

## OFFERING MEMORANDUM

# Industrial Space with 2 Units & Bay Door



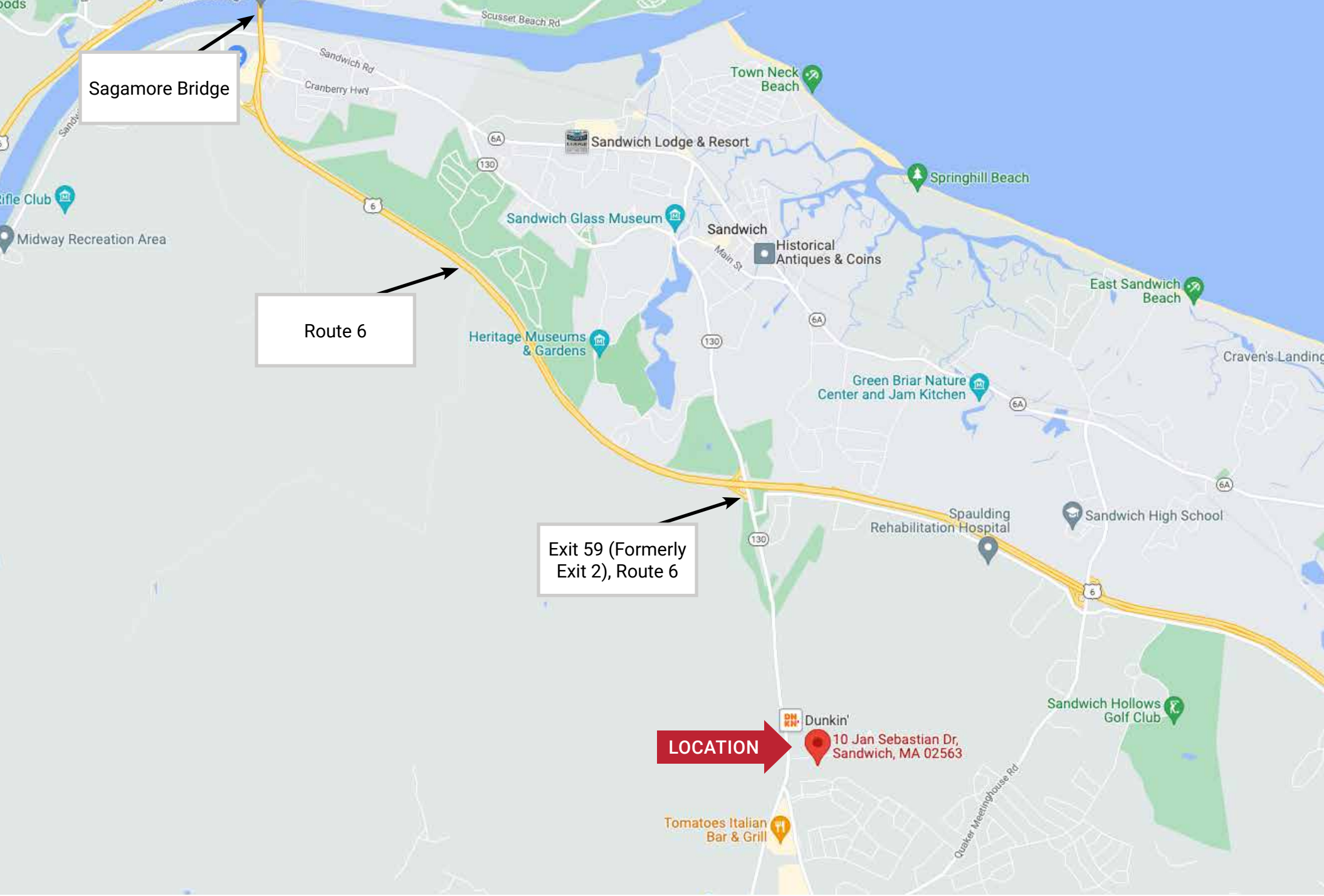
10 Jan Sebastian Drive, Unit 4  
**SANDWICH MA**

