

1446 Old Route 6 Road, Wellfleet, MA 02667

4,000+/- Sq. Ft. Retail Space for Lease Visible from Route 6 in Wellfleet, Cape Cod



**FOR LEASE!**

Contact **Brad Kuhrtz** at Commercial Realty Advisors at **508-862-9000 ext 118** and [bkuhrtz@comrealty.net](mailto:bkuhrtz@comrealty.net)  
or **Kevin Pepe** at **508-862-9000 ext 105** and [kpepe@comrealty.net](mailto:kpepe@comrealty.net)

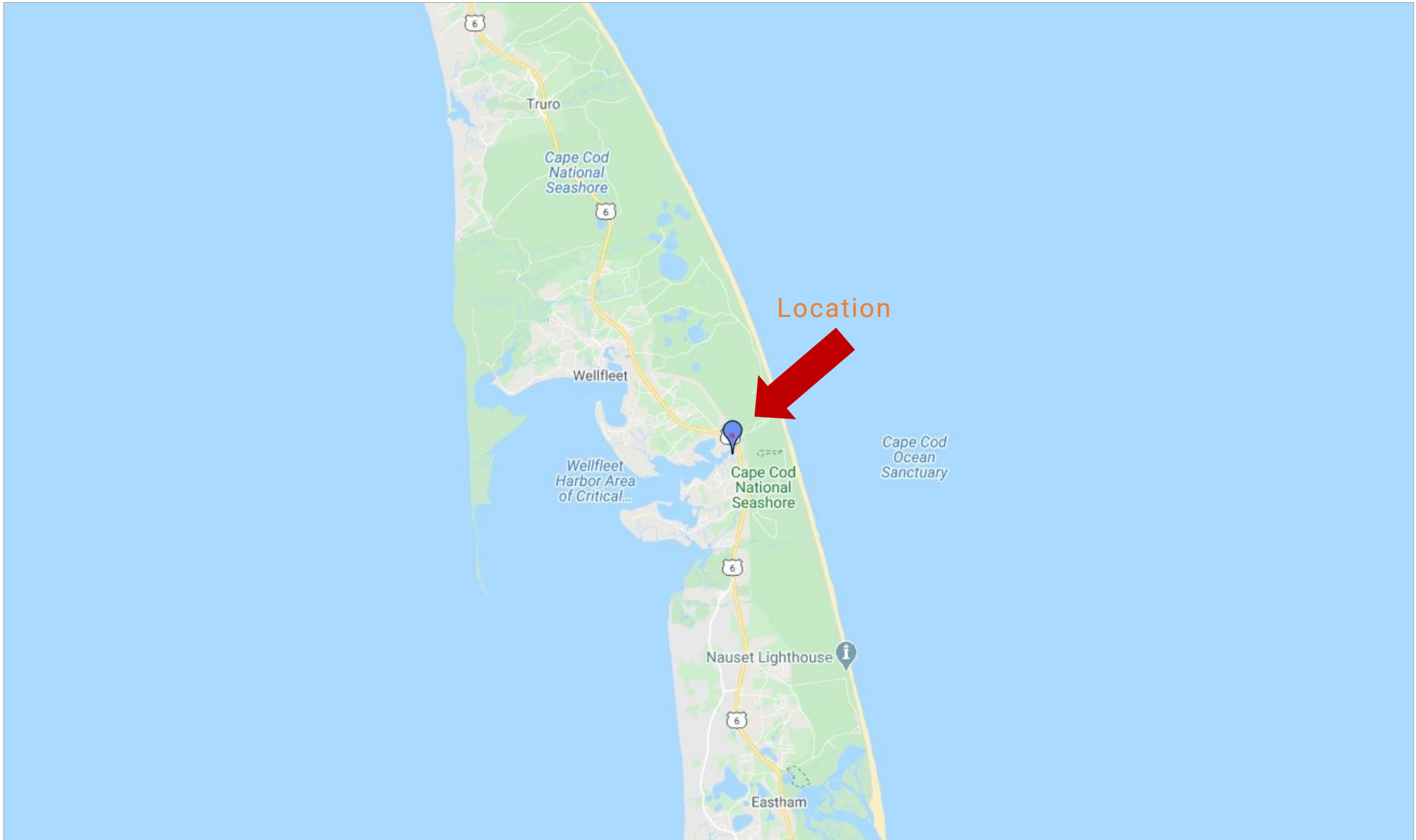
### Property Summary:

