

694 MacArthur Boulevard, Bourne, MA 02559

**6,282+/- Sq. Ft. Automotive-Use Property on 1.66+/- Acres for Sale
on MacArthur Boulevard in Pocasset, Cape Cod**



FOR SALE!

Contact **Chris Bailey** at Commercial Realty Advisors at 508-862-9000 ext 132 and cbailey@comrealty.net

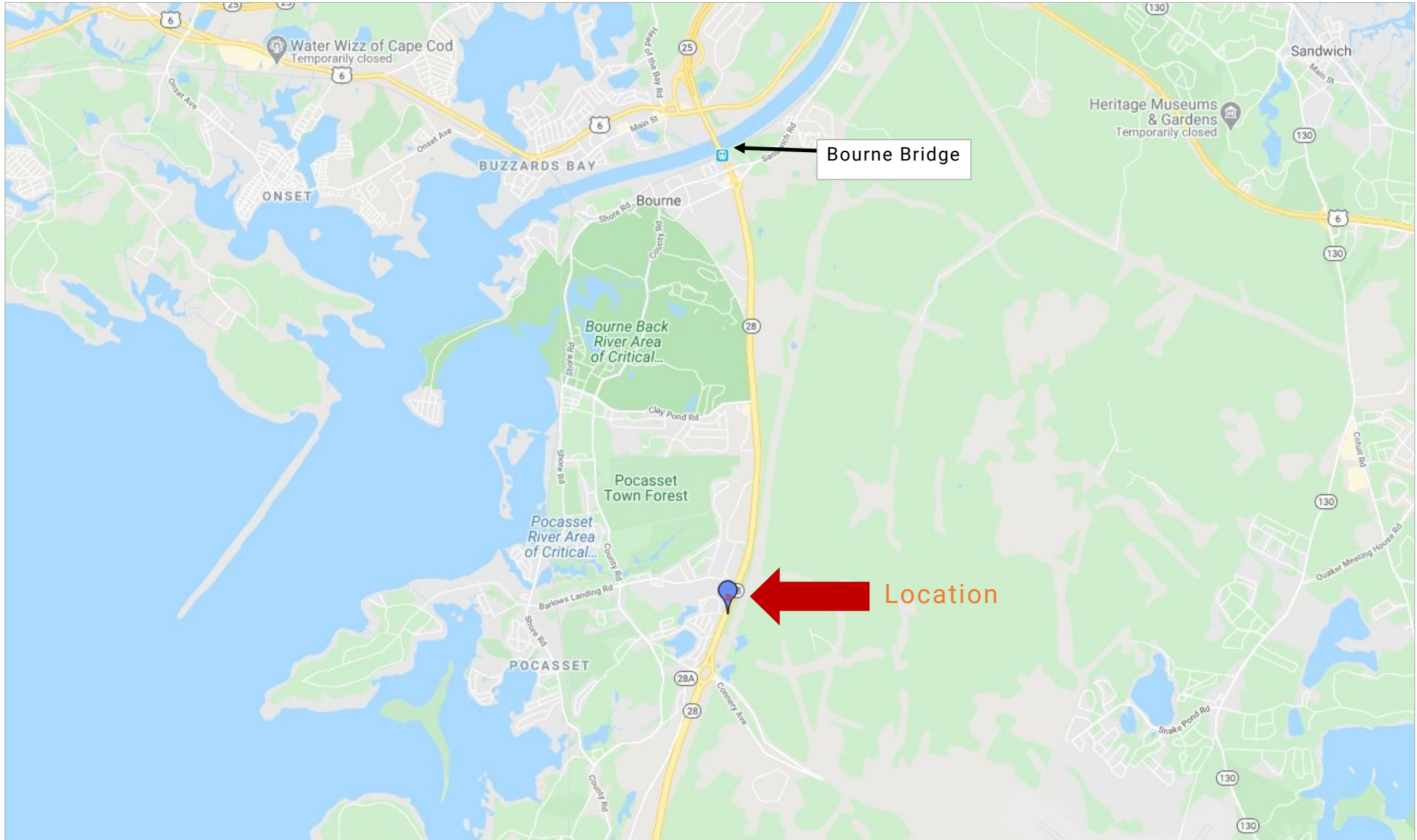
Property Summary:

- The garage space features 4 bays with overhead doors with plenty of extra work space
- The retail space has full HVAC and includes a windowed waiting room, large retail floor
- There is a private security office complete with a monitor showing multiple security angles of the interior and exterior of the building