**FOR SALE**

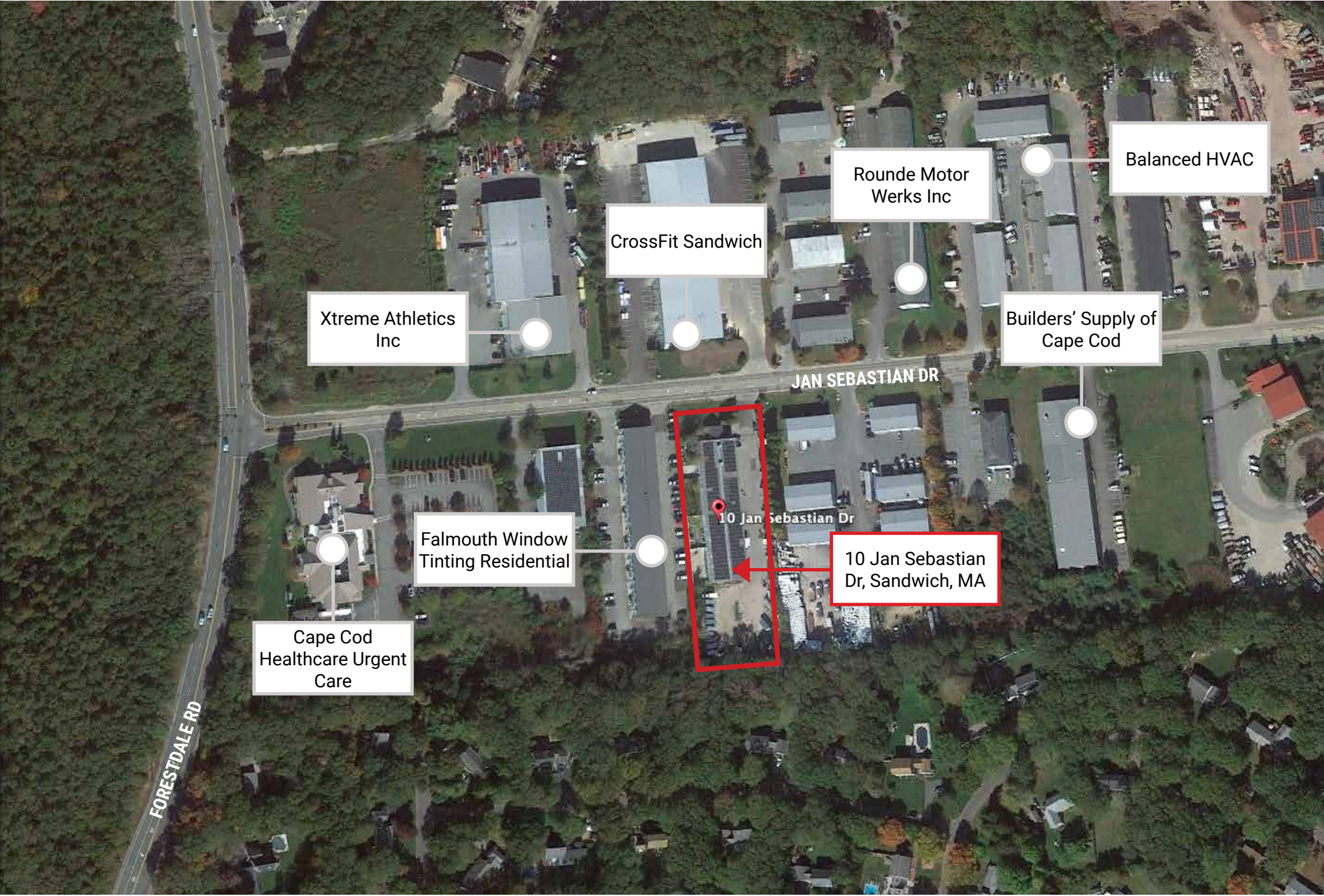
Price	Area
\$720,000	+/- 3,600 Sq. Ft.

## Investment Highlights

- ✓ Previously used for "doggy daycare", allowed uses include contractors, storage and other
- ✓ The unit has one 12' x 14' overhead bay door on the front, and a framed overhead door on the side/end wall
- ✓ There are 3 deeded parking spaces with adjacent common parking available
- ✓ There is a 20' x 60' fenced in (deeded) area in rear of unit
- ✓ Call today to schedule a showing!









# Property Description

## PROPERTY DETAILS

10 Jan Sebastian, Unit 4, is a 3,600+/- Sq. Ft., ground-level end unit (located furthest from the curb cut). The unit has one 12' x 14' overhead bay door on the front, and a framed overhead door on the side/end wall. There are 3 deeded parking spaces with adjacent common parking available (first come, first serve). There is a 20' x 60' fenced in (deeded) area in rear of unit. Jan Sebastian Drive is approx. 1+/- mile from Route 6 and 5+/- minutes from the Sagamore Bridge.

Title: Barnstable County Registry of Deeds: Book 23583, Page 257

Unit 4 is currently subdivided into 2 units: 4A and 4B with existing tenants.

**Unit 4A** is approx. 1,400+/- Sq. Ft., available for buyer occupancy at closing. There is an existing tenant-at-will that would likely stay if buyer desired income.

