

OFFERING MEMORANDUM

Medical / Commercial Office



244 Willow Street, Units D & E
YARMOUTH PORT MA

FOR SALE OR LEASE

For Lease

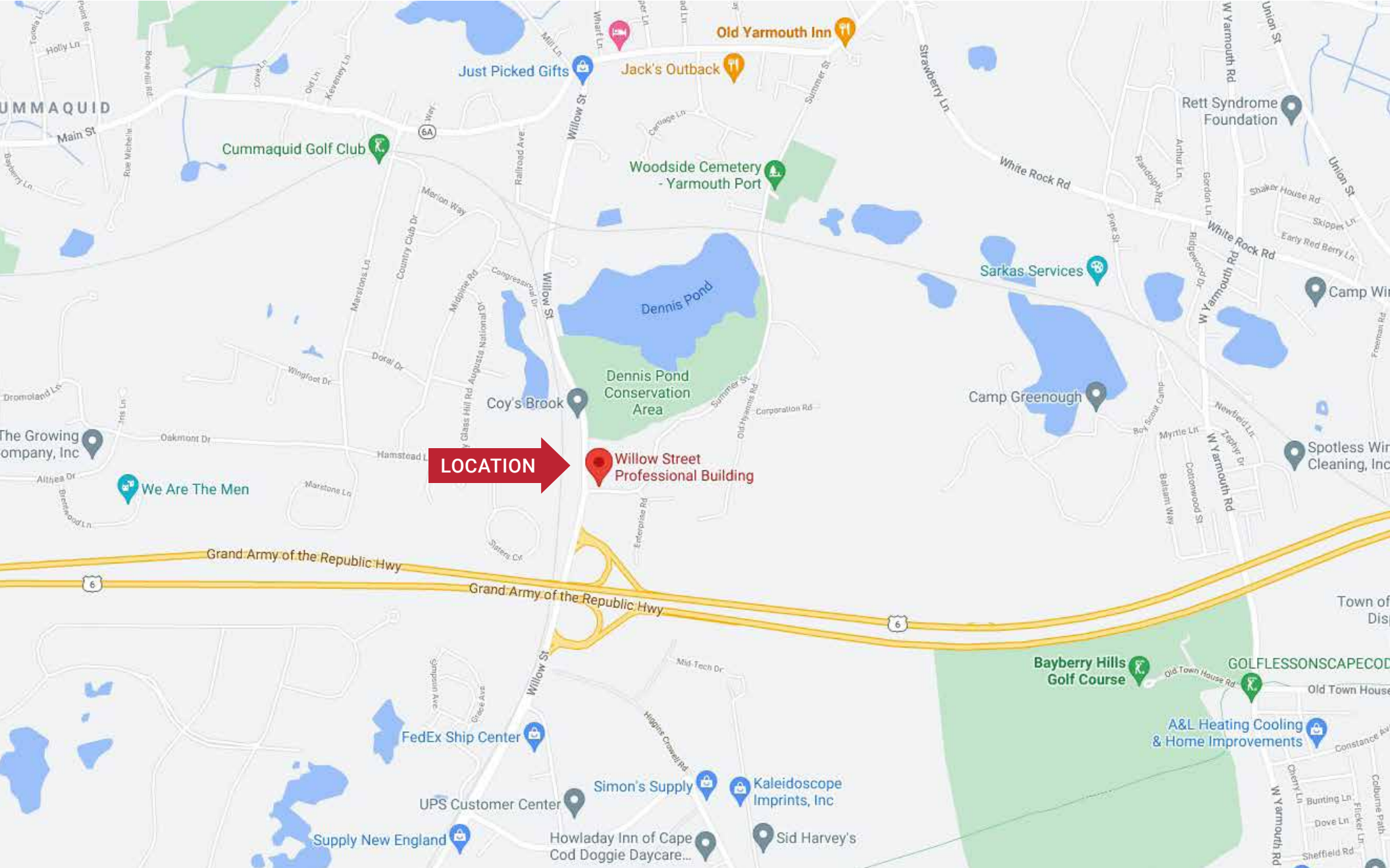
Area

\$19.50/ Sq. Ft. NNN

+/- 2,276 Sq. Ft. Total

Investment Highlights

- ✓ This property is a commercial/medical office space with 2 adjoining condominium units.
- ✓ Offered for lease at \$19.50/Sq. Ft. NNN.
- ✓ The property benefits from its key location which is a 6-minute drive to downtown Hyannis and one block away from Exit 72 (previously Exit 7) of the Mid-Cape Highway.





