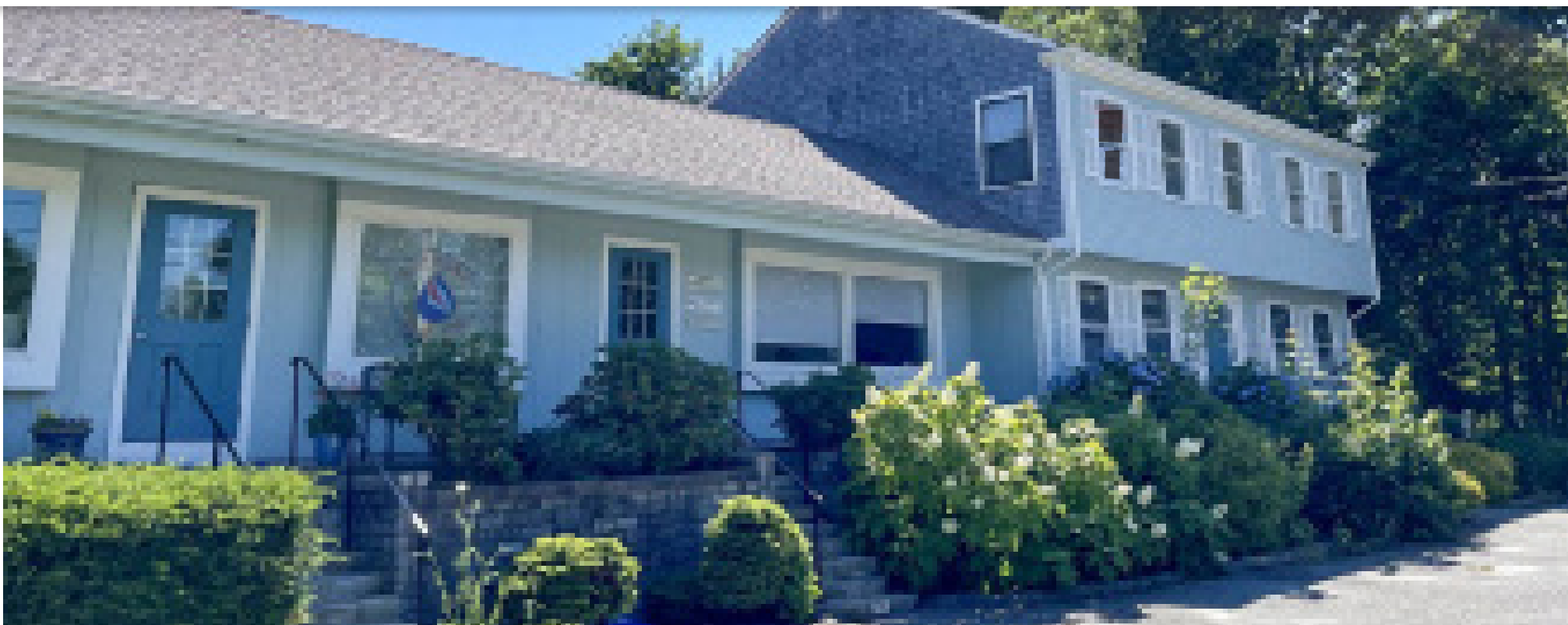


# OFFERING MEMORANDUM

## Professional Office Building



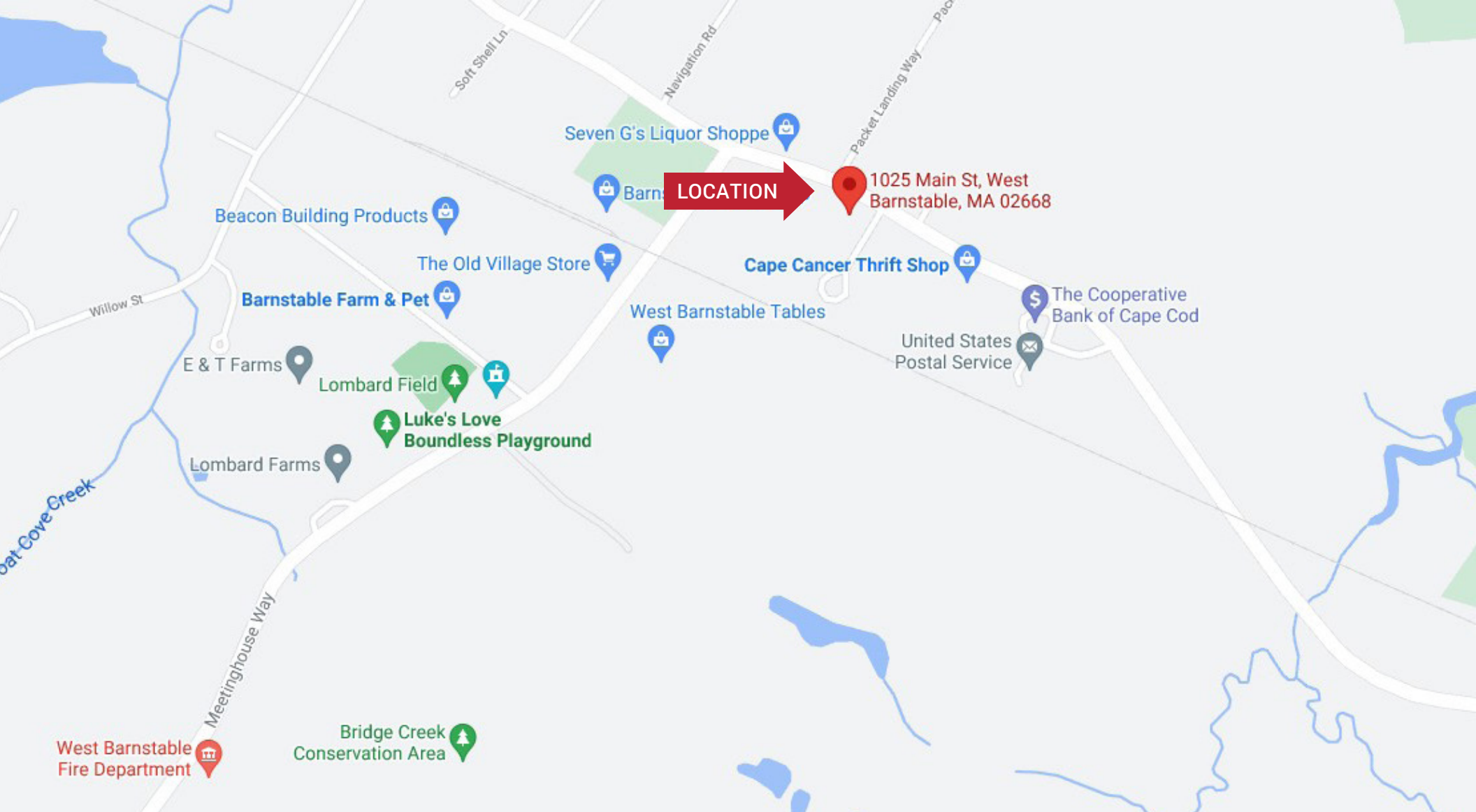
1025 Main Street  
**WEST BARNSTABLE MA**

### INVESTMENT SALES

| Price     | Area             |
|-----------|------------------|
| \$675,000 | 9,488+/- Sq. Ft. |

### Investment Highlights

- ✓ Investment opportunity! 9,488+/- 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









# Area Demographics

## BARNSTABLE DEMOGRAPHICS

|                                    |          |
|------------------------------------|----------|
| 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 |
|----------------|-----------|



# Property Specifications

## PROPERTY DETAILS

|               |                                       |
|---------------|---------------------------------------|
| Year Built    | 1973                                  |
| Area          | 9,488+/- 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 |
| 2022 Taxes           | \$8,380   |





