

OFFERING MEMORANDUM

Professional Office Building



1025 Main Street
WEST BARNSTABLE MA

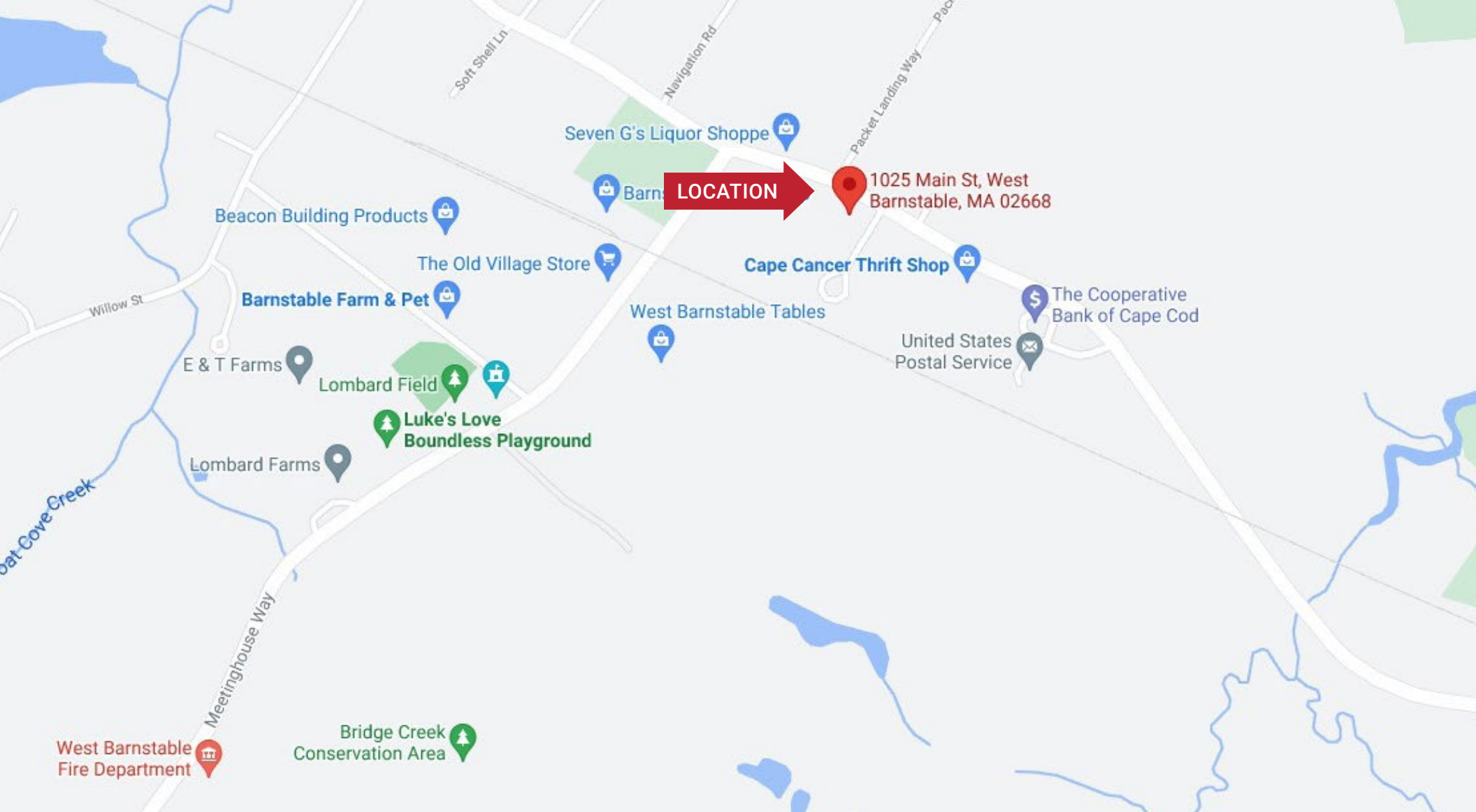
INVESTMENT SALES

Price	Area
\$725,000	10,056+/- Sq. Ft.

Investment Highlights

- ➔ Investment opportunity! 10,056+/- Sq. Ft. 6-Unit office building for sale on Main Street in West Barnstable
- ➔ First time to market in West Barnstable Village Business District zoning

- ➔ Investment opportunity, off historic and picturesque Route 6A, convenient to all routes (6, 6A, 149)
- ➔ This property is on 0.8 acres
- ➔ Building fully leased with development possibilities for greater income revenue



West Barnstable Fire Department

Bridge Creek Conservation Area

LOCATION

1025 Main St, West Barnstable, MA 02668





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License #6295



Area Demographics

BARNSTABLE DEMOGRAPHICS FOR 2021

Estimated Population	228,996
Estimated Households	94,323
Estimated Average Household Income	\$74,336
Estimated Total Businesses	8,679

FINANCIAL INFORMATION

Price for Sale	\$725,000
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Property Specifications

PROPERTY DETAILS

Year Built	1973
Area	10,056+/- Sq. Ft.
Address	1025 Main Street, West Barnstable, MA
Style	Office Building
Stories	2
Zoning	WBV
Parcel Number	178/ 024/ / /



FINANCIAL ASSESSMENT & TAXES

Building Value	\$535,400
Land Value	\$216,000
Total Assessed Value	\$770,200
2021 Taxes	\$8,130



Property Photos



Property Photos





Commercial
Realty Advisors

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SERVICES**

Luanne Persson

Real estate professional
508-862-9000 ext 128
lpersson@comrealty.net

Commercial Realty Advisors, Inc.

222 West Main Street
Hyannis, MA 02601
<https://comrealty.net>