244 Willow Street,
Yarmouth Port, MA

Willow Street Professional Building

SUMMER ST

Fresenius Kidney Care
Cape Cod

International Fund
for Animal Welfare

Paws Dream
Doggie Daycare

Cape Cod
Gymnastics

Millway Marina

WILLOW ST

RAMP TO RTE 6

Property Specifications

PROPERTY DETAILS

Year Built	1975
Area	Unit D: 799 +/- Sq. Ft. Unit E: 1,477 +/- Sq. Ft.
Address	244 Willow Street, Yarmouth Port, MA
Style	Condominium Office
Stories	1
Zoning	Zoned B3
Parcel ID	Unit D: 93/ 21/ CD Unit E: 93/ 21/ CE
Title	Barnstable County Registry of Deeds: Book 15414, Page 13



Area Demographics

YARMOUTH DEMOGRAPHICS FOR 2021

Estimated Population	25,023
Estimated Households	10,515
Estimated Average Household Income	\$63,432
Estimated Total Businesses	3,556

FINANCIAL INFORMATION

Price for Lease	\$19.50 / Sq. Ft. NNN
Building Assessment	Unit D: \$103,400 Unit E: \$191,200
Total Assessed Value	\$294,600
2022 Taxes	Unit D: \$1,097 Unit E: \$1,822 Total: \$2,919
Condo Fees	\$585/Month

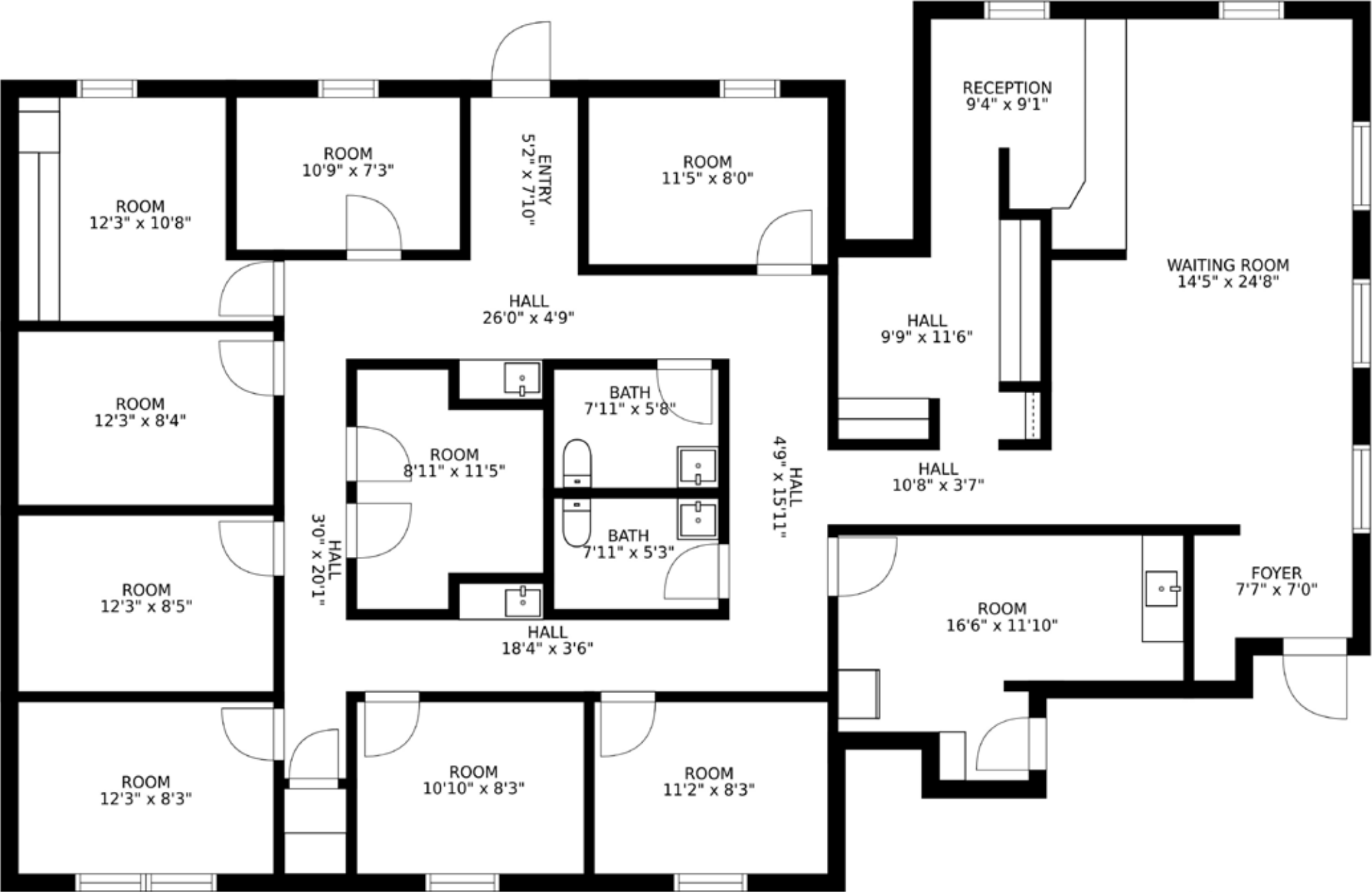




Property Map



Floor Plan - First Floor





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License #6295



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