

5 Namskaket Road, Unit 5B, Orleans, MA 02653

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



FOR SALE!

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**

5 Namskaket Road, Unit 5B, Orleans, MA 02653
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
<ul style="list-style-type: none">• 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			



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Property View

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