

OFFERING MEMORANDUM
Boat Storage Condominium
Units 1 & 2 For Sale



Commercial
Realty Advisors

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73 Mercantile Way, Units 1 & 2

FOR SALE

AREA

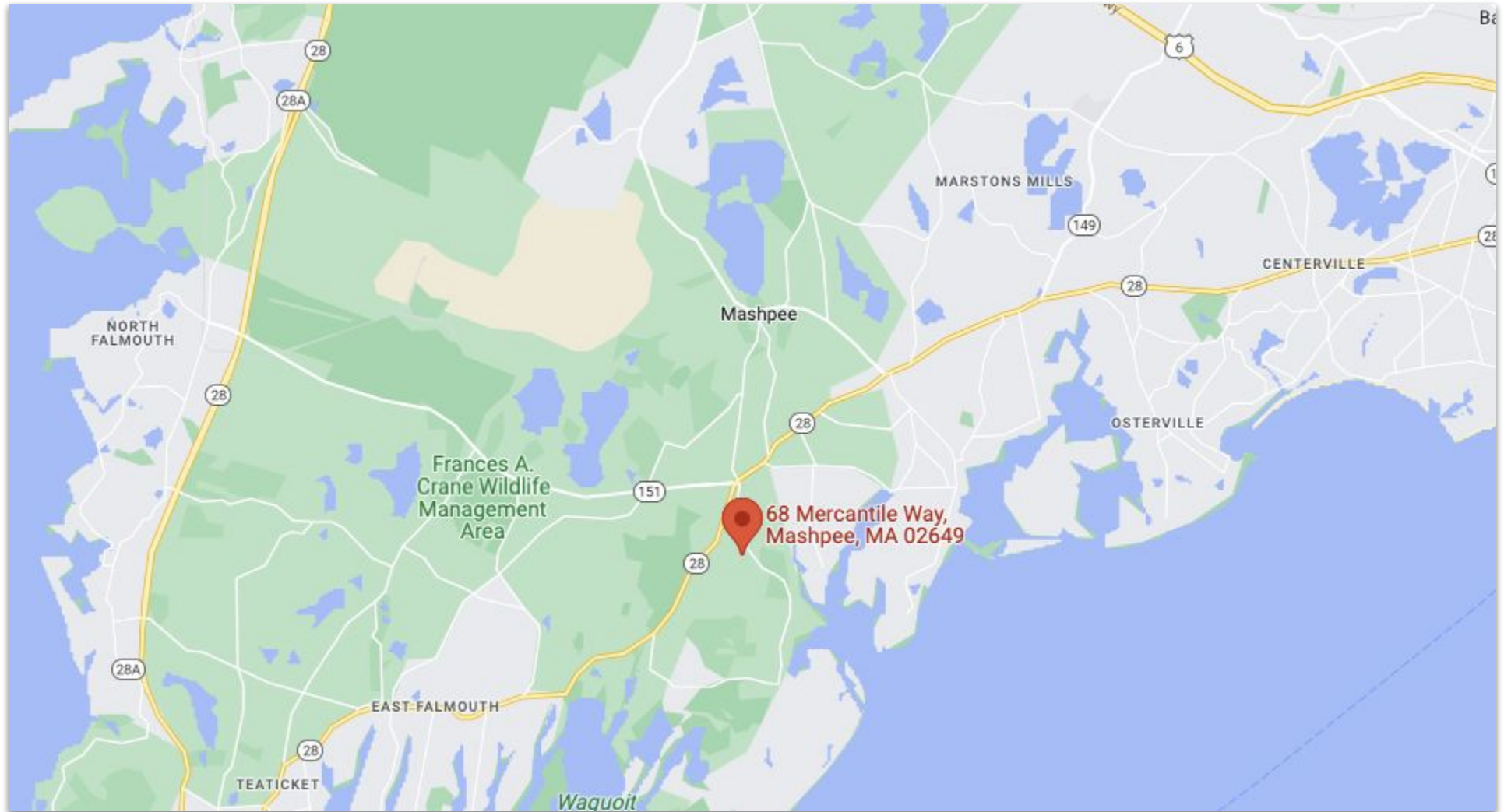
MASHPEE, MA

\$399,000 (SALE)

