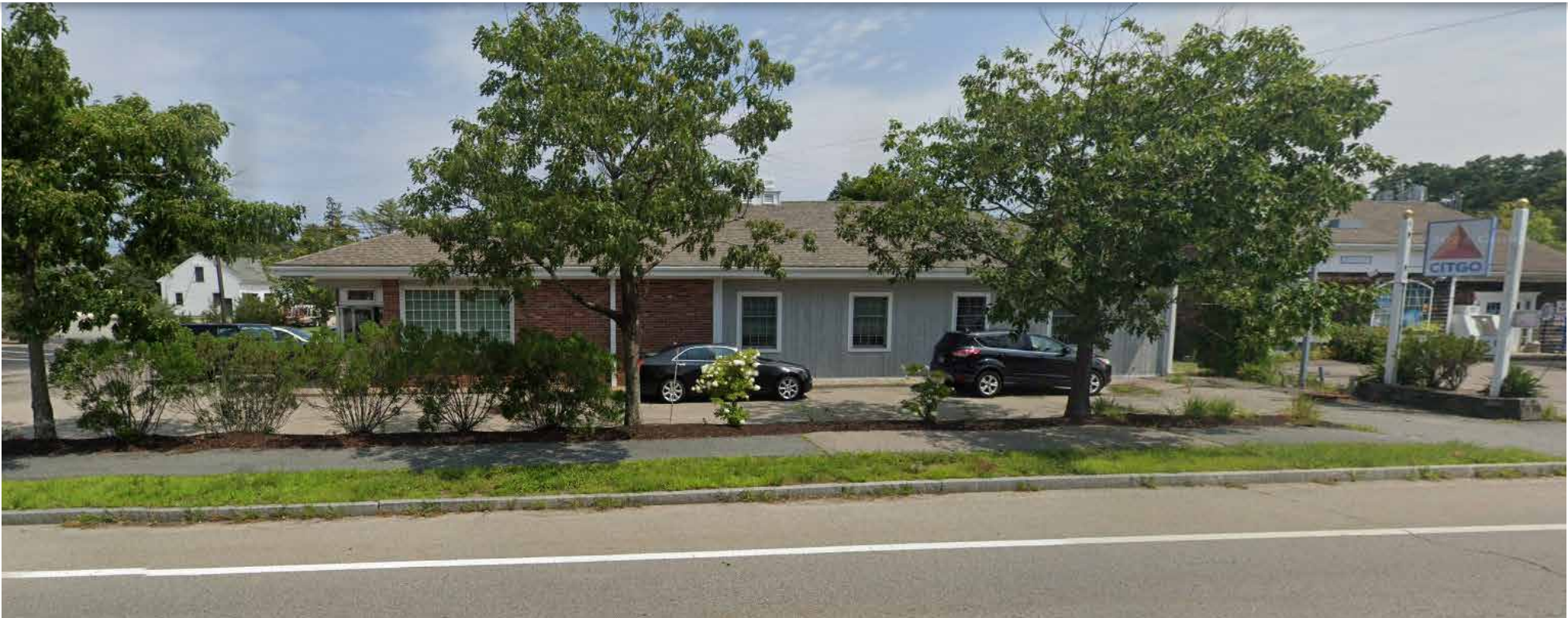


OFFERING MEMORANDUM

Office Building/125 Route 6A, Sandwich, MA



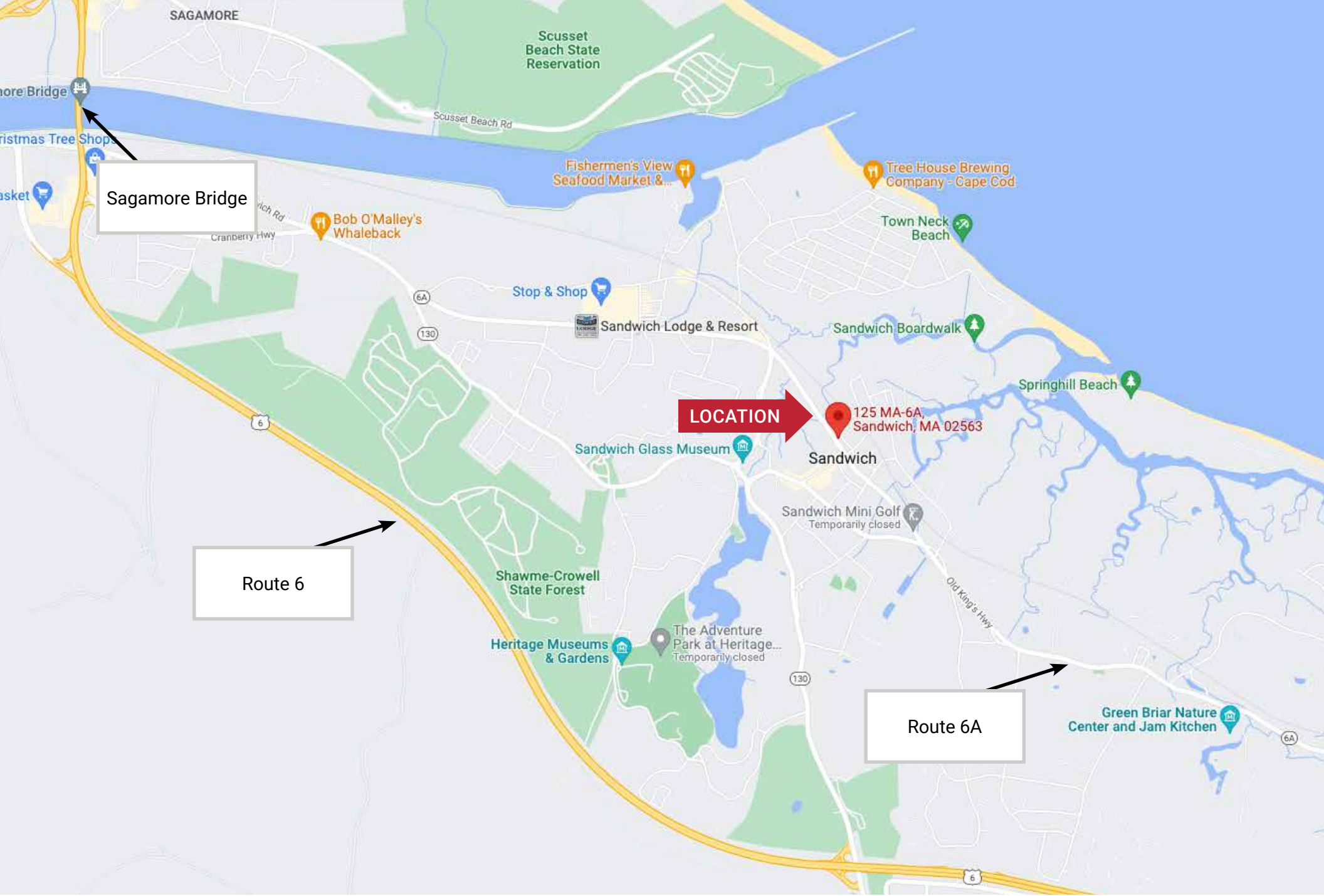
Turn Key Office Space
In Prime 6A Location

FOR SALE

Price	Area
\$599,000	3,024 Sq. Ft. (+/-) Turn Key 11 Office Configuration

Locate your offices in a convenient Upper Cape location

- ✓ Currently set up with 11 offices plus storage, reception area, and kitchen
- ✓ Street-side signage facing Route 6A
- ✓ On-site parking
- ✓ Easy access to bridges and Route 6
- ✓ Walk to restaurants and shops in historic Sandwich Village
- ✓ Year-round community
- ✓ Space can also be used for a retail business





Kiya Marie by the Sea

125 Route 6A, Sandwich, MA

Coastal Hearing Clinic

Citgo Gas Station

Bridge Marine Insurance

Sandwich Antiques Center

Heart of Stone

Lo Adoro Italian Market

Property Description

PROPERTY DETAILS

125 Route 6A is located on historic Route 6A in historic Sandwich Village. The building is highly visible and easy to access. 6A is a high-volume road serving residents, tourists, and those traveling throughout Cape Cod.

The space is configured with 11 offices and an approximately 300 Sq. Ft. reception area. Amenities include a full kitchen, two bathrooms, plus storage, and the building is heated with gas-forced hot air. While the office space is turnkey, it can also be reconfigured by a new owner for other uses, including retail. Sandwich Village is popular with residents and tourists—featuring lodging, numerous restaurants, varied shops, and historic destinations. Proximate to a scenic marsh, the building is in a flood plain overlay district.

