

367 Route 28, Yarmouth, MA 02673

**3,888+/- Sq. Ft. Retail / Office / Day Care Center Building for Sale
on 1.4+/- Acres on Route 28 in Yarmouth, Cape Cod**



Contact **Kevin Pepe** at Commercial Realty Advisors at 508-862-9000 ext 105 and kpepe@comrealty.net

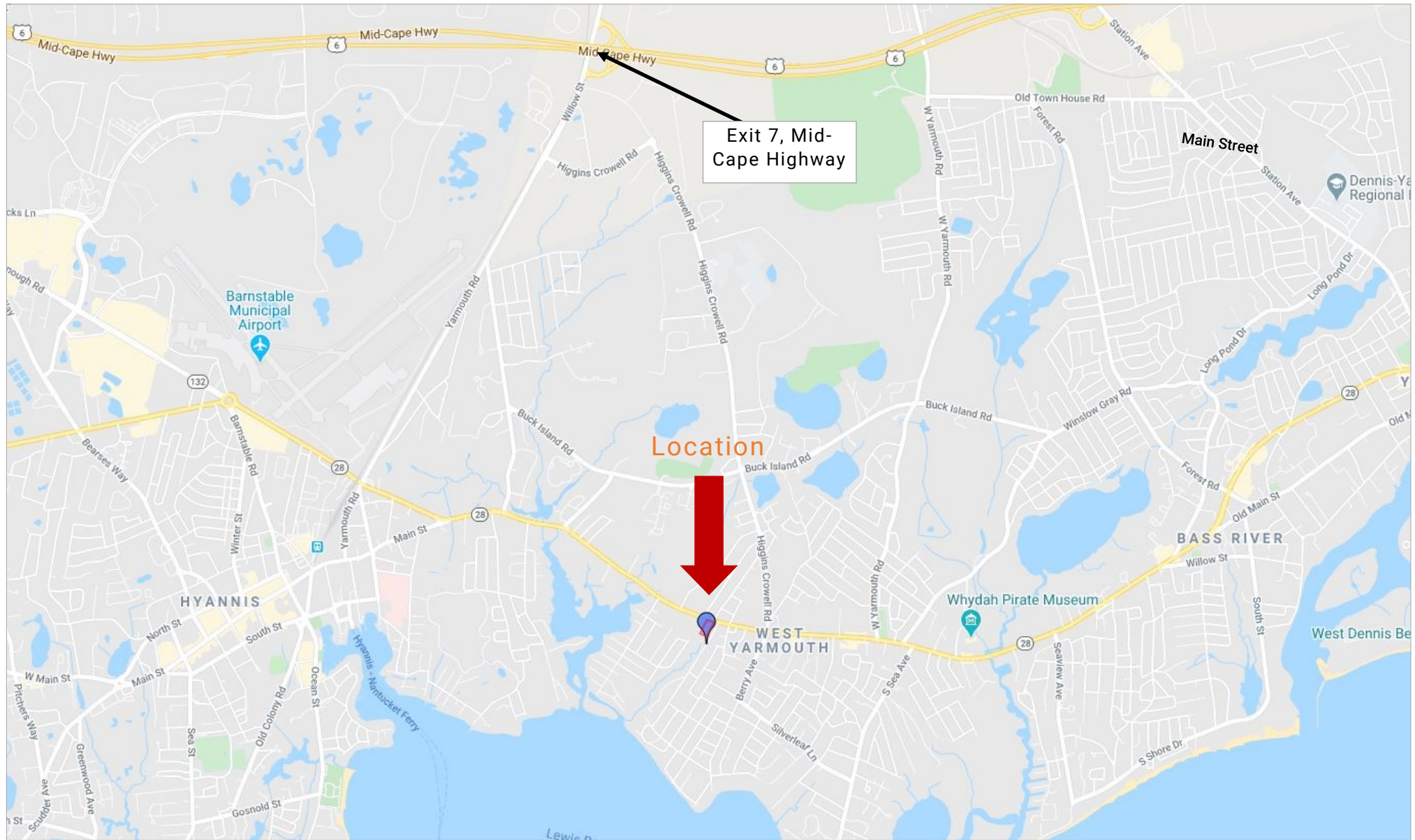
Property Summary:

- Unit 5 (Second Floor): 1,000+/- Sq. Ft. with Reception Area, 4 Offices
- Easy Access to Cape Cod, Barnstable, Bristol and Plymouth Counties
- DSL (Digital Subscriber Line) and Cable Available
- Future Ownership Interests Available at Tenant's Option

