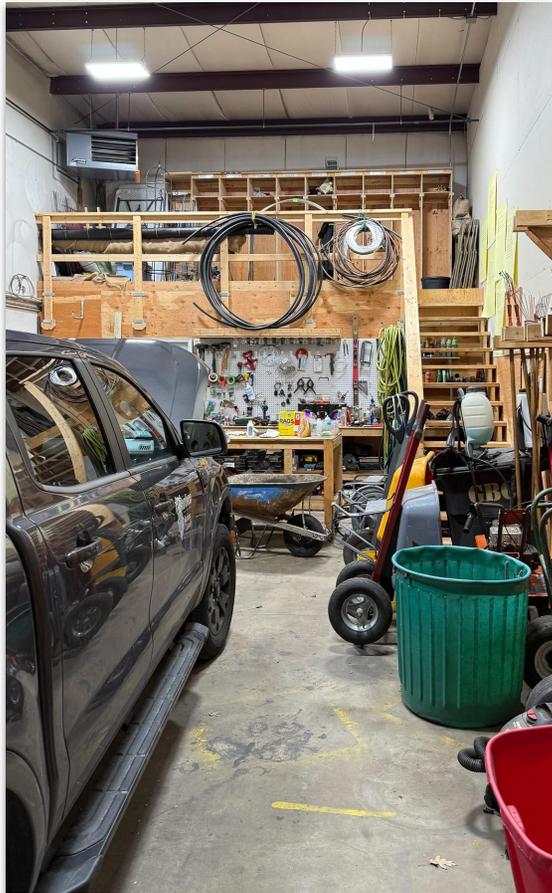


OFFERING MEMORANDUM
Commercial Condo Bay



KEVIN PEPE
508-862-9000, ext.4001
CELL: 508-962-5022
KPepe@ComRealty.net



14C Jan Sebastian

FOR LEASE

AREA

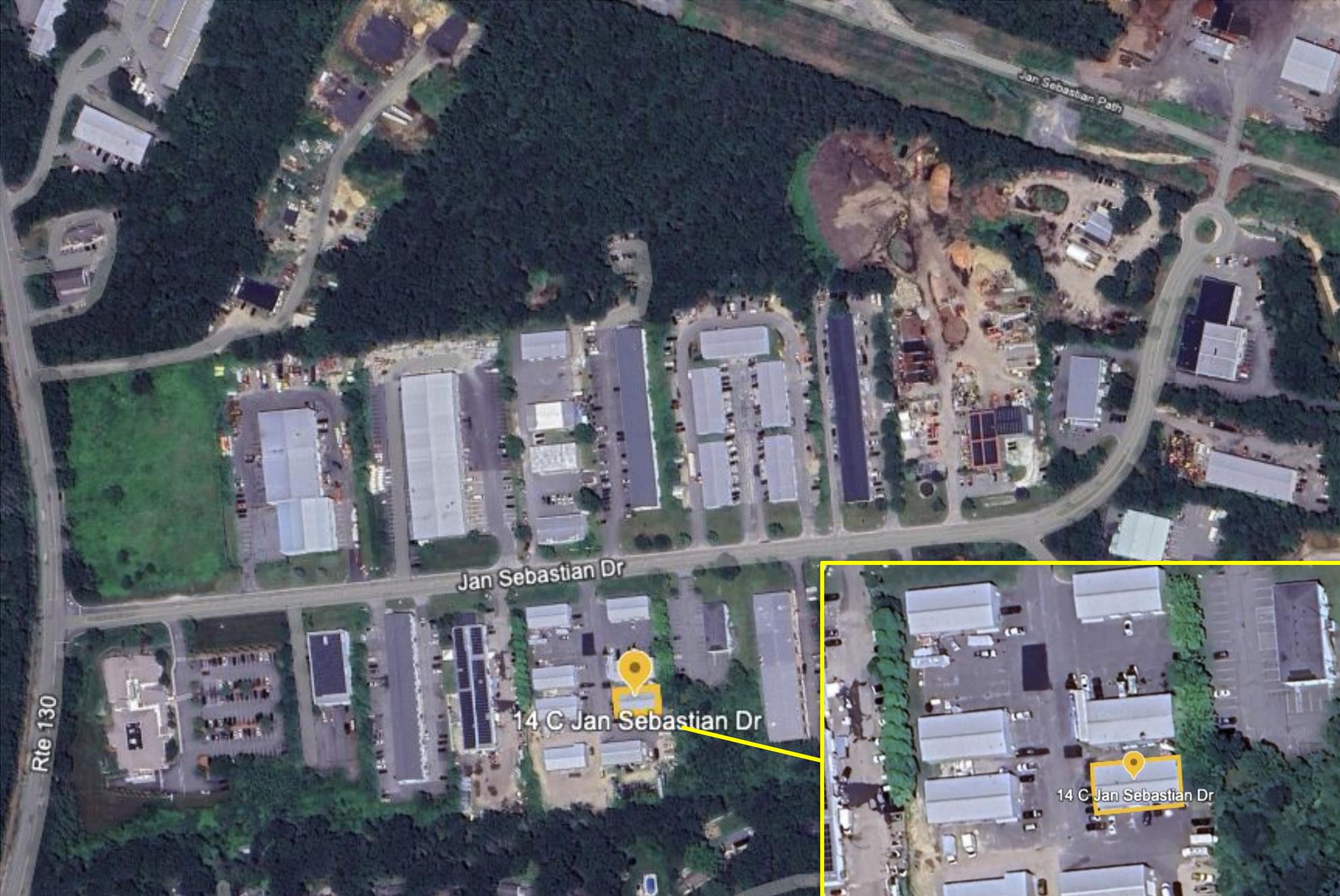
SANDWICH

**\$2,500/month
NNN**

± 2,400 Sq Ft

