

OFFERING MEMORANDUM

Commercial Industrial Office Space - Second Floor



80 Mid-Tech Drive, Unit 7
WEST YARMOUTH MA

FOR SALE

Price

Area

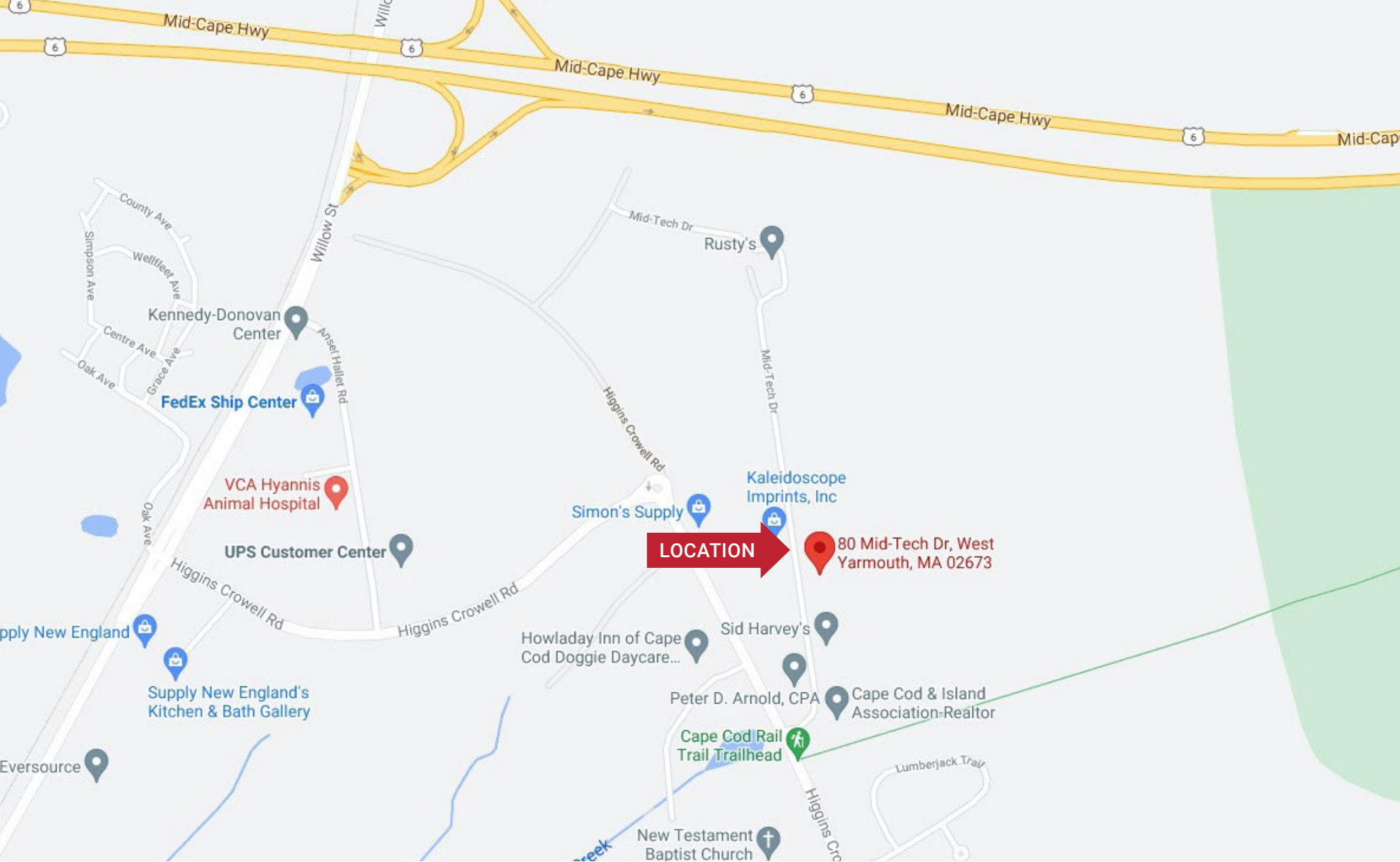
\$139,900

1,396+/- Sq. Ft.