- Attractive, well maintained retail space on very busy Route 6 in Wellfleet and on Bike Path
- Fully equipped market / deli with high traffic counts and great exposure, close proximity to Cape Cod National Seashore
- Food Service Kitchen with extra storage downstairs
- Prior store revenues just <\$1million

**For Lease:  
\$5,000/Month  
+ Utilities**

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Property Location Map





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Property Aerial View

Average Annual Daily Traffic Counts of  
approximately 20,000 (per Cape Cod Commission)



## Commercial Realty Advisors' Disclaimer

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Fully equipped offering to qualified parties.

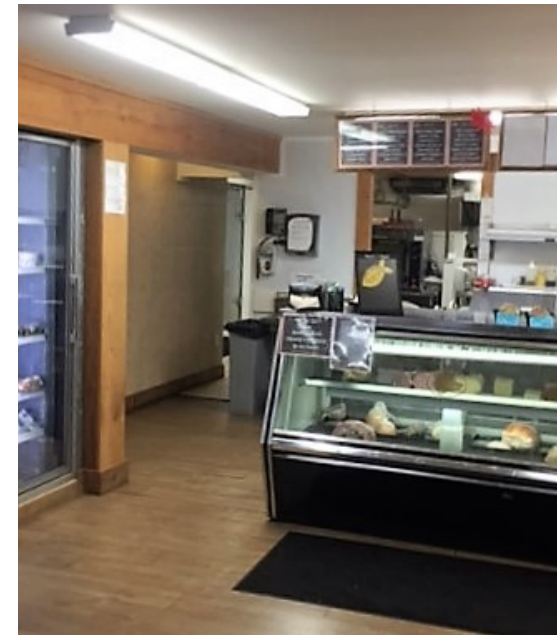
Additional security deposit for existing equipment shall be required.