**For Sale at
\$632,000**

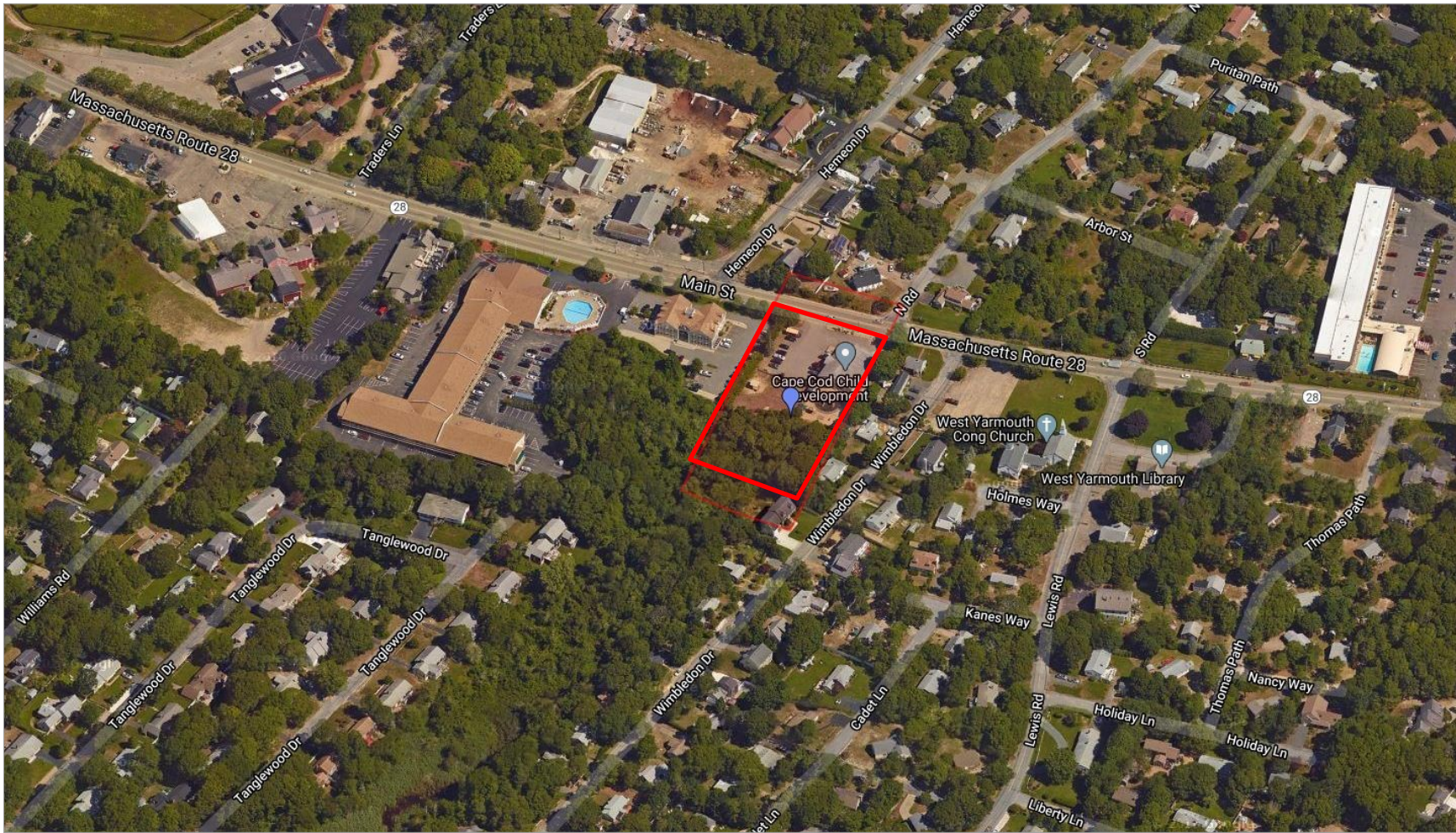
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Property Location Map



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Property View



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Address	Parcel ID	Assessed Acres	Land Assessment	Building Assessment	Total Assessment
367 Route 28	30/21	1.40	186,800	341,700	538,200

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Property Summary:

The property is approximately 1.40+/- acres of Business 3 (B3) zoned land improved by a 1-story 3,888+/- Sq. Ft. office/daycare building built in 1978. The living area of the main building is currently configured as a day care center /school built in 1973. The property is sited on a main East-West thoroughfare on Cape Cod with high traffic counts and high visibility. The property is handicap accessible. The property is serviced by Town water and private septic.