**Unit 4B** is approx. 2,200+/- Sq. Ft., currently leased to Doggy Day Care business through 6/30/2021, with option to extend.

## TRAFFIC COUNTS

Via the Cape Cod Commission

<b>Annual Average Daily (Estimated 2018 Traffic Volumes)</b>	3,944
<b>Summer Average Daily (Estimated 2018 Traffic Volumes)</b>	5,189
<b>Total Peak Hour (Estimated 2018 Summer PM Peak Hour Volumes)</b>	454
<b>EB Peak Hour</b>	186
<b>WB Peak Hour</b>	268



# Area Demographics

## SANDWICH DEMOGRAPHICS FOR 2021

Estimated Population	20,259
Estimated Households	8,114
Estimated Average Household Income	\$100,324
Estimated Total Businesses	2,873

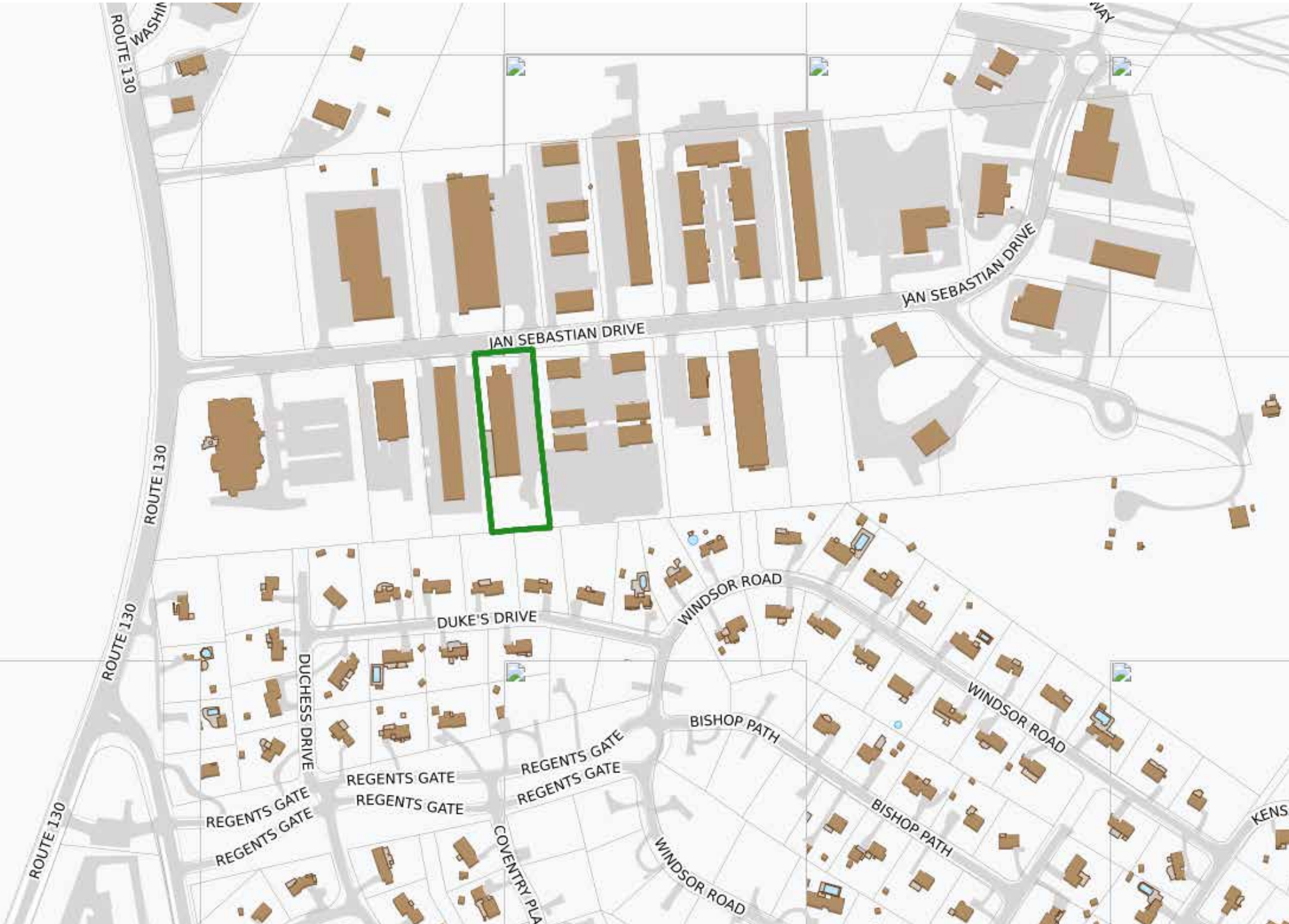
## OVERALL PROPERTY DETAILS

Year Built	1985
Area	3,600 +/- Sq. Ft.
Address	10 Jan Sebastian Drive, Unit 4, Sandwich, MA
Style	Mixed-Use
Zoning	Industrial Limited (IND)
Parcel ID	27-43-4
Taxes 2022	\$5,767
Land Assessment	\$0
Building Assessment	\$349,700
Detached Assessment	\$0
Total Assessment	\$349,700
Acres	0