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Property Images

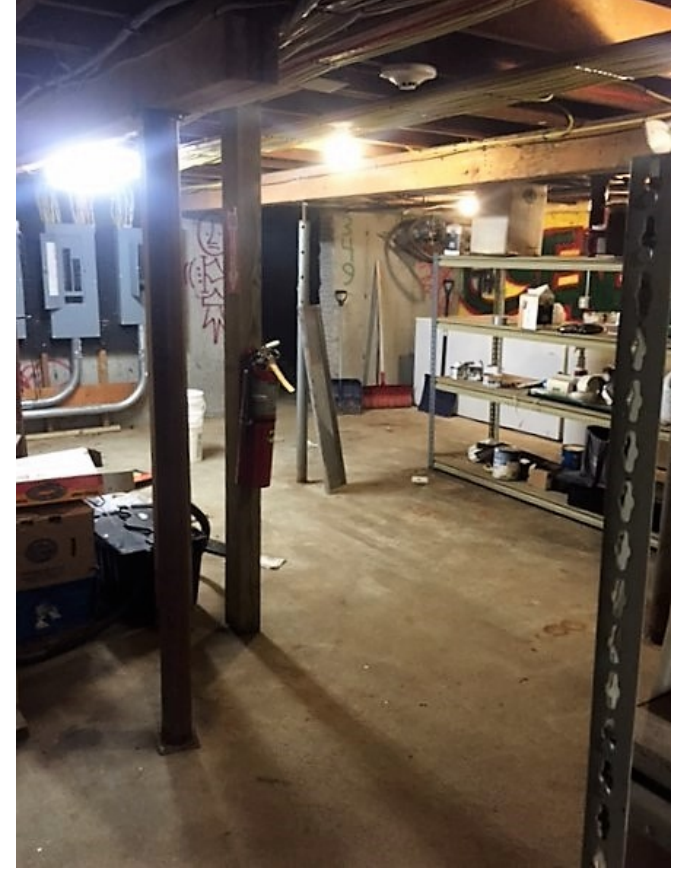
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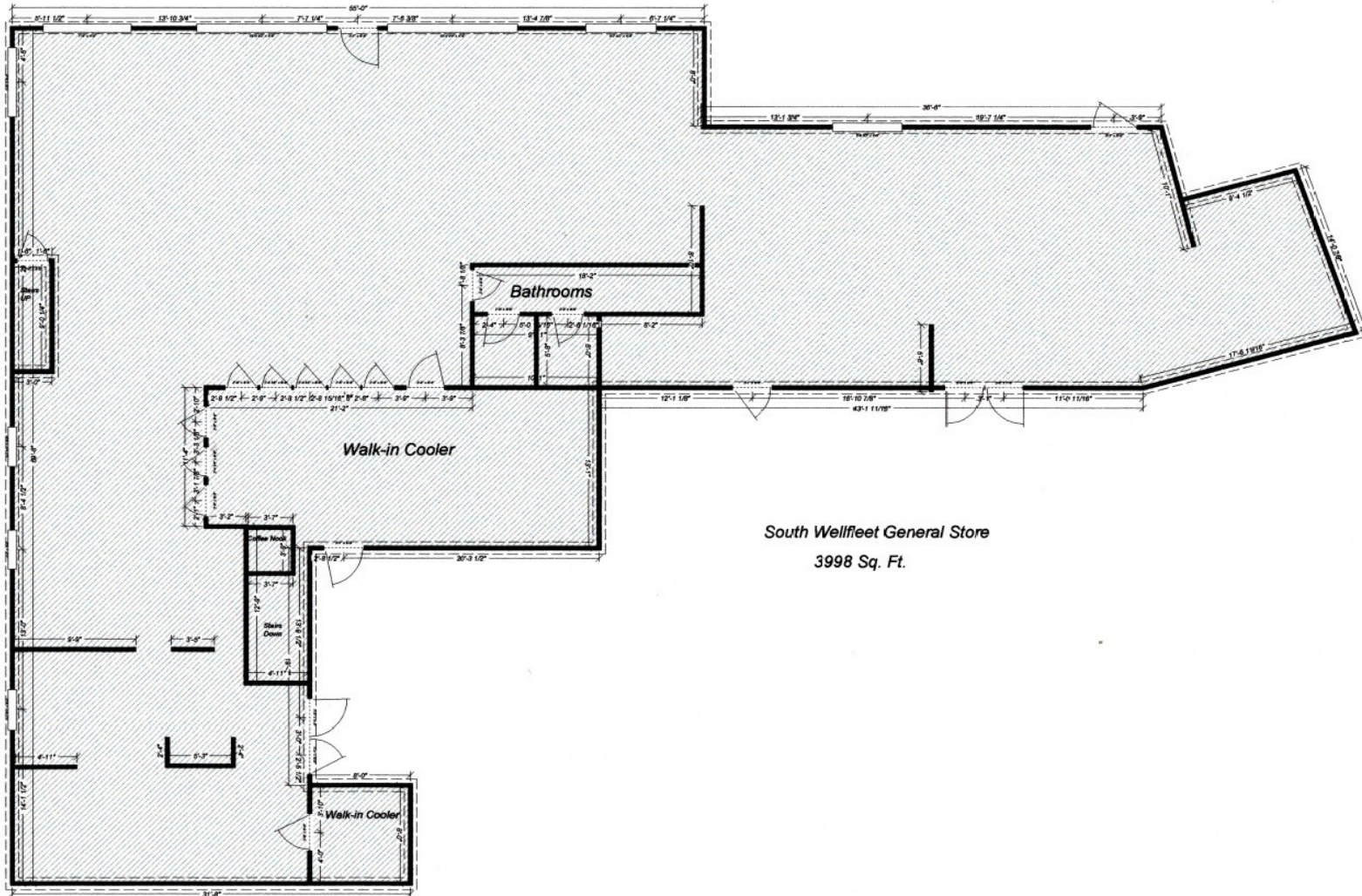
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Property Images



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Floor Plan



South Wellfleet General Store  
3998 Sq. Ft.