**For Sale:
\$899,000**

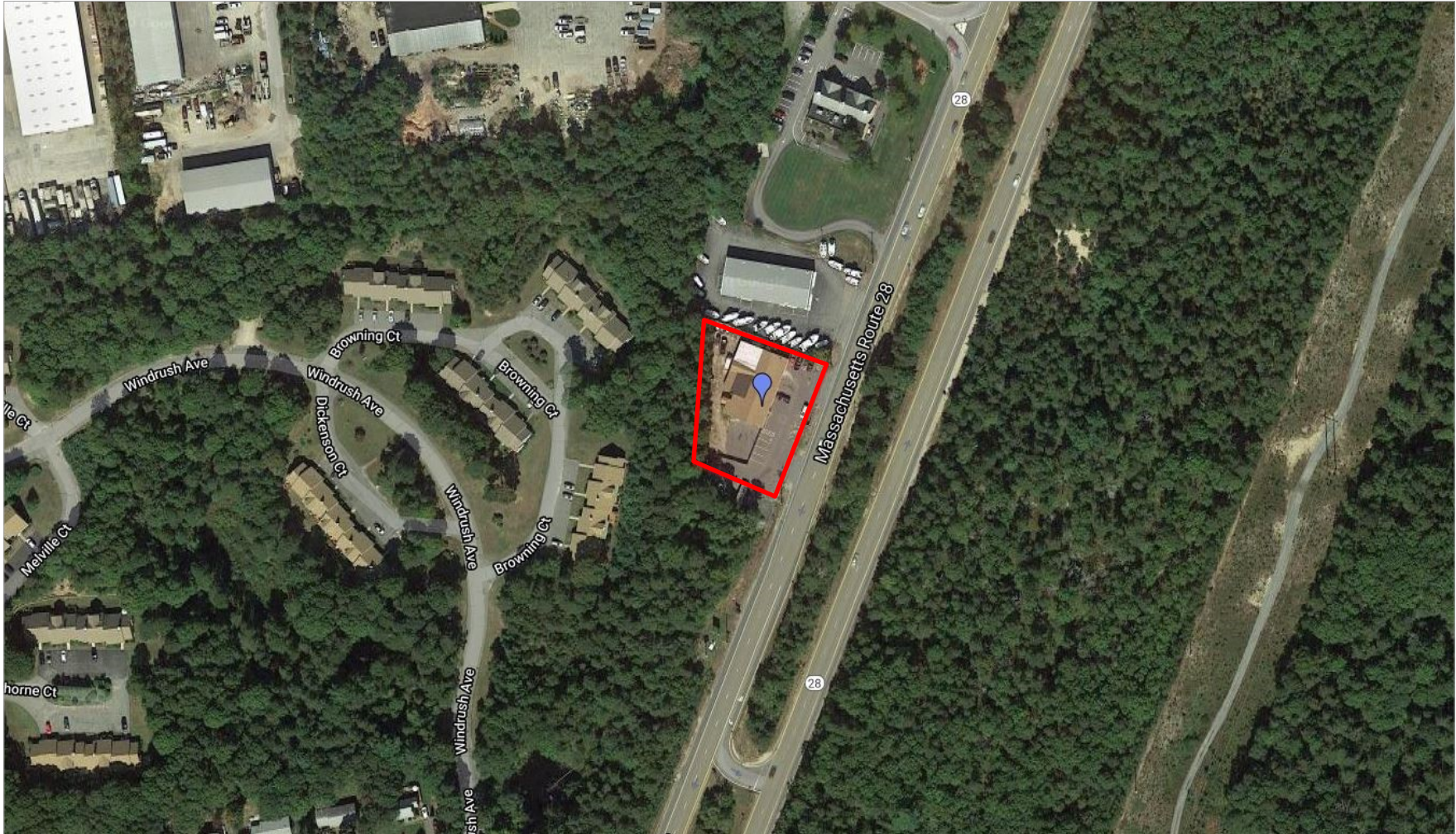
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Property Location Map



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Property Aerial View



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Property Summary

694 MacArthur Blvd in Pocasset (Bourne) is a 1.66+/- acre property improved by a 6,282+/- Sq. Ft. commercial building (built in 1966). Currently configured as an automotive-use building, there is potential for retail, manufacturing, R&D and construction design & supply. With over an acre of land ("698 MacArthur Blvd" is included for a combined lot size of 45,389+/- Sq. Ft.) the property could be altered to accommodate an office building or similar 6,282 +/- Sq. Ft. building.

The garage space features 4 bays with overhead doors (2 in front, 2 in back), with plenty of extra work space. The retail space has full HVAC and includes a windowed waiting room, large retail floor. There is a private security office complete with a monitor showing multiple security angles of the interior and exterior of the building. The outside paved area provides convenient customer parking in front and room for overflow on the side. There is a large fenced in area in the rear.

Address	Parcel ID	Land Assessment	Building Assessment	Detached Assessment	Total Assessment
694 MacArthur	39-81-0	408,000	187,100	17,300	612,400
698 MacArthur	39-80-3	30,700	0	0	30,700

Title: 694 & 698 MacArthur Blvd: Barnstable Registry of Deeds: Book 21810, Page 221

Assessment Taxes: 2020 RE Taxes: \$6,294

Zoning: Zoned VB/B-1 (Village Business District./Business District 1) by the Town of Bourne



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Property Images

