

Commercial  
**Realty Advisors**

MEDICAL/PROFESSIONAL OFFICE

**FOR  
LEASE**

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**74 Route 6A Unit B**

**FOR LEASE**

**AREA**

**SANDWICH**

**\$22.50/SF NNN**

**±1,070 SF**



# PROPERTY LOCATION

74 Route 6A, Sandwich, MA 02563





# PROPERTY SPECIFICATIONS

74 Route 6A, Sandwich, MA 02563

**Year Built** 1979

**Size** 4312

**Stories** 1

**Address** 74 Route 6A, Sandwich, MA 02563

**Style** Gen Office Bldg

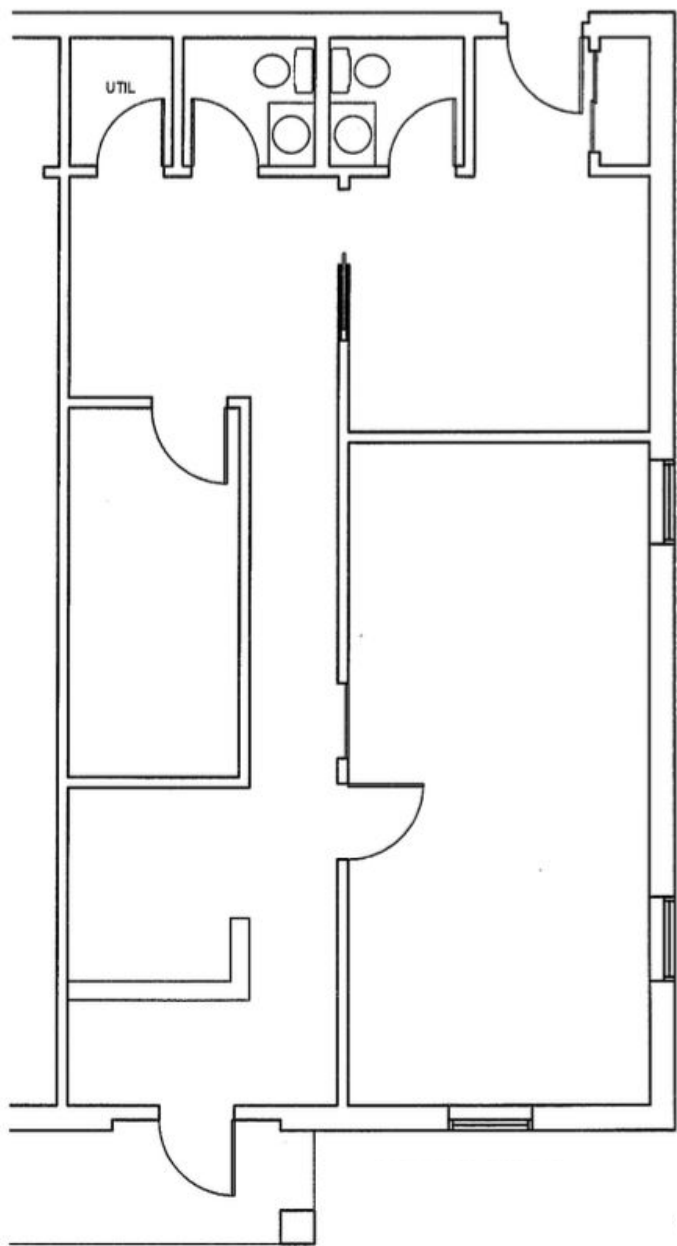
**Parcel ID** 87-56-0

**Zoning** BL1 Business Limited 1

74 Route 6A is a 4,312 ± sq. ft. professional office & medical building in downtown Sandwich. This building benefits from excellent traffic counts and high visibility location. The property is easily accessible via Routes 3 & 6 and I-495. Property is located less than 1 mile of major shopping locations in Downtown Sandwich, such as Stop & Shop Plaza and Merchants Square. The building is newly renovated and handicap accessible.

The building is configured as 2 separate units. Unit B is a ±1,070 sq. ft. professional office space featuring a private bath and bonus storage space. The space is bright and well kept. Reconfiguration can be done to suit tenants' needs.







# EXTERIOR PICTURES

74 Route 6A, Sandwich, MA 02563





# INTERIOR PICTURES

74 Route 6A, Sandwich, MA 02563





## ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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