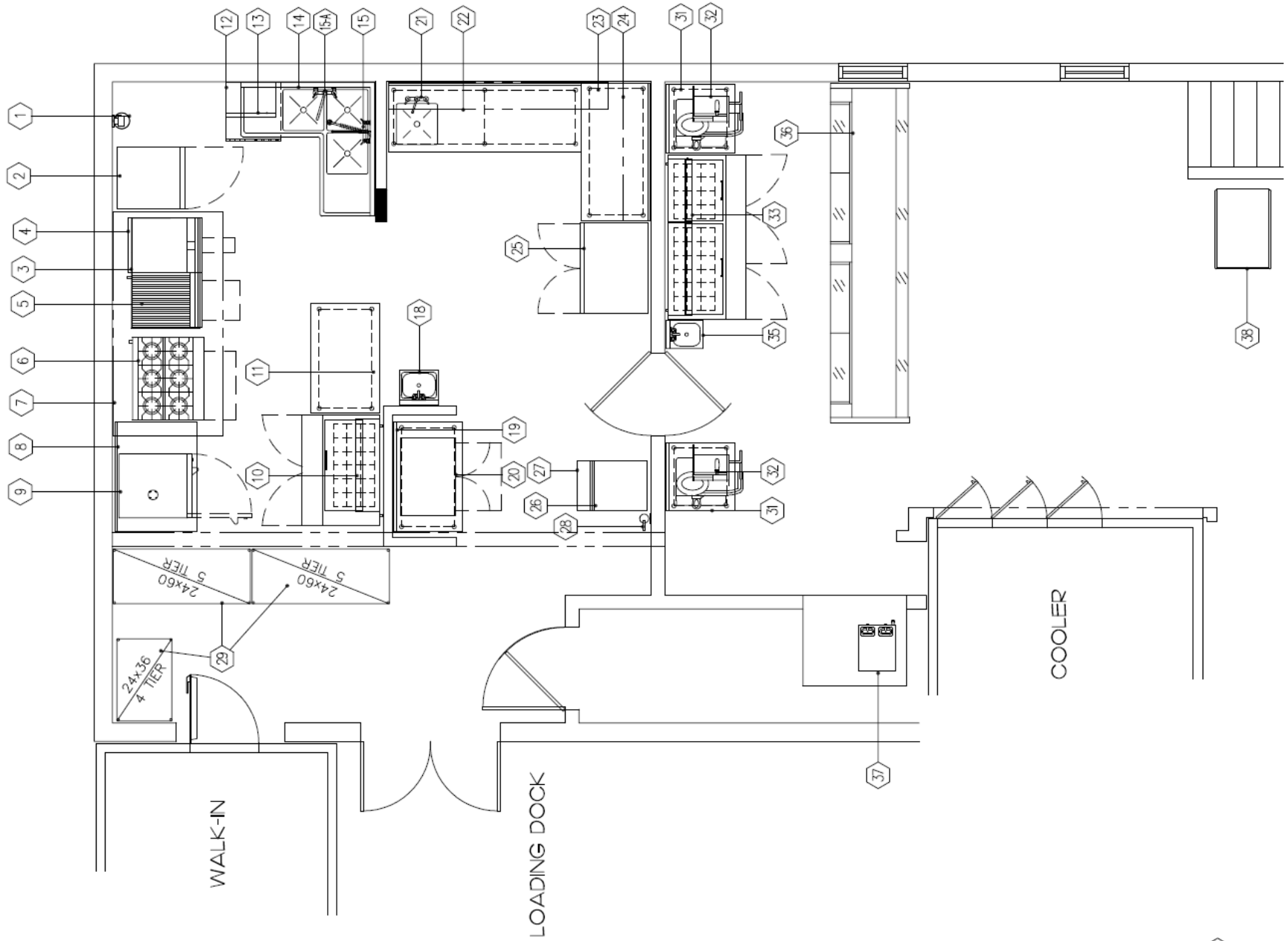
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## Kitchen Layout