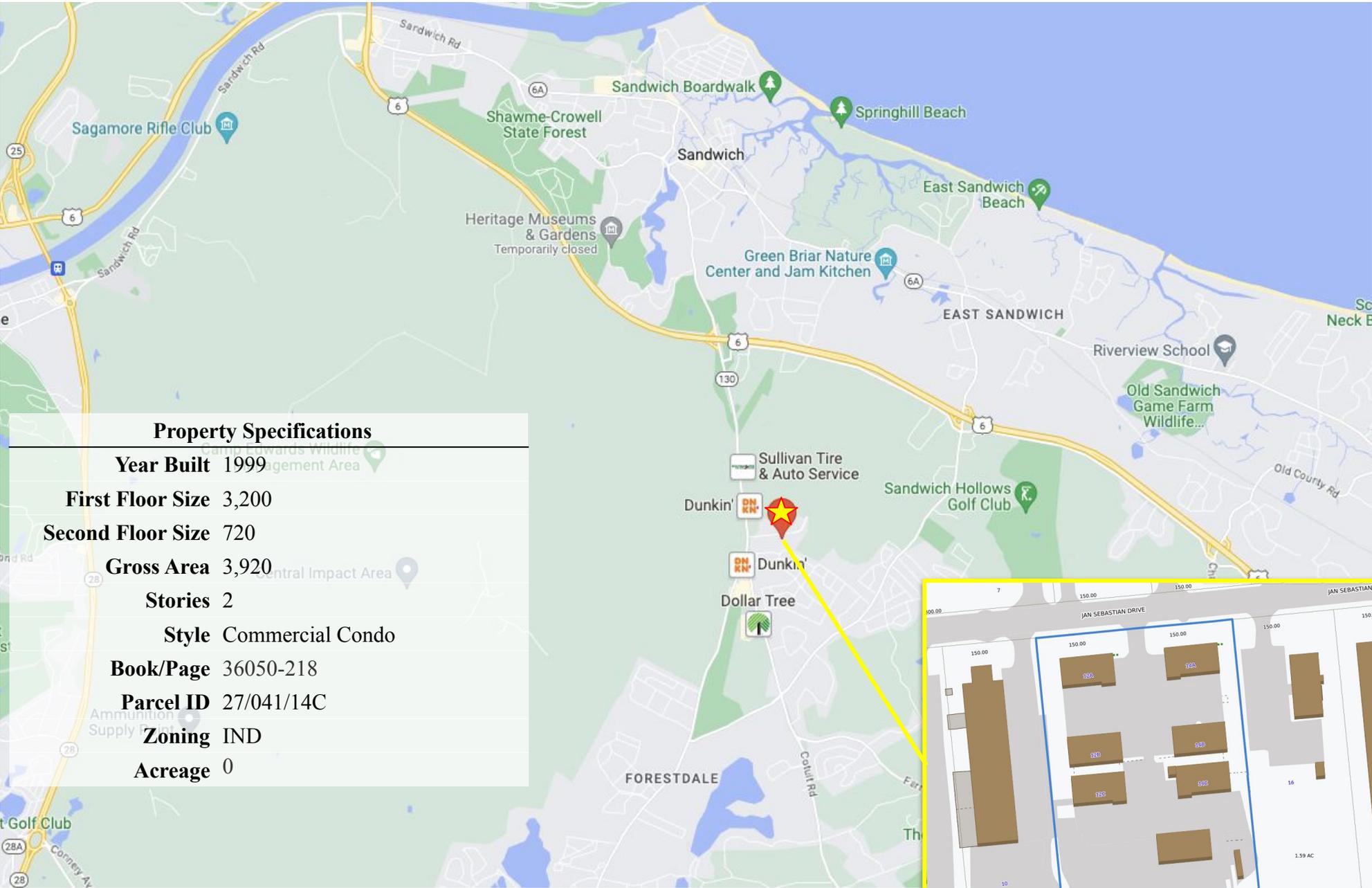
PROPERTY MAP

14C Jan Sebastian Drive, Sandwich, MA 02563



PROPERTY LOCATION

14C Jan Sebastian Drive, Sandwich, MA 02563



Property Specifications	
Year Built	1999
First Floor Size	3,200
Second Floor Size	720
Gross Area	3,920
Stories	2
Style	Commercial Condo