TRAFFIC COUNTS

Via the Cape Cod Commission

Annual Average Daily	10,059
Summer Average Daily	13,235
Total Peak Hour	1,017



Area Demographics

SANDWICH DEMOGRAPHICS/ESTIMATED 2021

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

OVERALL PROPERTY DETAILS

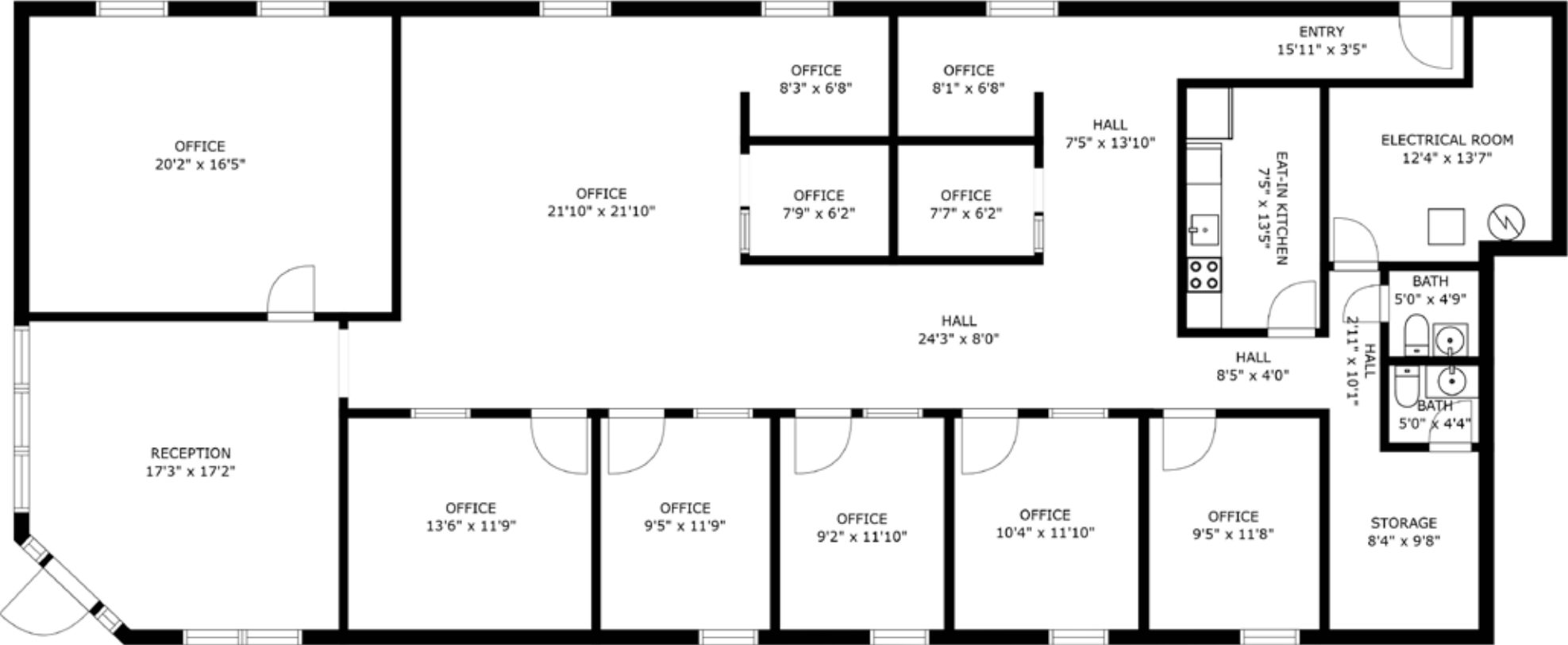
Year Built	1964
Size	3,024 +/- Sq. Ft. Net
Address	125 Route 6A, Sandwich, MA
Style	Office Building
Parcel ID	82-84-0
Taxes 2022	\$6,287
Land Assessment	\$154,600
Building Assessment	\$279,500
Detached Assessment	\$8,700
Total Assessment	\$442,800
Acreage	.13







Floor Plan





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License #6295





**REAL ESTATE
SERVICES**

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