

# OFFERING MEMORANDUM

## Industrial Space



21 Fruean Ave, Unit C4  
**YARMOUTH MA**

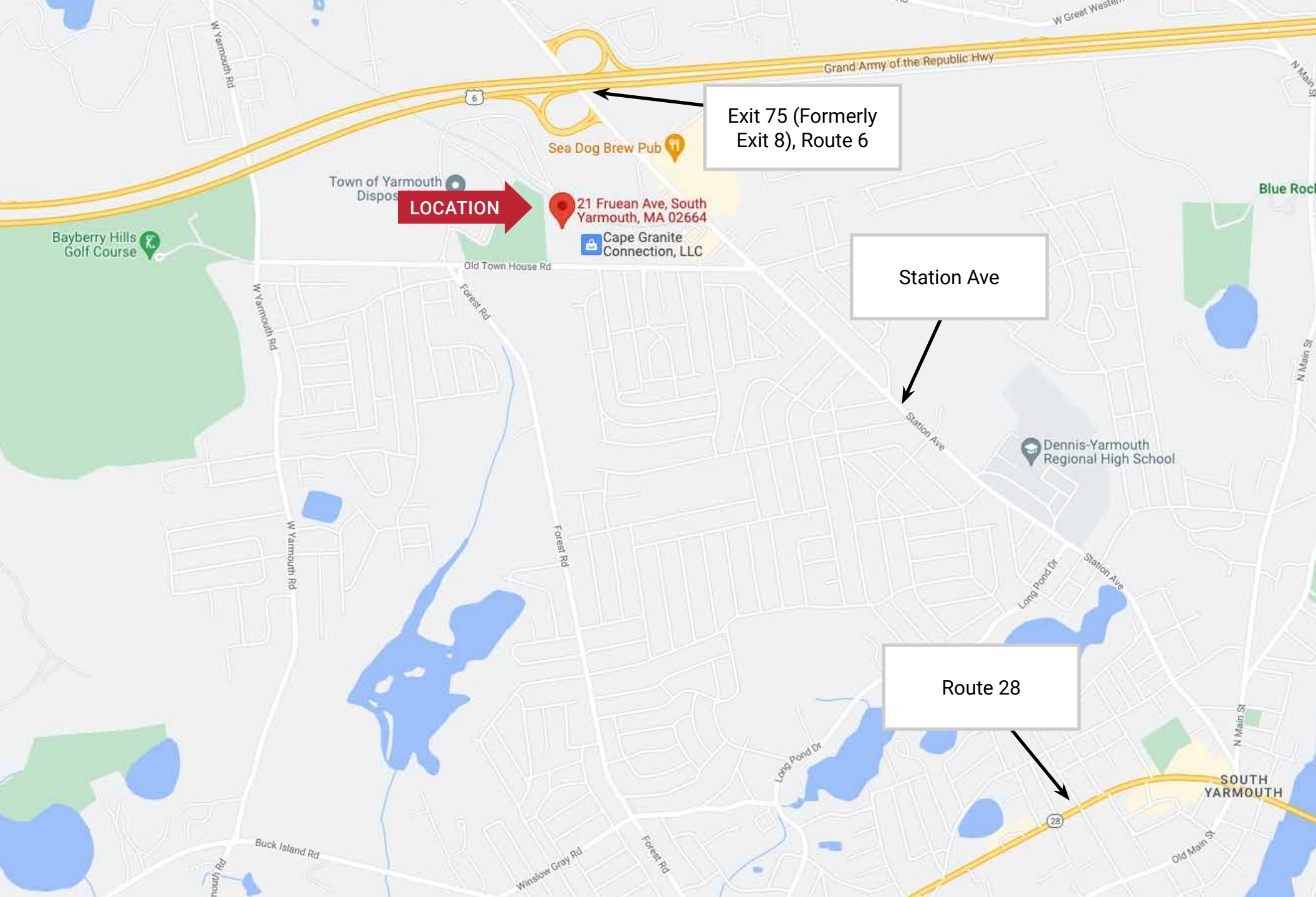
**FOR SALE**

Price	Area
<b>\$535,000</b>	<b>2,100 +/- Sq. Ft.</b>

### Property Highlights

- ✓ Mid-Cape contractor bay for sale - +/- 2,100 Sq. Ft.
- ✓ Corner unit proximate to Route 6 and all Mid Cape points
- ✓ The property features a high ceiling bay with 16 foot clear, 10 X 10 power overhead door, 2 half bathrooms, utility closet, 200 amp service single phase.

- ✓ Exterior windows offer light in both the office space as well as the shop
- ✓ The office area features a reception/workspace, conference room, and private rear office adjacent to a small kitchenette
- ✓ Gas heat & central air service the (currently unused)
- ✓ Call today to schedule a showing!