Book/Page	36050-218
Parcel ID	27/041/14C
Zoning	IND
Acreage	0

EXTERIOR PICTURES

14C Jan Sebastian Drive, Sandwich, MA 02563

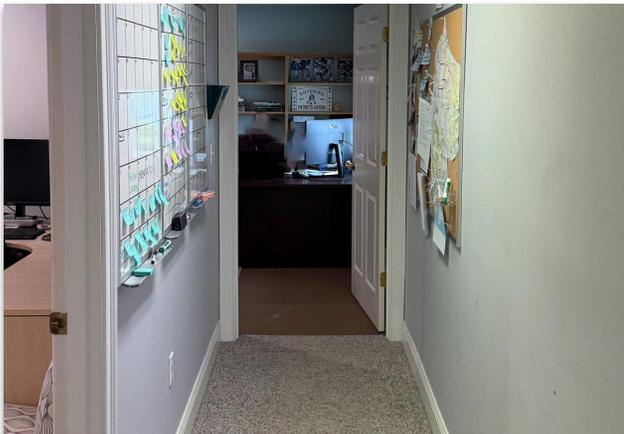
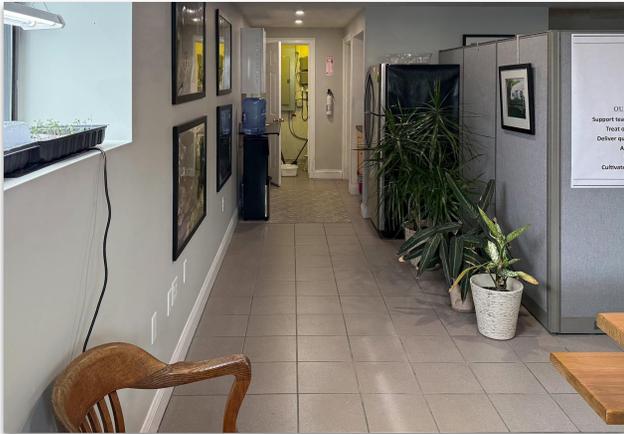


14C is the 3rd of 4 total structures located at 14 Jan Sebastian.



