

311 Cotuit Road, Lot 2, Sandwich, MA 02563

41,960+/- Sq. Ft. Commercial / Retail Lot on Cotuit Road in Sandwich, Cape Cod



FOR SALE!

Contact **Chris Bailey** at Commercial Realty Advisors at 508-862-9000 ext 132 and [cbailey@comrealty.net](mailto:cbailey@comrealty.net)

### Property Summary:

Cotuit Road is the primary retail area of Sandwich. 311 Cotuit Road, Lot 2, sits in the middle of the strip. Lot 1 was sold and expanded to a convenience/package store; busy Aubuchon Hardware store located in the rear creates heavy traffic flow. Zoned BL2.

For Sale at  
\$575,000

# 311 Cotuit Road, Lot 2, Sandwich, MA 02563

## Property Location Map



# 311 Cotuit Road, Lot 2, Sandwich, MA 02563

Property Aerial View



## Commercial Realty Advisors' Disclaimer

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## 311 Cotuit Road, Lot 2, Sandwich, MA 02563

**Zoning:**

### Property Summary:

BL2 by the Town of Sandwich

Cotuit Road is the primary retail area of Sandwich. 311 Cotuit Road, Lot 2, sits in the middle of the strip. Lot 1 was sold and expanded to a convenience/package store; busy Aubuchon Hardware store located in the rear creates heavy traffic flow. The interconnecting roads allow the businesses to share the substantial traffic generated by their neighbors, health club and restaurants that share the northerly curb cut parking areas. Buyer will need to do their own due diligence and permit their intended development plan with the town of Sandwich. A conceptual 9,100 sq. ft. building was placed on lot 2 for the permitting of the subdivision, but site plan approval for lot 2 has not yet been sought or received.



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## Property Outline