Investment Highlights

- ➔ 1,396+/- Sq. Ft., 2nd floor Commercial / Industrial / Manufacturing / Office condominium located on Mid-Tech Drive in West Yarmouth
- ➔ Plumbing and infrastructure in place for its current configuration as a dental prosthetics lab
- ➔ Data infrastructure in place

- ➔ Has 2 bathrooms
- ➔ Ample parking and easy access to Exit 7 on the Mid-Cape Highway or Willow Street/Yarmouth Road
- ➔ Condominium fees are \$162 per month
- ➔ Or available for lease at \$1,250/month



LOCATION

80 Mid-Tech Dr, West Yarmouth, MA 02673





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License #6295



Property Specifications

PROPERTY DETAILS

Year Built	1990
Rentable Area	1,400 +/- Sq. Ft.
Address	80 Mid-Tech Drive, Unit 7
Style	Industrial Condo
Stories	1 Story
Zoning	R4 by the Town of Yarmouth
Map ID	Map 84, Parcel 16-C7
Title	Barnstable County Land Court 587938

FINANCIAL INFORMATION

Unit Value	\$166,900
Total Assessed Value	\$166,900
2021 Taxes	\$1,644



Area Demographics

YARMOUTH DEMOGRAPHICS FOR 2021

Estimated Population	23,203
Estimated Households	10,515
Estimated Average Household Income	\$63,432
Estimated Total Businesses	3,556



FINANCIAL INFORMATION

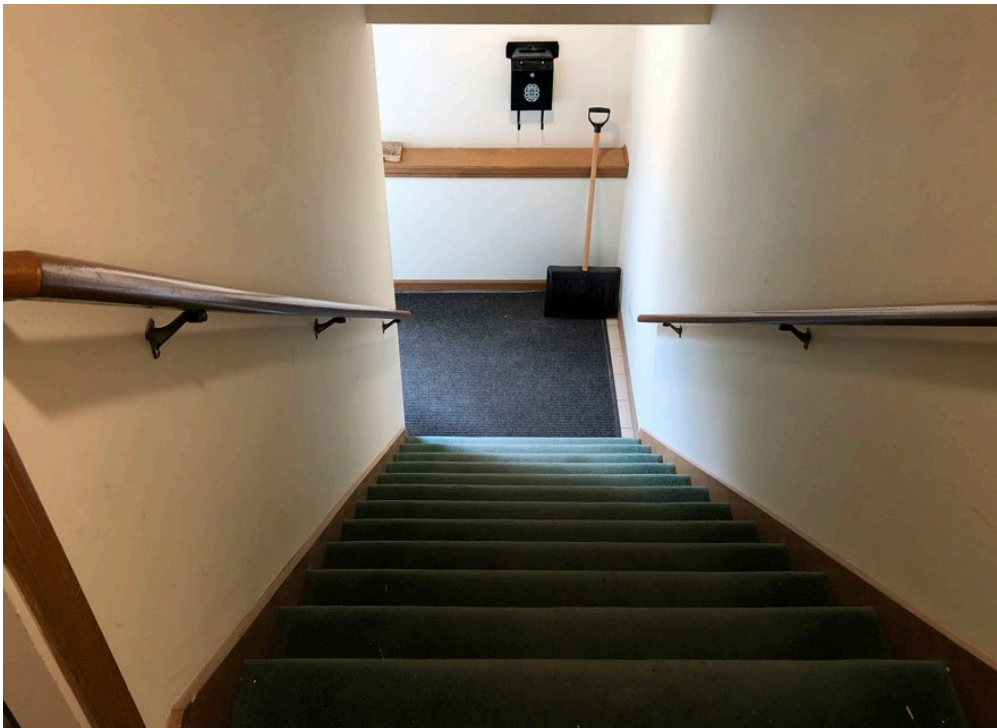
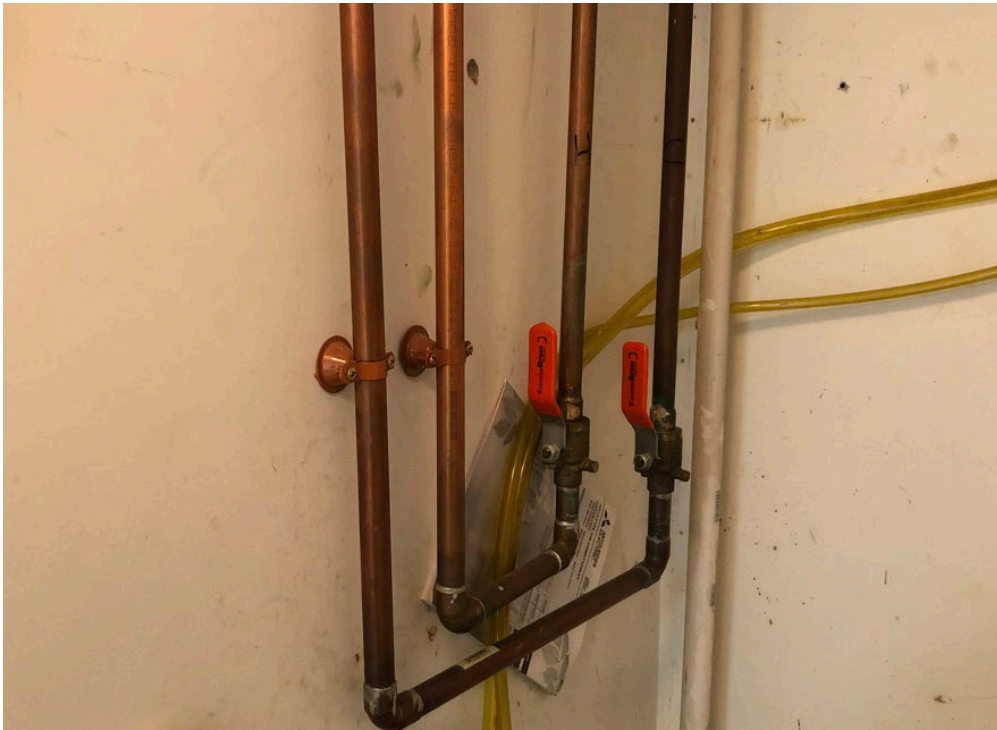
Price for Sale	\$139,900
Net Operating Income	\$000 +/-
Cap Rate	.00%+/-