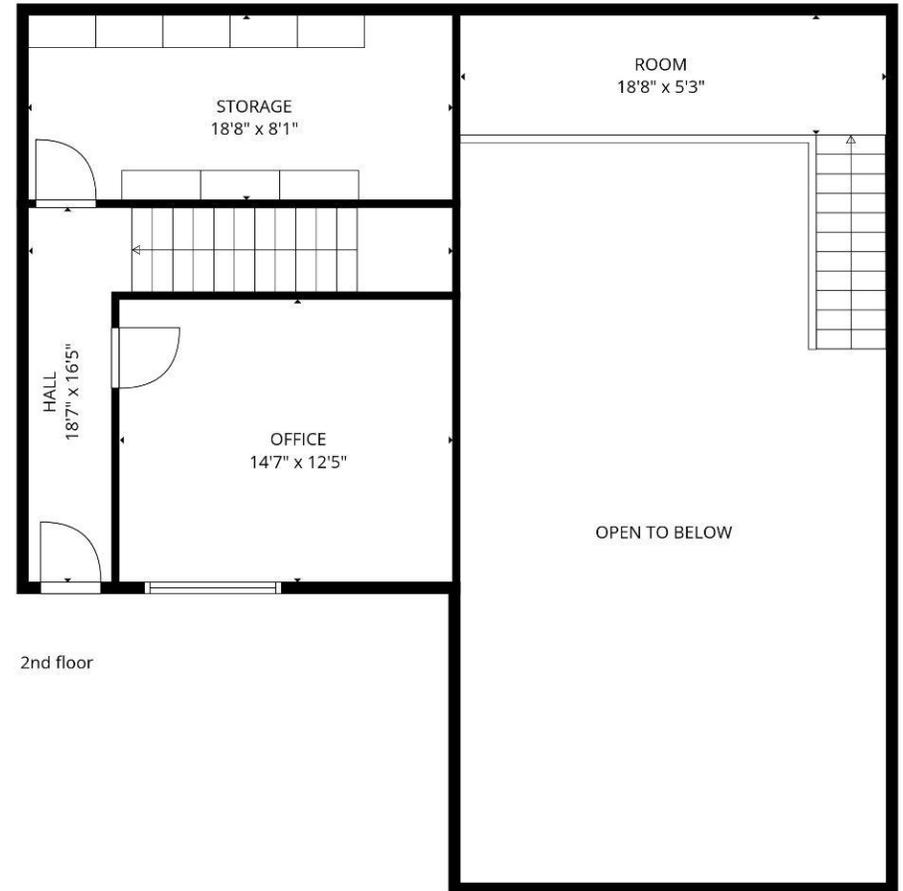
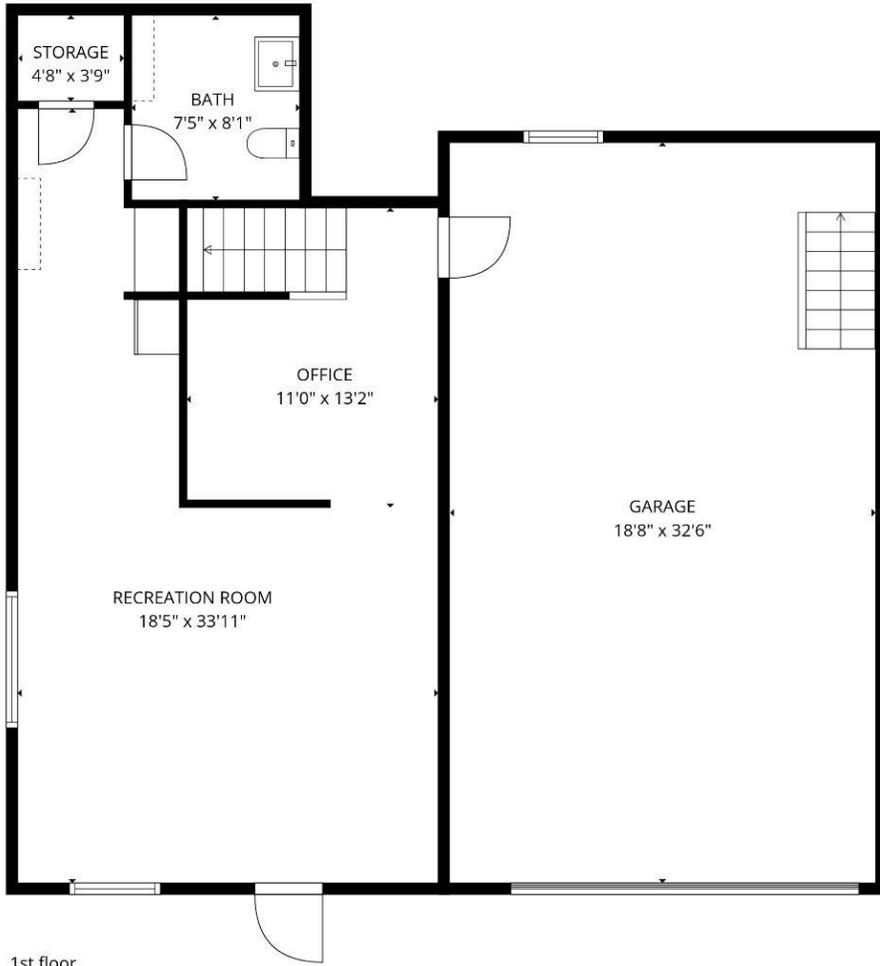
INTERIOR PICTURES

14C Jan Sebastian Drive, Sandwich, MA 02563



FLOOR PLANS

14C Jan Sebastian Drive, Sandwich, MA 02563



TOTAL: 1087 sq. ft

1st floor: 633 sq. ft, 2nd floor: 454 sq. ft

EXCLUDED AREAS: GARAGE: 607 sq. ft, STORAGE: 170 sq. ft, OPEN TO BELOW: 576 sq. ft,
WALLS: 170 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Commercial
Realty Advisors

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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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