

OFFERING MEMORANDUM

Industrial Warehouse Condominium Building

Commercial
Realty Advisors



136 Factory Road
HARWICH MA

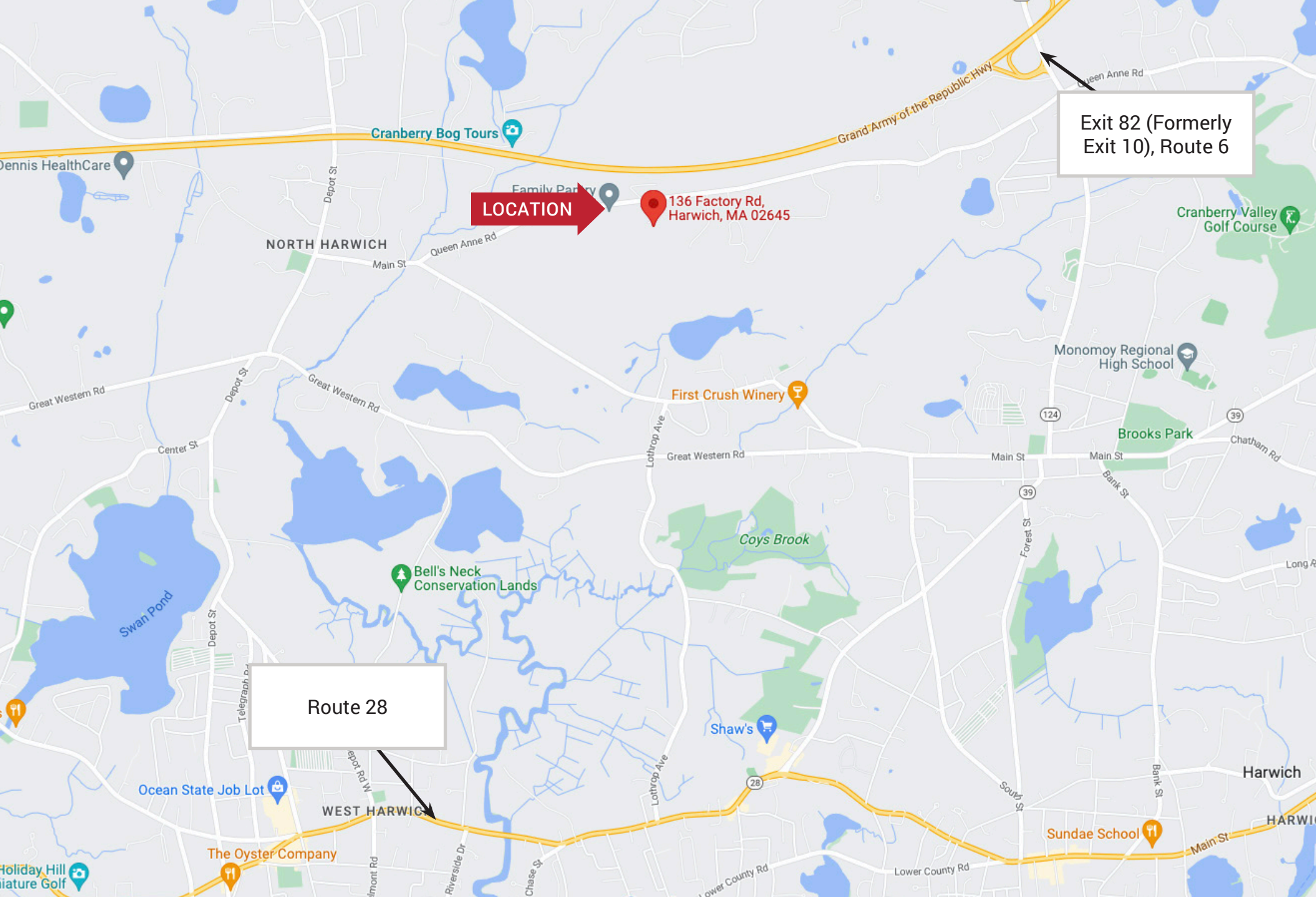
FOR SALE

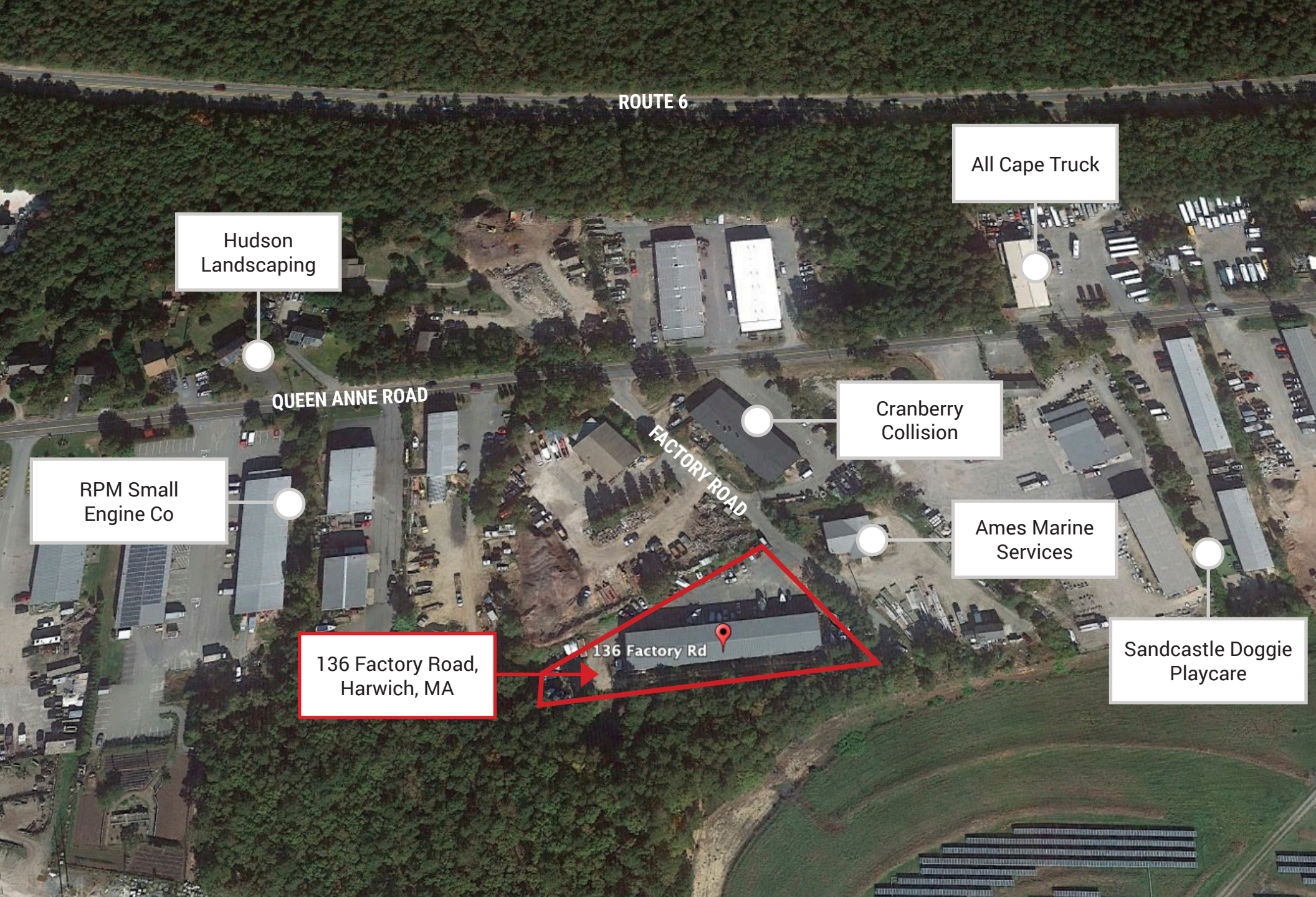
Price	Area
\$2,195,000	12,414 +/- Sq. Ft.

Prime Mid-Cape location available for showings

- ✓ Industrial warehouse for sale – Mid Cape.
- ✓ +/- 12,414 Sq. Ft. situated on 1.25 acres.
- ✓ Zoned industrial & located outside of ground water protection.
- ✓ 8 Units: 6 single units and 2 double units Building is sprinklered.
- ✓ 3 phase power on the street.

- ✓ Multiple outside yard areas
- ✓ Property has condominium documents in place for each unit.
- ✓ Each bay includes an overhead door, bathroom, heat, electrical & gas service.
- ✓ Call today to schedule a showing!