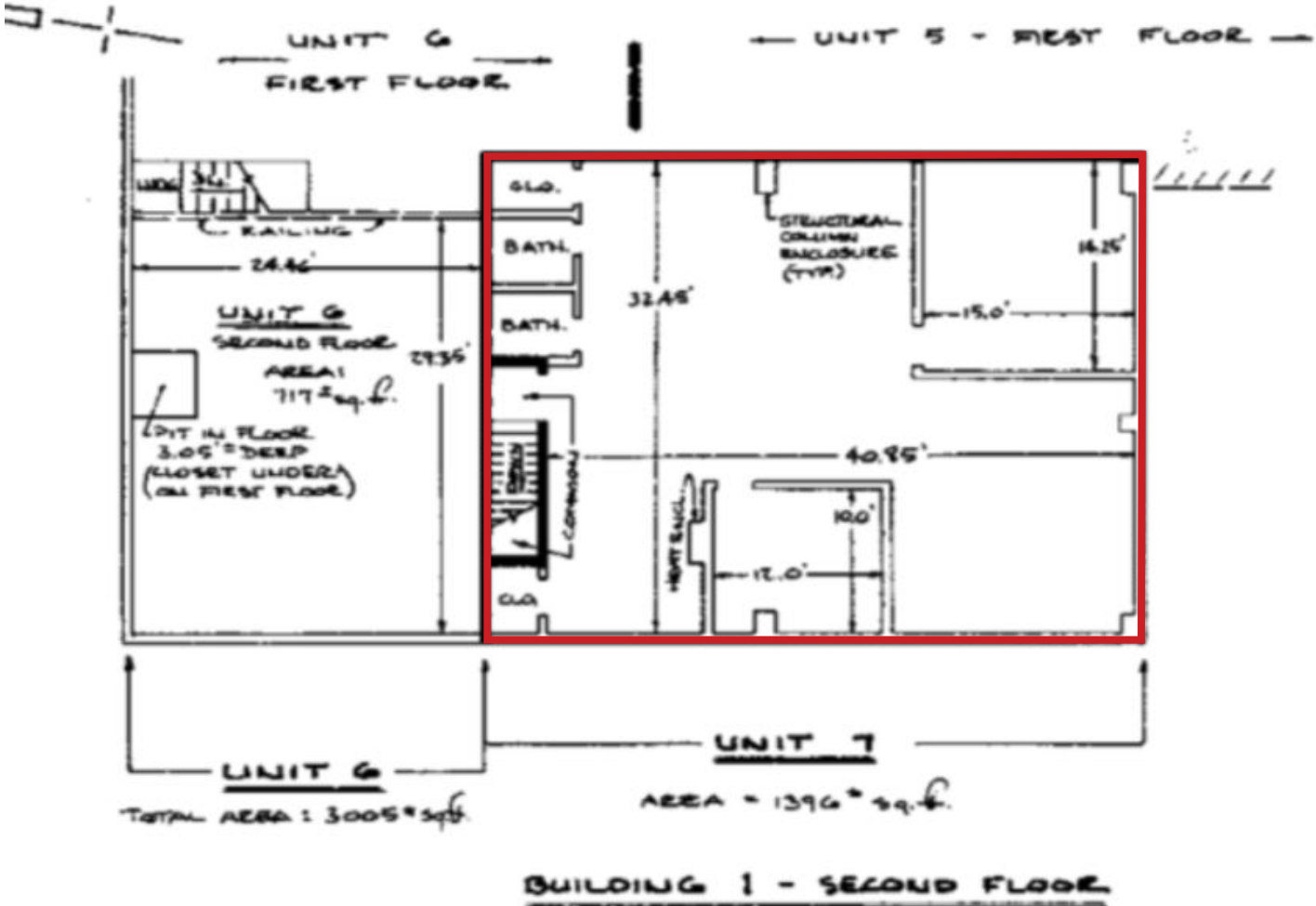
Property Photos







Floor Plan





Commercial
Realty Advisors

**REAL ESTATE
SERVICES**

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