Exit 75 (Formerly Exit 8), Route 6

**LOCATION**

21 Fruean Ave, South Yarmouth, MA 02664  
Cape Granite Connection, LLC

Station Ave

Route 28



21 Fruean Ave,  
Yarmouth, MA

WORKSHOP RD

FRUEAN AVE

CAPE COD RAIL TRAIL

21 Fruean Ave

Hawkeye

Compass  
Painting Inc

Carpet Cleaner of  
Cape Cod

Phase 2 Fitness

OLD TOWN HOUSE RD

RESCON Restoration  
& Construction

Cape Granite  
Connection

Dry Dock Marine  
Corporation



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License #6295



# Property Description

- Mid Cape contractor bay for sale - +/- 2,100 Sq. Ft.
- Corner unit proximate to Route 6 and all Mid Cape points
- The property features a high ceiling bay with 16 foot clear, 10 X 10 power overhead door, 2 half bathrooms, utility closet, 200 amp service single phase.
- Exterior windows offer light in both the office space as well as the shop
- The office area features a reception/workspace, conference room, and private rear office adjacent to a small kitchenette (no water)
- Gas heat & central air service the (currently unused)
- The office space is serviced by a ductless split system with heat & a/c.
- The monthly condo fee is \$253.00
- Annual taxes (2022) \$1,817.64
- Recent association improvements include exterior painting & catch basin cleaning
- Zoned B3 by the Town of Yarmouth



# Property Specifications

## PROPERTY DETAILS

<b>Year Built</b>	1988
<b>Area</b>	2,100 +/- Sq. Ft.
<b>Address</b>	21 Fruean Ave, Yarmouth, MA
<b>Style</b>	Industrial Condo
<b>Map ID</b>	87/23/CC4

## FINANCIAL INFORMATION

<b>Land Value</b>	0
<b>Building Value</b>	\$198,000
<b>Detach Value</b>	0
<b>Total Approximate Value</b>	\$198,000



# Area Demographics

## YARMOUTH DEMOGRAPHICS

<b>Estimated Population</b>	25,023
<b>Estimated Households</b>	10,575
<b>Estimated Average Household Income</b>	\$68,385
<b>Estimated Total Businesses</b>	3,556

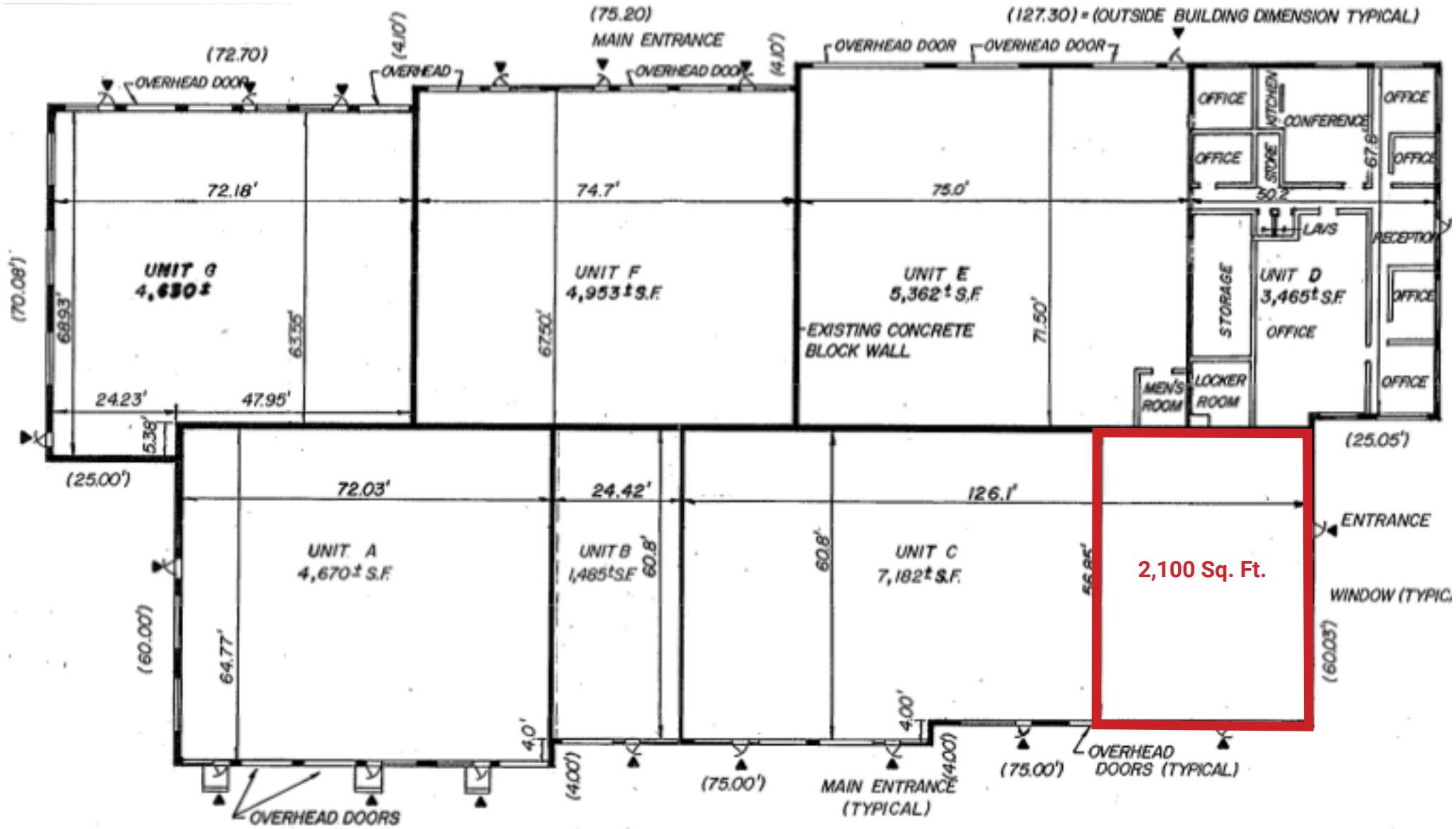


## FINANCIAL INFORMATION

<b>Price for Sale</b>	\$535,000
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# Floor Plan





Commercial  
**Realty Advisors**

**REAL ESTATE  
SERVICES**

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