Property Description

- Industrial Warehouse for Sale – Mid Cape
- +/- 12,414 Sq. Ft. situated on 1.25 acres
- Zoned industrial & located outside of ground water protection
- 8 Units:
 - 6 single units +/- 1,151 Sq. Ft. each
 - 2 double units +/- 2,343 Sq. Ft. and +/- 2,335 Sq. Ft.
- Building is sprinklered
- 3 phase power on the street
- Multiple outside yard areas
- Property has condominium documents in place for each unit
- Each bay includes an overhead door, bathroom, heat, electrical & gas service.
- 2022 Taxes +/- \$6,652.64

HARWICH DEMOGRAPHICS

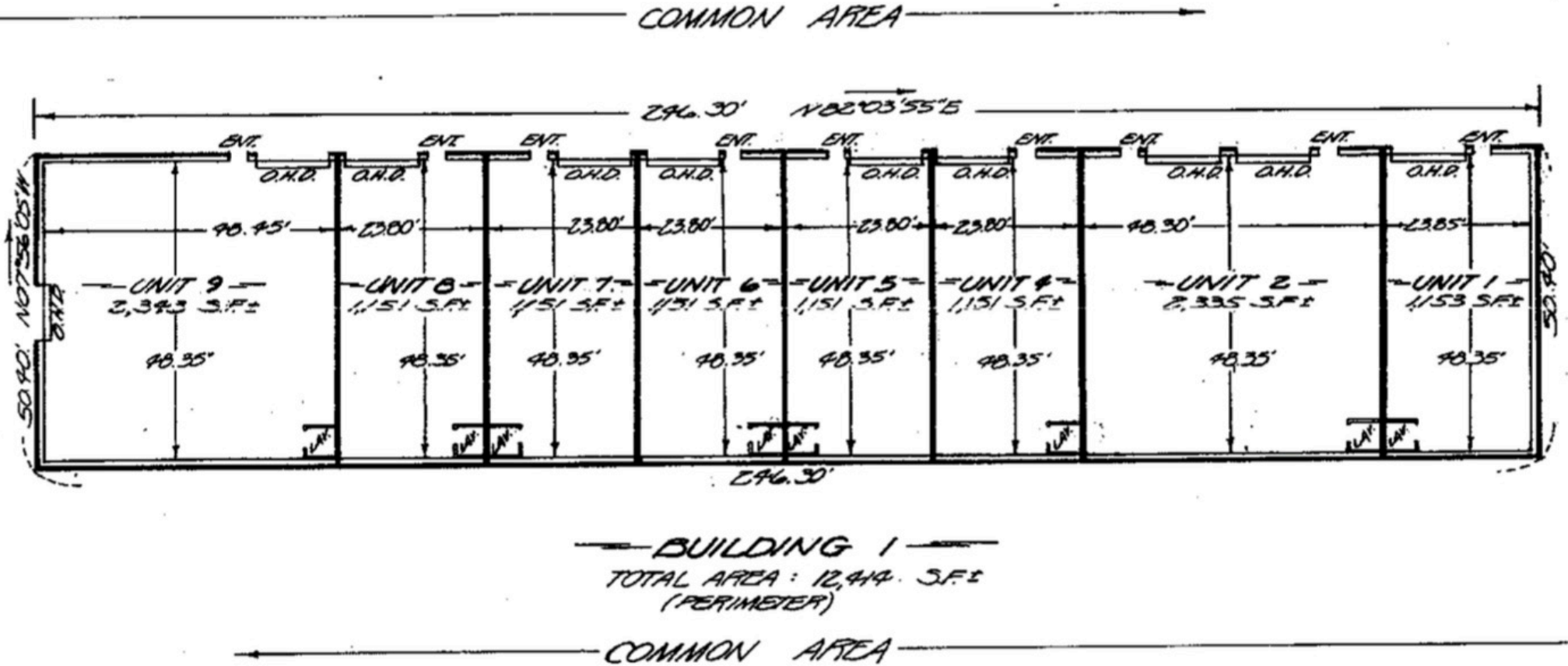
Estimated Population	12,142
Estimated Households	5,433
Estimated Average Household Income	\$76,822
Estimated Total Businesses	2,013



PROPERTY DETAILS

Year Built	1986
Area	6 single units: +/- 1,151 Sq. Ft. each. 2 double units: +/- 2,343 Sq. Ft. and +/- 2,335 Sq. Ft.
Address	136 Factory Road, Harwich, MA
Style	Warehouse Condo
Zoning	Industrial

Floor Plan





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License #6295





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Brad Kuhrtz
Vice President
508-360-4523
bkuhrtz@comrealty.net

Commercial Realty Advisors, Inc.
222 West Main Street
Hyannis, MA 02601
<https://comrealty.net>