Title:

Barnstable County Registry of Deeds: Book 12120, Page 160

Zoning:

The property is zoned B2 (Business 2) by the Town of Yarmouth

Assessment and Taxes (2019):

The property is currently owned by a non-profit organization and is exempt from real estate taxes.



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Property Images

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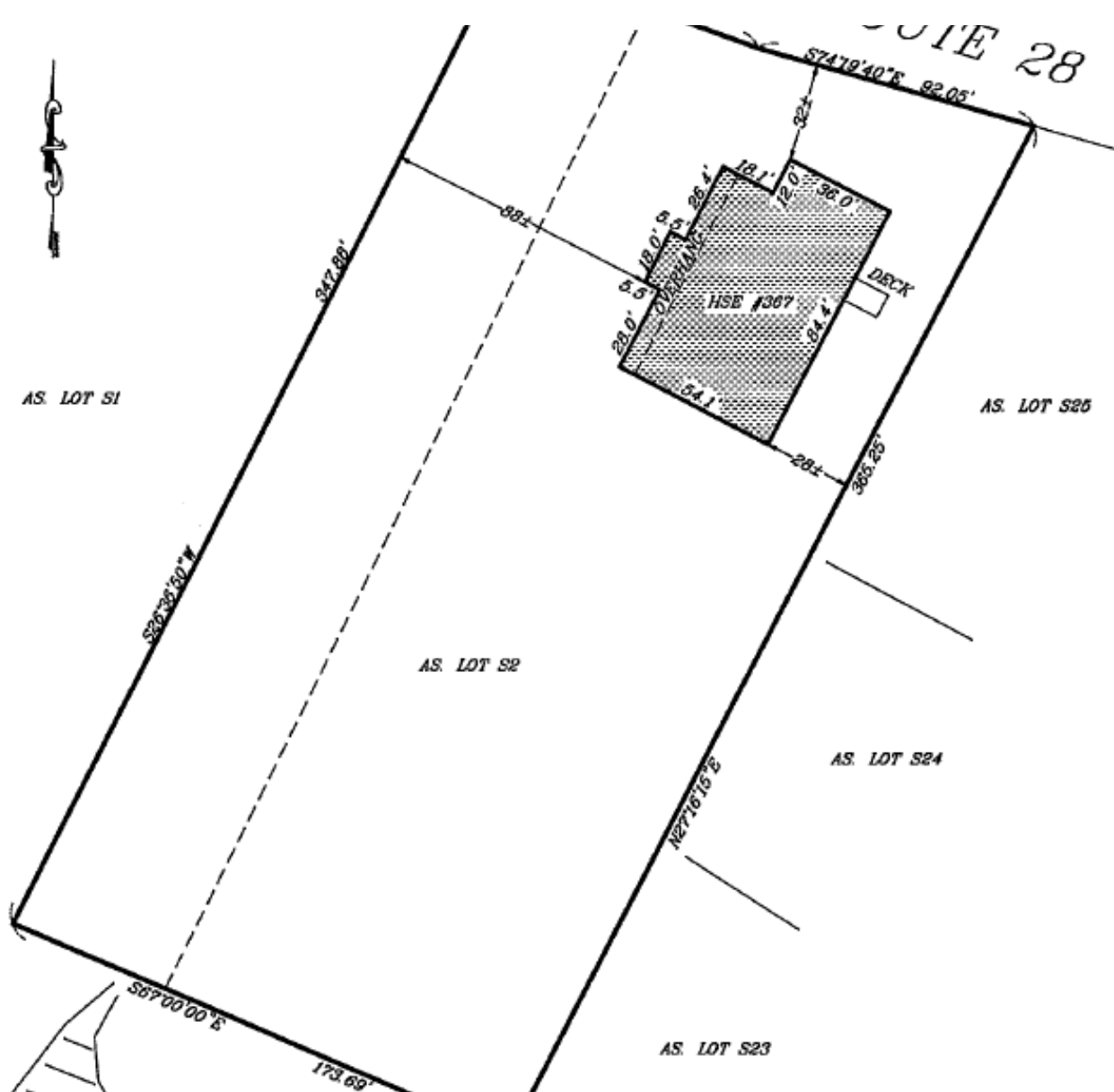
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Property Images



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Site Plan



According to the United States Census Bureau, the Town of Yarmouth has a total area of 28.2 square miles (73.1 km²), of which 24.1 square miles (62.5 km²) is land and 4.1 square miles (10.5 km²), or 14.40%, is water.^[1] Yarmouth is bordered by Cape Cod Bay to the north, Dennis to the east, Nantucket Sound to the south, and Barnstable to the west. Yarmouth is approximately 75 miles (121 km) southeast of Boston.

