

33 Route 28, West Yarmouth, MA 02673

Commercial
Realty Advisors

3,923+/- Sq. Ft. Commercial / Retail Property for Sale
or Lease on 1+/- Acre in West Yarmouth, Cape Cod



FOR SALE!

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

Property Summary:

- Zoned B-2 land (Business-2)
- The building is fully sprinklered and has forced hot water oil heat
- Located at the gateway to Hyannis Village and benefits from excellent traffic counts of 25,401 +/- (AAD)

For Sale: \$599,000
For Lease: \$5,000/Mo. NNN

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Property Map



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Property Aerial View



Property Outline Approximate. Please Confirm

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Property Summary:

The property is approximately 1+/- acre of B-2 zoned land (Business 2) improved by a 3,923+/- Sq. Ft. retail/commercial building. The building is fully sprinklered and has forced hot water oil heat. It is located at the gateway to Hyannis Village and benefits from excellent traffic counts of 25,401+/- (AAD).

Title: Barnstable Registry of Deeds: Certificate D159122

2021 Taxes: \$4,277

Zoning: The property is zoned B-2 by the Town of Yarmouth.

Address	Parcel ID	Land Assessment	Improvements	Total Assessment
33 Route 28, West Yarmouth	36/ 83/ / /	\$267,100	\$167,200	\$434,300



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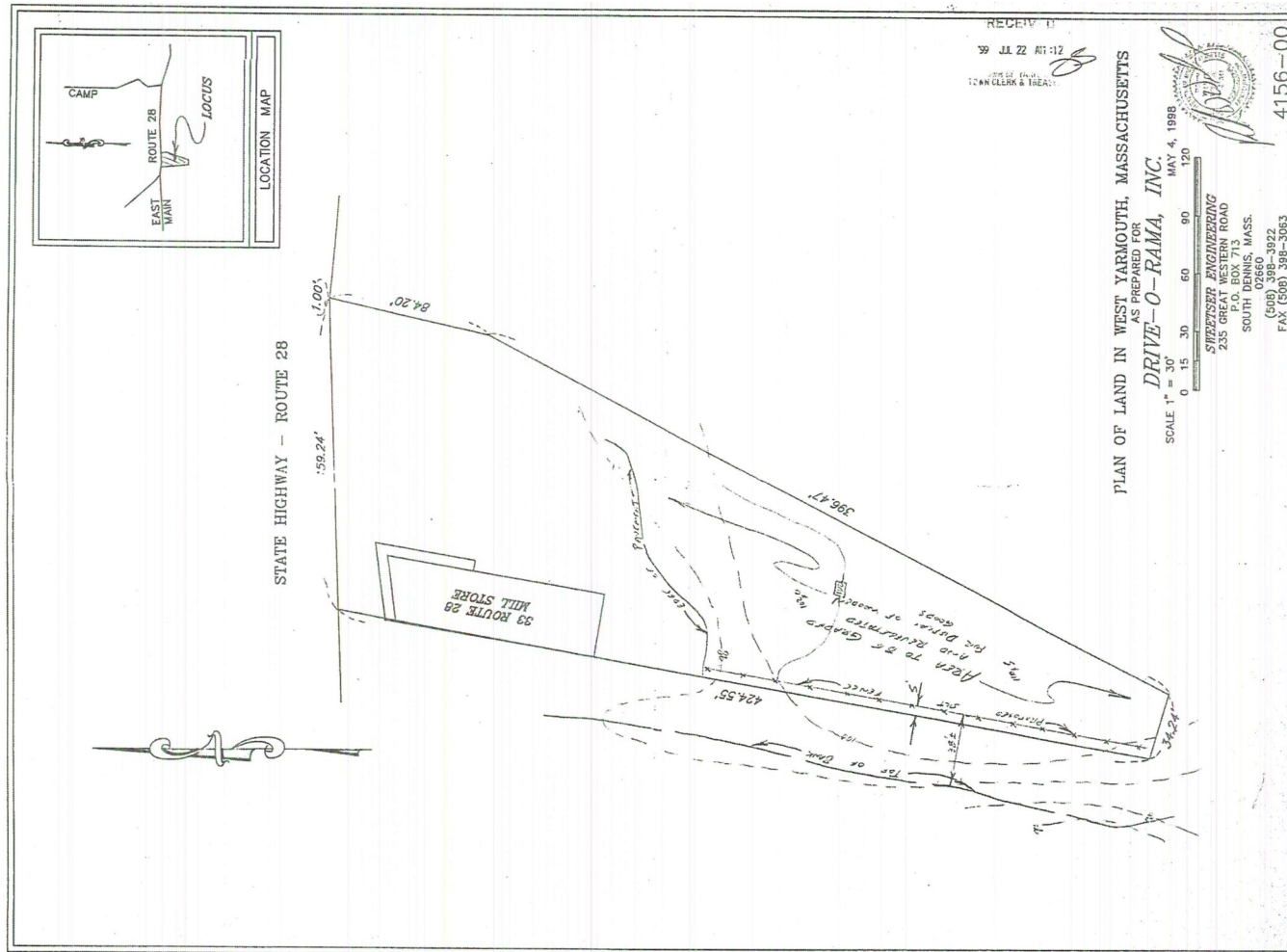
Property Images



Site Plan



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