

7,400+/- Sq. Ft. Rare and Unique Commercial Building for Sale in Orleans Village, Cape Cod



Contact Brad Kuhrtz at Commercial Realty Advisors at 508-862-9000 ext 118 and bkuhrtz@comrealty.net or Bob Furst at 508-327-3424 and rfurst@comrealty.net

### **Property Summary:**

- 7,400+/- Sq. Ft. warehouse (6,500+/- Sq. Ft. footprint), most recently operated as a fitness
  facility
- Two standard height loading docks, currently sealed off, but can be restored
- Grade level access-overhead door can be restored

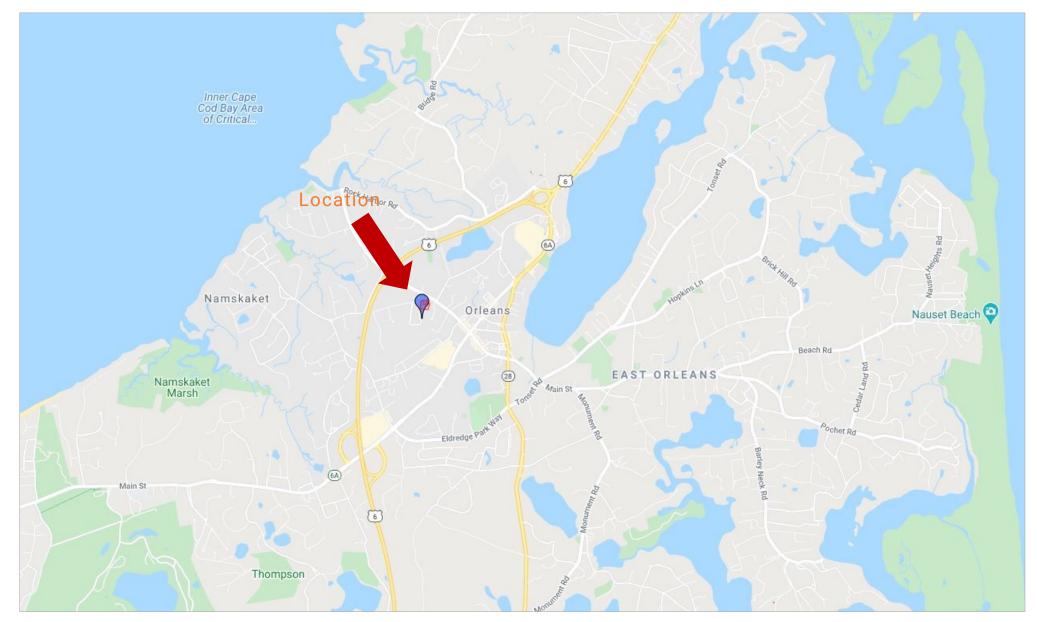
For Sale at \$799,000



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Property Map



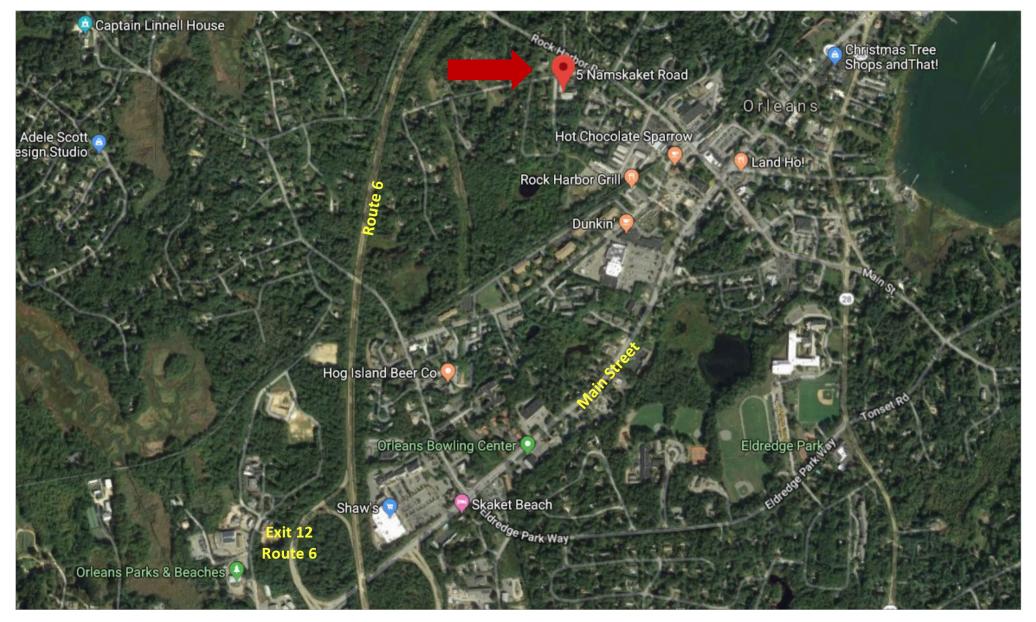




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**Property Map** 







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#### Property Summary: 5 Namskaket Road, Unit 5B, Orleans, MA 02653

- 7,400 Sq. Ft. warehouse (6,500 Sq. Ft. footprint) most recently operated as a fitness facility. Two standard height loading docks, currently sealed off, but can be restored.
- Grade level access overhead door can be restored
- 3-phase, 480-volt electrical service
- Gas heat, Central Air Conditioning
- Fire sprinklers
- Warehouse portion has 15' 9" ceilings
- Multiple private offices, studios, locker rooms and meeting spaces across two levels within condo

Address	Parcel ID	Total Assessment	2021 Taxes
5 Namskaket Road, Unit 5B, Orleans	25-81-5	\$751,600	2021 Taxes: \$6,070

- There are four total baths on premises. Two of them are men's & woman's locker rooms with toilet, shower, & storage facilities
- Handicapped accessible first floor
- Ample parking
- Property located outside Orleans Groundwater protection Area
- Condo Fees: \$650/Month Zoning: The property is zoned GB by the Town of Orleans. For permitted uses see Town of Orleans Zoning Bylaws: https://ecode360.com/14200109



**Property View** 





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Floor Plan