The Bass River and its tributaries make up the majority of the town's border with Dennis. There are also several smaller ponds throughout the town. The Cape Cod Bay shore is marshy, with several creeks flowing into it. The town's southern shore is known for its beaches, from the west jetty of the Bass River to Great Island, on the east and south sides of Hyannis Harbor. The town has no state forests or wildlife management areas, although there are many such natural, unprotected areas in town. The town is also the site of four golf courses, a rod and gun club, and a Boy Scout camp.

The median income for a household in the town was \$39,808, and the median income for a family was \$48,148. Males had a median income of \$37,090 versus \$26,741 for females. The per capita income for the town was \$22,731. About 5.2% of families and 7.5% of the population were below the poverty line, including 11.1% of those under age 18 and 3.6% of those age 65 or over.



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Site Plan

202.5 Use Regulation Table	Res.	RS-40	B1 ²¹	B2 ²¹
A. RESIDENTIAL				
A1 Single-family dwelling	yes	yes	yes	yes
A2 Two-family dwelling	yes	no	yes	BA
A3 Multi-family dwelling (in Cluster/PRD only)	BA ¹⁴	no	BA ¹⁴	BA ¹⁴
A4 Cluster/Planned Residential development	PB	no	PB	PB
A5 Boarding or Lodging house	BA	no	BA	BA
A6 Guesthouse, Inn, or Bed & Breakfast Inn	BA	no	BA	BA
A7 Hotel or motel	no	no	no	no
A8 Mobile home	no	no	no	no
A9 Mobile home park	no	no	no	no
A10 Accessory apartments	BA	BA	BA	BA
A11 Employee Housing	no	no	no	no
B. AGRICULTURE, FORESTRY & FISHING				
B1 Agricultural production of Crops	yes ⁷	yes ⁷	yes ⁷	yes ⁷
B2 Agricultural production of livestock (except on feed lots - then no)	yes ⁷	yes ⁷	yes ⁷	yes ⁷
B3 Agricultural service agencies	no	no	yes ^{4,13}	yes ²
B4 Forestry, fishing, hunting	yes	yes ¹⁰	yes	yes
C. MINING AND MINERAL EXTRACTION				
C1 Mining & mineral extraction (including sand & gravel pits)	BA	no	no	BA
202.5 Use Regulation Table				
E10 Petroleum & coal products	no	no	no	no
E11 Leather & leather products (*except no for tanning & finishing)	no	no	no ³	no
E12 Stone, clay & glass products	no	no	no ³	no
E13 Primary metal industries	no	no	no ³	no
E14 Fabricated metal products (*except no for coating, engraving & allied services)	no	no	no ³	no
E15 Machinery, except electrical	no	no	no ³	no
E16 Electrical & electronic equipment	no	no	no ³	no
E17 Transportation equipment	no	no	no ³	no
E18 Misc. manufacturing industries	no	no	no ³	no
F. TRANSPORTATION AND PUBLIC UTILITIES				
F1 Railroad transportation terminal	no	no	no	no
F2 Local & commuter passenger transportation terminal (incl. bus, cab, rail & other transportation)	no	no	no	BA
F3 Trucking & warehousing	no	no	no	no
F4 Water transportation	no	no	no	no
F5 Aviation field	BA	no	no	no
F6 Transportation services	no	no	yes ^{2,4,18}	yes ^{2,18}
F7 Communications facilities	BA ²⁰	BA ²⁰	BA ²⁰	BA ²⁰
F8 Public utility	no	no	BA ⁴	BA

