

OFFERING MEMORANDUM

Large High Bay Commercial Condo For Sale

Commercial
Realty Advisors

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**FOR
SALE**



Large Bay Space with Overhead Door

381 Old Falmouth Rd. Unit 43

FOR SALE

AREA

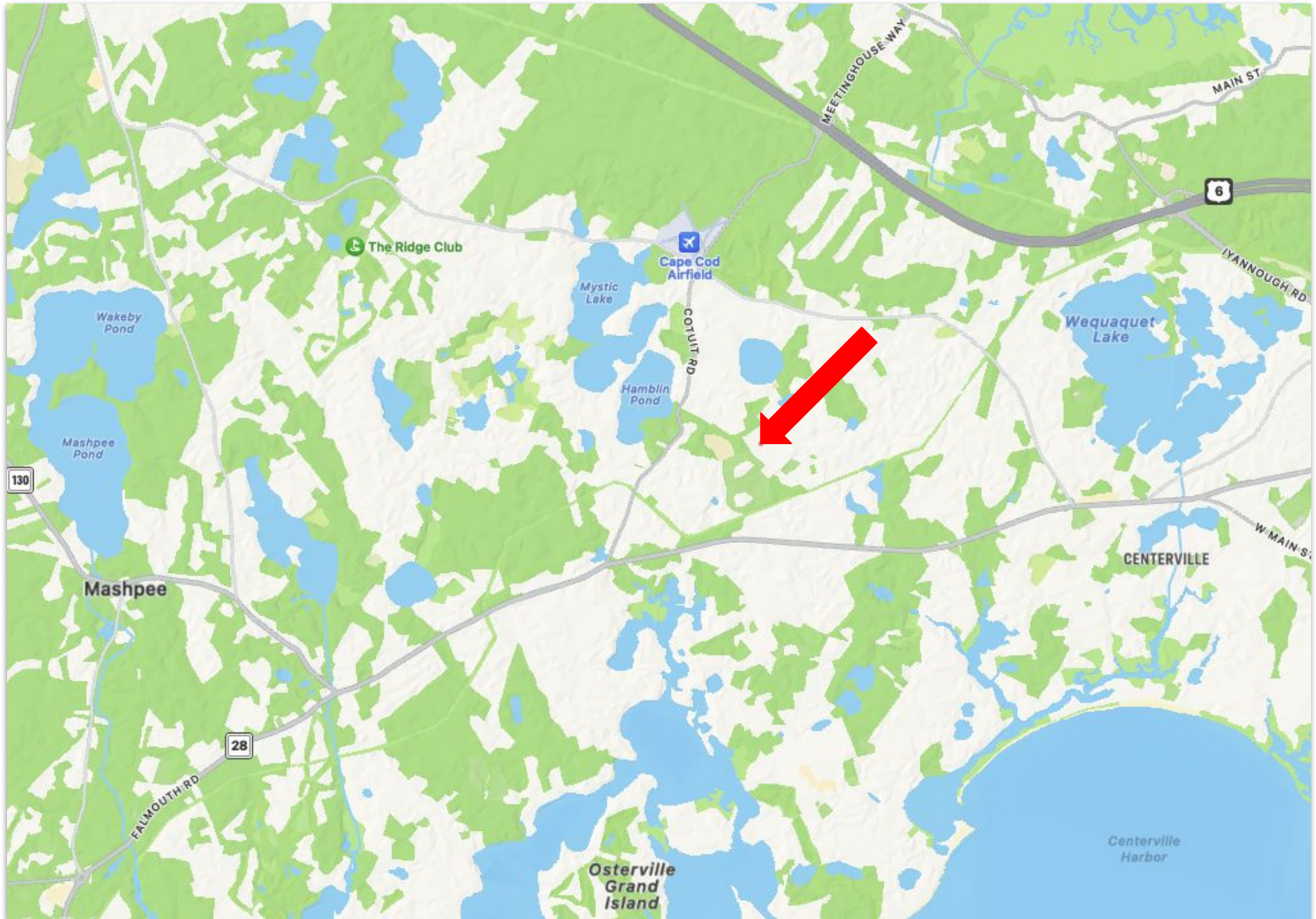
Marstons Mills, MA

\$849,000

**+/- 3,600 sq. ft.
Commercial Bay**

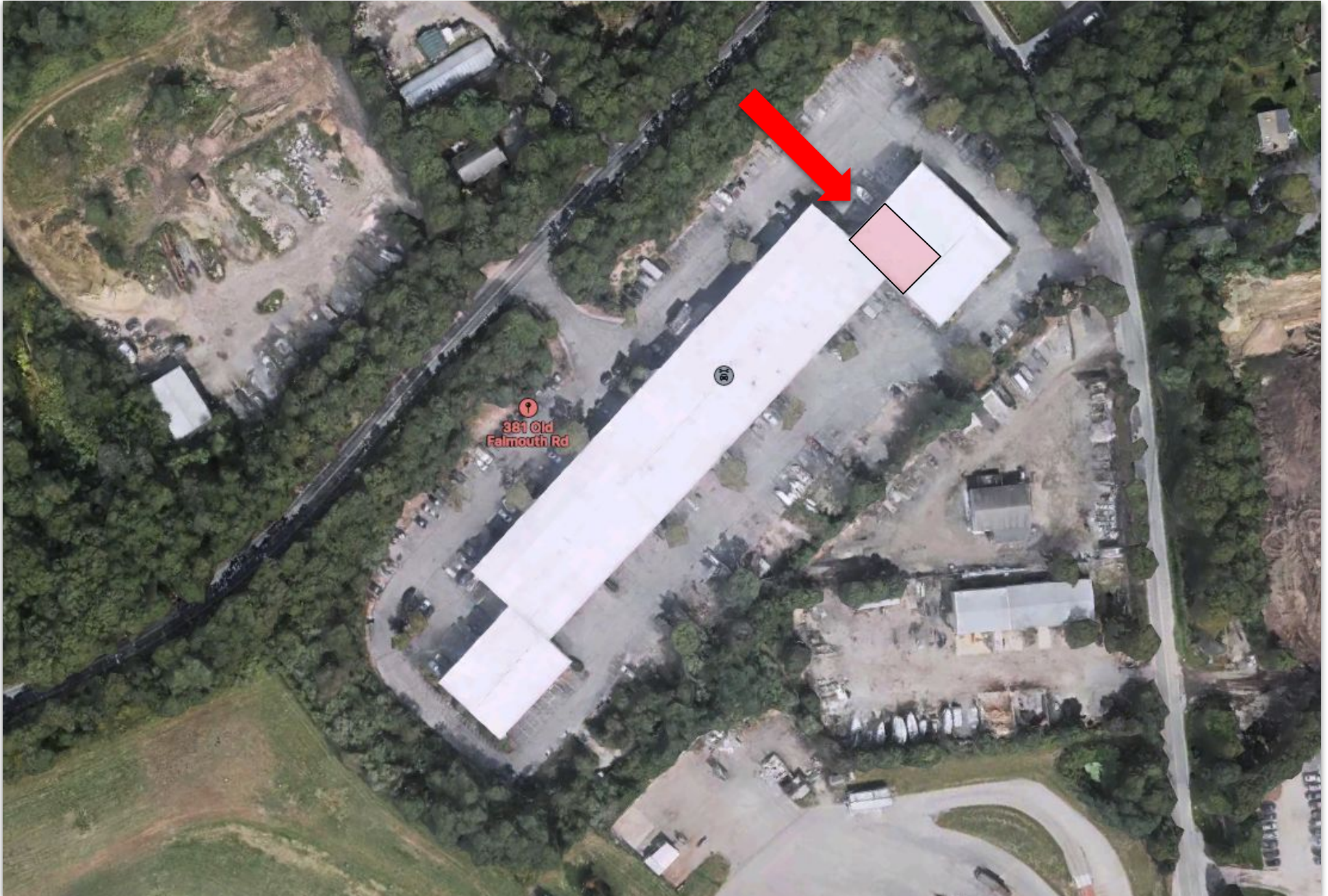
PROPERTY LOCATION

381 Old Falmouth Rd., Unit 43 , Marstons Mills, MA



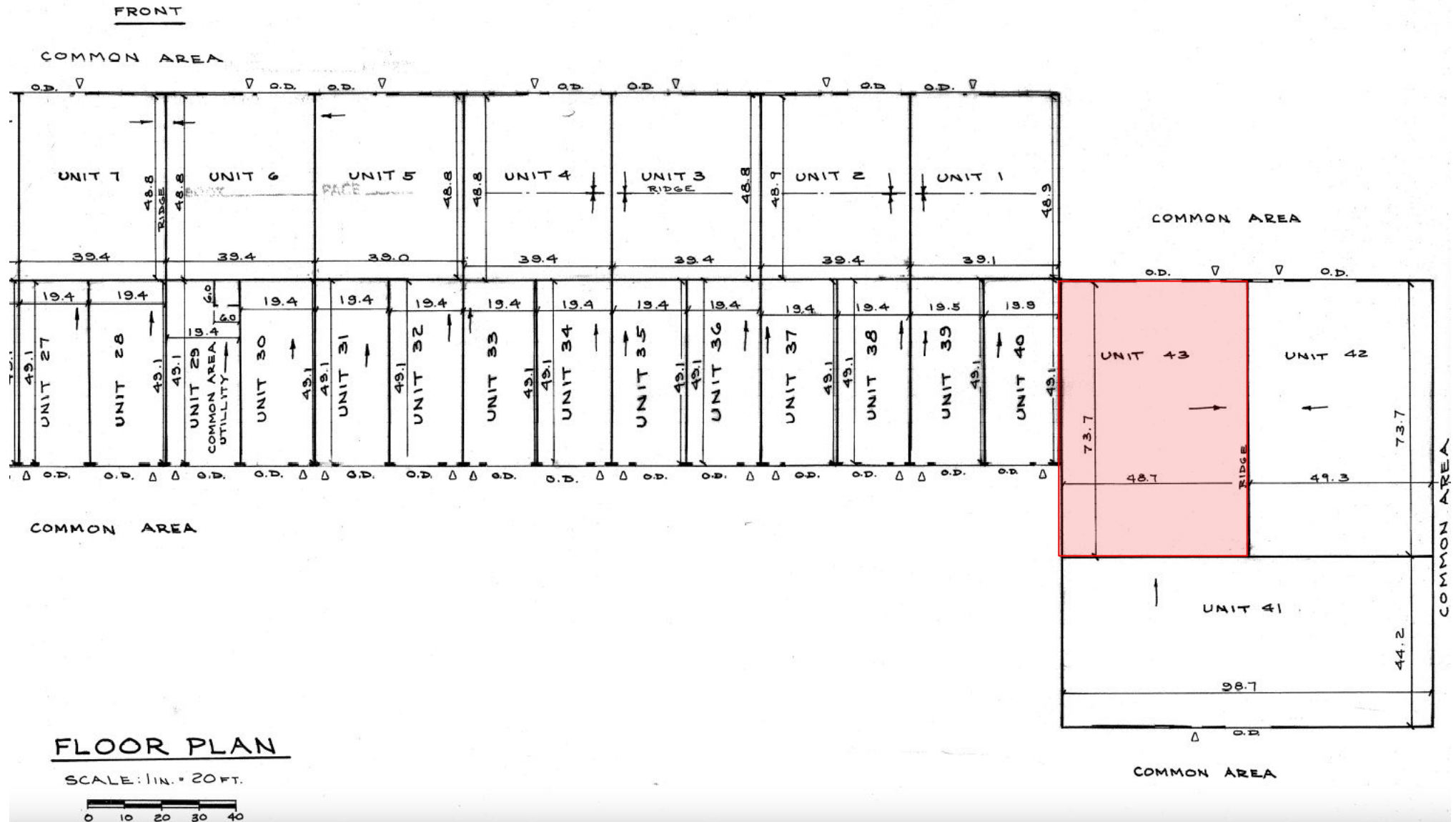
PROPERTY LOCATION

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Floor Plan

381 Old Falmouth Rd., Unit 43, Marstons Mills, MA



INTERIOR PHOTOS

381 Old Falmouth Rd., Unit 43 , Marstons Mills, MA



High Bay Condo for Sale

381 Old Falmouth Rd., Unit 43 , Marstons Mills, MA

1. Location Advantage

- **Accessible:** Convenient access to major routes in Marstons Mills, ideal for logistics.
- **Future Growth:** Part of CWMP Sewer Expansion Phase 2, signaling long-term area improvements.

2. Zoning and Versatility

- **Zoning:** Zoned RF and classified as an industrial condo, suitable for various business types needing commercial bay space. Existing Special Permit.

3. Building Highlights

- **Ample Space:** 3,600 sq. ft. of single-story industrial space, ideal for equipment and storage. 14' overhead door, one personnel door. 20+' Interior clearance. Plumbing in place for restroom install.
- **Durable Build:** 1987 construction with metal/tin roofing and pre-finished metal exterior for low maintenance.

4. Value and Condition

- **Strong Assessed Value:** Replacement cost at \$680,492, assessed at \$530,800, per Town of Barnstable, MA 2024 assessment

5. Customization Potential

- **Open Interior:** Wide open 60' x 60' business bay.
- **HVAC Flexibility:** No existing heating system (or restroom).

6. Property Taxes (2025) \$4,021

Fees: \$593/month





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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