FOODSERVICE EQUIPMENT SCHEDULE															
MK.	QTY	DESCRIPTION	ELECTRICAL						WATER		WASTE		GAS		REMARKS
			FLAMPS	KW	HP	VOLTS	PHASE	DIRECT	PLUG	COLD	HOT	DIRECT	INDIRECT	SIZE	
1	1	FIRE SUPPRESSION SYSTEM	6.0	.	.	120	1	X							EXISTING, MODIFIED BY OTHERS
2	1	REFRIGERATOR, REACH-IN	7.6	.	1/3	120	1	X							
3	1	EQUIPMENT STAND													
4	1	GRIDDLE, COUNTER UNIT, GAS										3/4"	60		
5	1	CHARBROILER, GAS, COUNTER MODEL										3/4"	80		
6	1	6-BURNER RANGE, W/OVEN										3/4"	203	EXISTING	
7	1	EXHAUST HOOD													
8	1	S/S WORK TABLE													
9	1	OVEN, CONVECTION, GAS-FIRED	2.0	0.3	.	120	1	X	3/4"			1/2"	332	EXISTING	
10	1	REFRIGERATED COUNTER, SANDWICH TOP	8.6	.	1/3	120	1	X							
11	1	S/S WORK TABLE													
12	1	DISHWASHER, UNDERCOUNTER	33.0	5.3	3/4	208	1	X		1/2"		1"			
13	1	RACK SHELF													
14	1	SINK, 3-COMPARTMENT, CORNER									3 @ 2"			MANIFOLD AND PIPE TO GREASE TRAP	
15	1	PRE-RINSE SPRAY W/FAUCET							1/2"	1/2"					
15-A	1	FAUCET, SPLASH-MOUNT							1/2"	1/2"					
16	-	- SPARE NUMBER -													
17	-	- SPARE NUMBER -													
18	1	HAND SINK							1/2"	1/2"	1-1/2"				
19	1	S/S WORK TABLE													
20	1	ROTISSERIE, ELECTRIC	25.0	9.5	.	208	3	X							
21	1	S/S WORK TABLE							1/2"	1/2"		2"			
22	1	S/S WALL SHELF													
23	1	S/S WORK TABLE													
24	1	S/S WALL SHELF													
25	1	REFRIGERATOR, REACH-IN	7.3	.	1/3	120	1	X							
26	1	ICE MAKER, CUBE-STYLE	13.8	.	.	120	1	X	3/8"			3/4"			
27	1	ICE STORAGE BIN							3/8"			3/4"			
28	1	WATER FILTER							3/8"			3/8"			
29	3	SHELVING UNIT												EXISTING	
30	-	- SPARE NUMBER -													
31	2	S/S WORK TABLE													
32	2	FOOD SLICER	7.0	.	1/2	120	1	X							
33	1	REFRIGERATED COUNTER, SANDWICH TOP	10.5	.	1/2	120	1	X							
34	-	- SPARE NUMBER -													
35	1	HAND SINK							1/2"	1/2"	1-1/2"				
36	1	DISPLAY CASE, REFRIGERATED DELI	2.4	.	.	120	1	X				1"			
36-A	1	REFRIGERATION SYSTEM, REMOTE	4.6	.	3/4	208	3	X						BY OTHERS, VERIFY SIZE	
37	1	COFFEE BREWER - AIRPOT	25.8	6.3	.	120/208	1	X	3/8"					BY VENDOR	
38	1	DISPLAY CASE, HOT MERCHANDISER	18.9	2.3	.	120	1	X						VERIFY IF FUTURE	