# GIS Map



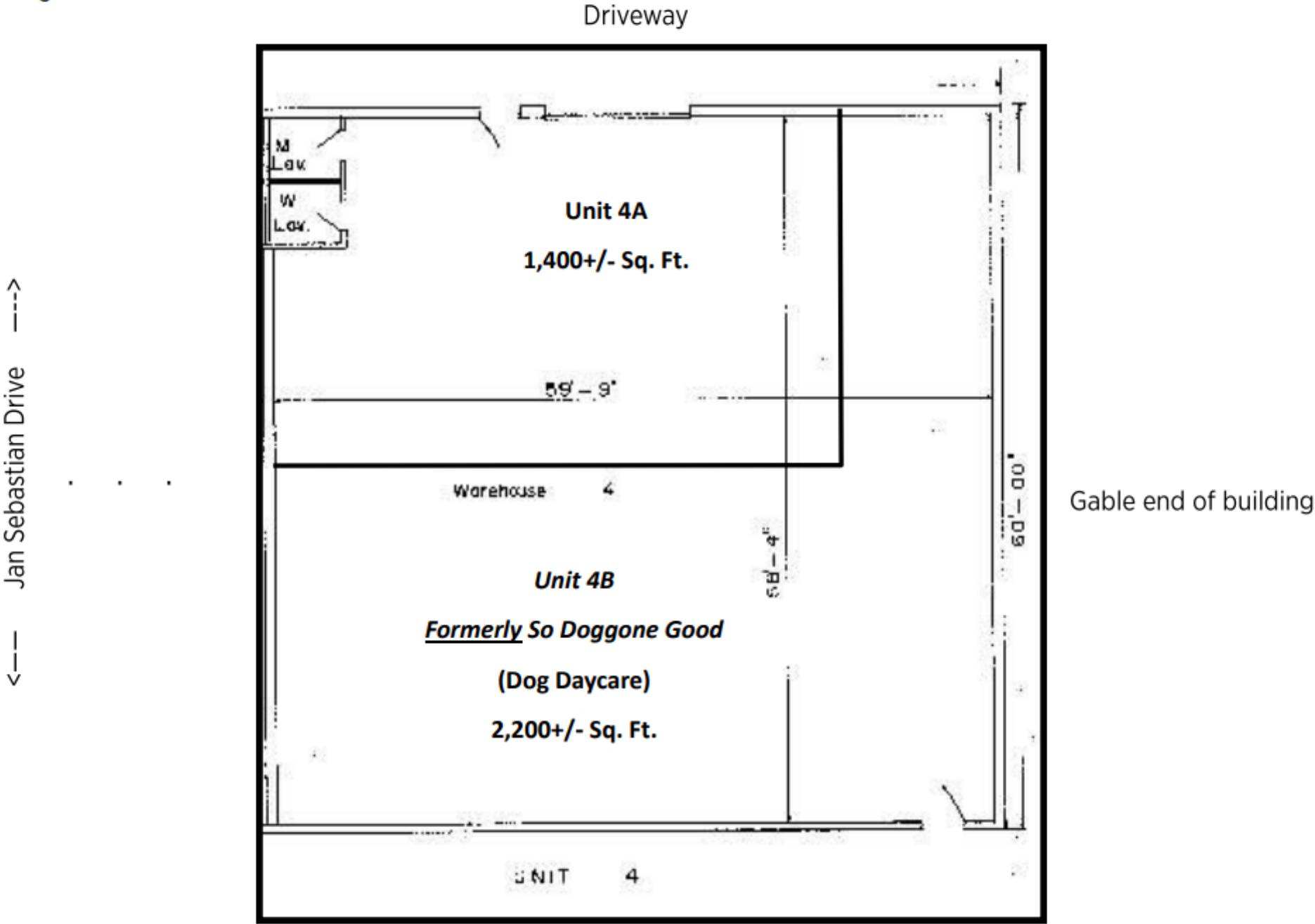
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# Floor Plan

10 Jan Sebastian Drive, Unit 4, Sandwich, MA 02563

Building Plan







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License #6295





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