202.5 Use Regulation Table	Res.	RS-40	B1 ²¹	B2 ²¹
D. CONSTRUCTION				
D1 General building contractor's yard	no	no	no	no
D2 Heavy construction contractor's yard	no	no	no	no
D3 Special trade contractor's yard	no	no	no	no
E. MANUFACTURING				
E1 Food & kindred products (*except no manufacturing of fats, oils & shortening)	no	no	no ³	no
E2 Tobacco products	no	no	no ³	no
E3 Textile mill products (*except no dyeing, finishing of yarn & thread mills or coated fabrics)	no	no	no ³	no
E4 Apparel & other textile products	no	no	no ³	no
E5 Lumber & wood products (*except wood preserving BA, plywood & particle board BA)	no	no	no ³	no
E6 Furniture & fixtures	no	no	no ³	no
E7 Paper & allied products (*except BA for manufacture of products from purchased paper & allied material)	no	no	no ³	no
E8 Printing & publishing (*except BA for printing)	no	no	yes ^{9,13,18}	yes ^{9,18}
E9 Chemicals & allied products	no	no	no	no
202.5 Use Regulation Table				
G. WHOLESALE TRADE				
G1 Wholesale of durable or non-durable goods (*except: no for petroleum products. no for chemical & allied products. no for junk yards)	no	no	no	no
H. RETAIL TRADE				
H1 Building materials & garden supplies	no	no	yes ^{2,4,18}	yes ^{2,18}
H2 General merchandise stores	no	no	yes ^{2,4,18}	yes ^{2,18}
H3 Food stores	no	no	yes ^{2,4,18}	yes ^{2,18}
H4 Sale of autos, boats, motor cycles, mopeds or other motorized recreational vehicles (includes service as accessory to sales)	no	no	BA	BA
H5 Sale of trucks, mobile homes or other heavy motorized equipment (includes service as accessory to sales)	no	no	no	no
H6 Motor vehicle service & repair (including service station)	no	no	BA ²	yes ^{2,18}
H7 Self service fuel station	no	no	BA	yes ^{2,18}
H8 Apparel & accessories	no	no	yes ^{4,18}	yes ^{2,18}
H9 Furniture & home furnishings	no	no	yes ⁴	yes ²
H10 Eating & drinking establishments	no	no	yes ¹⁸	yes ¹⁸

202.5 Use Regulation Table	Res.	RS-40	B1 ²¹	B2 ²¹
H11 Miscellaneous retail stores (*except BA for fuel oil dealers; no junk yards in any district)	no	no	yes ^{4,18}	yes ^{2,18}
I. FINANCE, INSURANCE & REAL ESTATE				
I1 Banking & credit agency office	no	no	yes ¹⁸	yes ¹⁸
I2 Security & commodity brokers & services	no	no	yes ¹⁸	yes ^{2,18}
I3 Insurance carriers, agents & brokers office	no	no	yes ¹⁸	yes ^{2,18}
I4 Real estate managers, agents & service office	no	no	yes ¹⁸	yes ^{2,18}
I5 Holding & other investment office	no	no	yes ¹⁸	yes ^{2,18}
J. PERSONAL SERVICES				
J1 Laundry, dry cleaning & garment services	no	no	yes ^{4,13,18}	yes ^{2,18}
J2 Photographic studios	no	no	yes ^{4,9,13,18}	yes ^{2,9,13,18}
J3 Beauty & barber shops	no	no	yes ^{4,13,18}	yes ^{2,18}
J4 Funeral home	no	no	yes ^{4,13,18}	yes ^{2,18}
J5 Shoe repair shop	no	no	yes ^{4,18}	yes ^{2,18}
J6 Miscellaneous personal services	no	no	yes ^{4,18,23}	yes ^{2,18,23}
K. BUSINESS SERVICES				
K1 Advertising agencies	no	no	yes ^{4,18}	yes ^{2,18}
K2 Consumer credit reporting agencies	no	no	yes ^{4,18}	yes ^{2,18}
K3 Mailing, reproduction, commercial art & stenographic services	no	no	yes ^{4,18}	yes ^{2,18}
202.5 Use Regulation Table				
M3 Reupholstery & furniture repair (*except no for paint stripping)	no	no	yes ^{4,18}	yes ^{2,18}
M4 Misc. repair shops & related services	no	no	yes ^{4,13,18}	yes ^{2,18}
N. AMUSEMENT & RECREATION SERVICES				
N1 Movie & drive-in theaters	no	no	BA	BA
N2 Dance halls, studios & schools	no	no	BA	BA
N3 Theatrical productions, including bands, orchestras & entertainers	no	no	BA	BA
N4 Bowling alleys & billiard establishments	no	no	BA	BA
N5 Professional sports establishments	no	no	BA	BA
N6 Public golf course	BA	no	BA	BA
N7 Coin-op amusement arcade	no	no	BA	BA
N8 Private sports & recreation club	no ¹	no	BA	BA
N9 Municipal recreation use	BA	no	BA	BA
N10 Temporary (not to exceed 9 days) outdoor recreation	no	no	no	no
N11 Other miscellaneous amusement & recreation services	no	no	BA	BA
N12 Adult Entertainment Enterprises, pursuant to section 410 of this Bylaw	no	no	no	no
O. PROFESSIONAL SERVICES				
O1 Doctors & dentists offices	no ¹²	no ¹²	yes	yes ²
O2 Legal office	no ¹²	no ¹²	yes	yes ²

