Commercial kitchen with commercial grade equipment and appliances; sinks, stoves.
Furnishing	Tables, chairs, bar stools, glassware, curtains and decorations.
Heating	Newer gas fired Burnham boiler providing FHW heat. No central AC but Samsung wall unit is in place.
Plumbing/Domestic Hot Water	Gas fired hot water tank
Electrical	Appears to be new 800A panel and separate electric for front and rear units on second floor.
Fire Safety	Pull stations, strobes, lit exit signs.
Other	Wood burning fireplace in dining area.

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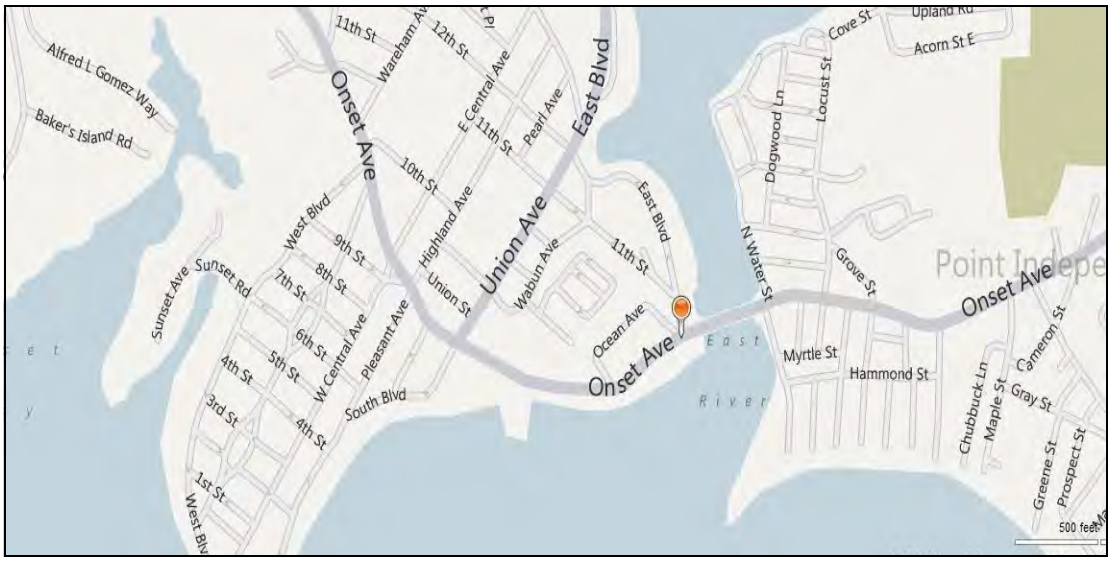
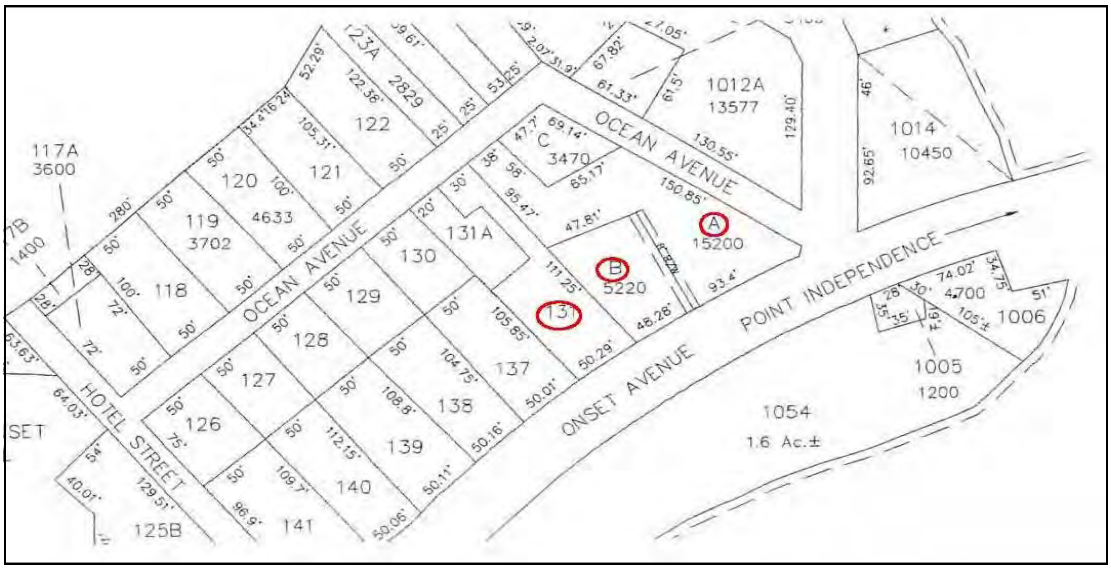
LOCATION MAPS





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Wickets Inn
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Street view in front of subject

Ocean view in front of subject

Parking

Parking

Wickets Inn
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Inn's function room

Interior Reception

Kitchen in Pub

Pub Bar

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Typical guest room

Typical guest room

Typical guest room

Typical guest room

Wickets Inn
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Guest dining

Guest dining

Lobby

Front Hall