# Property Photos



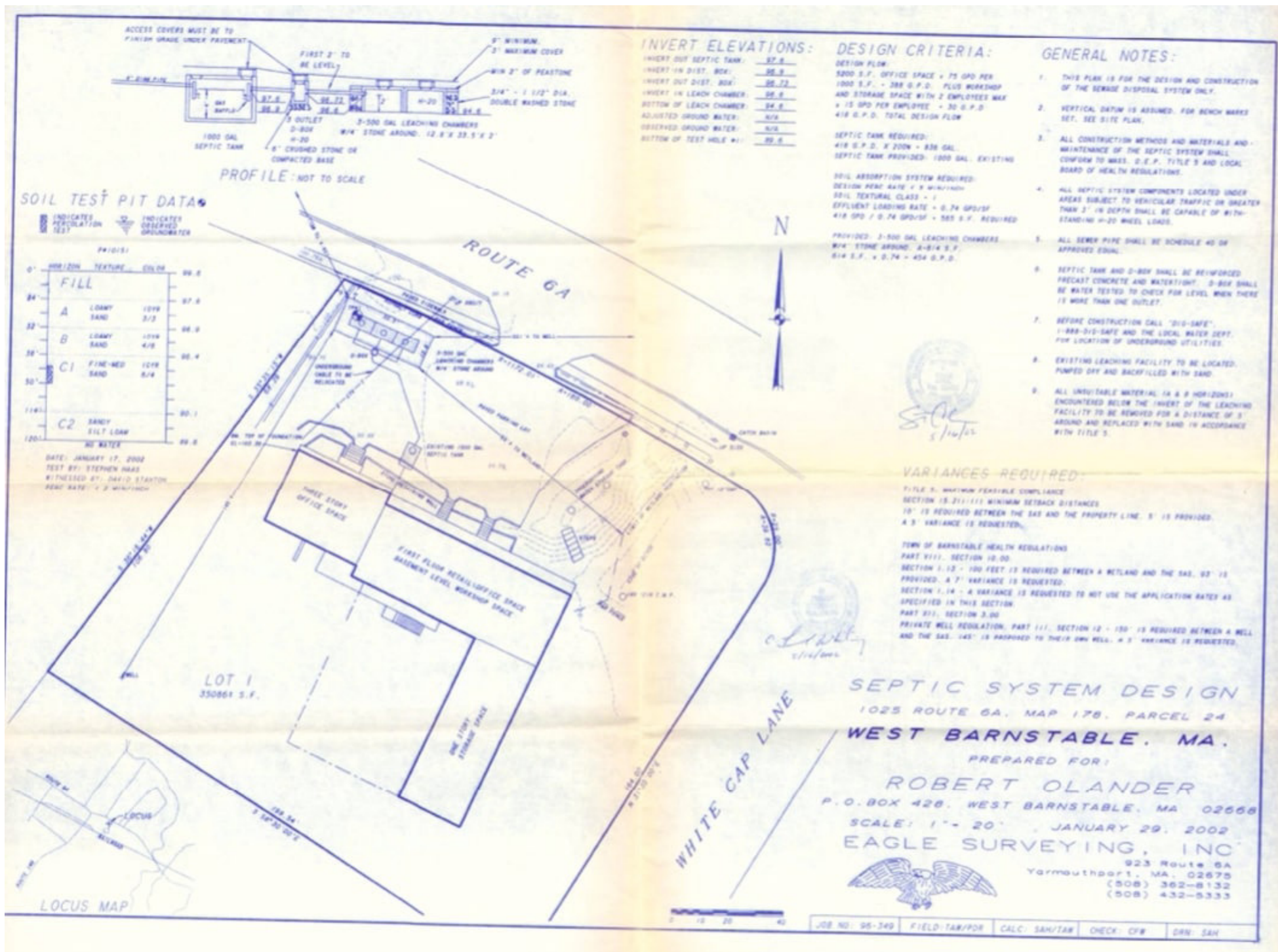


# Property Photos





# Septic Plan







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License #6295







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SERVICES**

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