202.5 Use Regulation Table	Res.	RS-40	B1 ²¹	B2 ²¹
K4 Building cleaning & maintenance services	no	no	yes ^{4,13,18}	yes ^{2,18}
K5 Extermination services	no	no	yes ^{4,13,18}	yes ^{2,18}
K6 News syndicates	no	no	yes ^{4,18}	yes ^{2,18}
K7 Personnel supply services	no	no	yes ^{4,18}	yes ^{2,18}
K8 Computer & data processing	no	no	yes ^{4,18}	yes ^{2,18}
K9 Detective agencies & guard services	no	no	yes ^{4,18}	yes ^{2,18}
K10 Motion picture production, distribution & services	no	no	yes ^{4,18}	yes ^{2,18}
K11 Misc. Businesses	no	no	yes ^{4,9,13,18}	yes ^{2,9,18}
L. MOTOR VEHICLE SERVICES				
L1 Auto, bus, truck & trailer rental (no vehicle servicing allowed)	no	no	BA	BA
L2 Commercial parking lots	no	no	yes ⁹	yes
L3 Mechanical repair shop	no	no	BA	BA
L4 Auto body & paint shop	no	no	BA	BA
L5 Other auto services	no	no	BA	BA
L6 Junk yard or similar	no	no	no	no
L7 Medical Services Appurtenant Parking	no	no	no	no
M. MISCELLANEOUS REPAIR SERVICES				
M1 Electrical repair (including refrigeration & air conditioning)	no	no	yes ^{4,18}	yes ^{2,18}
M2 Watch, clock & jewelry repair	no	no	yes ^{4,18}	yes ^{2,18}
202.5 Use Regulation Table				
O3 Engineering & architectural office	no ¹²	no ¹²	yes	yes ²
O4 Accounting, auditing & book keeping office	no ¹²	no ¹²	yes	yes ²
O5 Management, consulting & public relations office	no ¹²	no ¹²	yes	yes ²
O6 Research & development office (except yes for medical purposes in the MOD)	no	no	BA	BA
O7 Veterinary office (including kennel)	no	no	BA	BA
O8 Other professional office	no ¹²	no ¹²	yes	yes ²
P. INSTITUTIONAL SERVICES				
P1 Educational institutions	yes	yes ¹¹	yes	yes
P2 Religious institutions	yes	yes	yes	yes
P3 Cemetery	BA	no	BA	BA
P4 Hospital	BA	no	BA	BA
P5 Nursing & personal care facility	BA	no	BA	BA
P6 Non-profit social service facility	BA	no	no	BA
P7 Day care facility	no ¹⁵	no ¹⁵	yes	yes
P8 Non-profit private club, civic or fraternal organization	BA	no	BA	BA
P9 Museum, art gallery, botanical or zoological garden	BA	no	BA	BA
P10 Municipal use	BA	BA	yes	yes

202.5 Use Regulation Table	Res.	RS-40	B1 ²¹	B2 ²¹
Q. ACCESSORY USE				
Q1 Temporary construction trailer	yes	yes	yes	yes
Q2 Parking for more than 2 cars	BA	BA	yes	yes
Q3 Other accessory uses if customarily incidental to any of the above permitted uses and not detrimental to the neighborhood	yes ⁵	yes ⁵	yes	yes
Q4 Parking or storing of vehicles or trucks with 12 wheels or more or vehicles capable of hauling a unit of 12 wheels or over except for the purpose of constructing a home or structure or making a delivery or pickup	no	no	yes	yes
Q5 Neighborhood convenience store in PRD	BA	no	BA	BA