**+/- 1,110 sq. ft.
Double Unit**

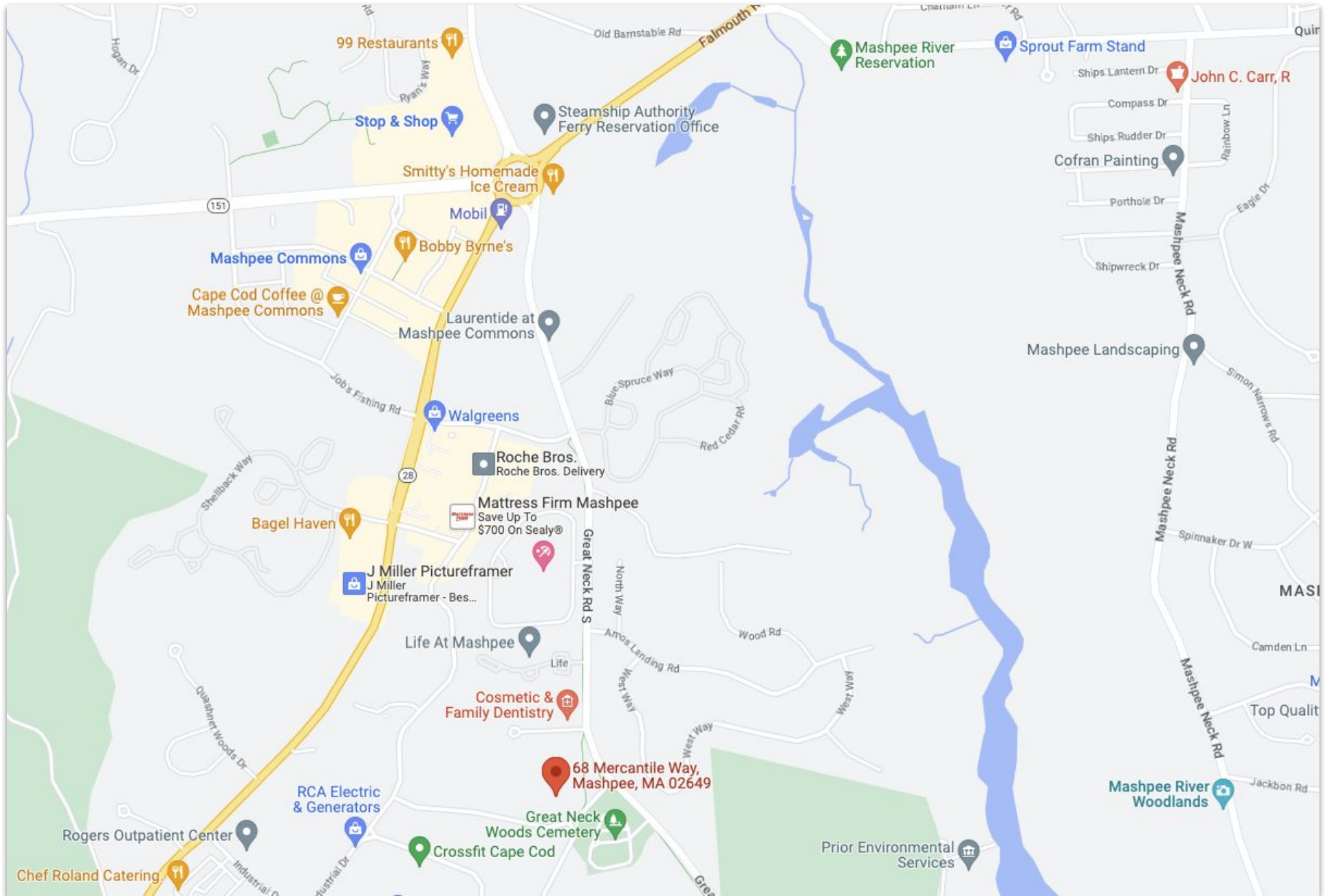
PROPERTY LOCATION

73 Mercantile Way, Mashpee, MA 02649



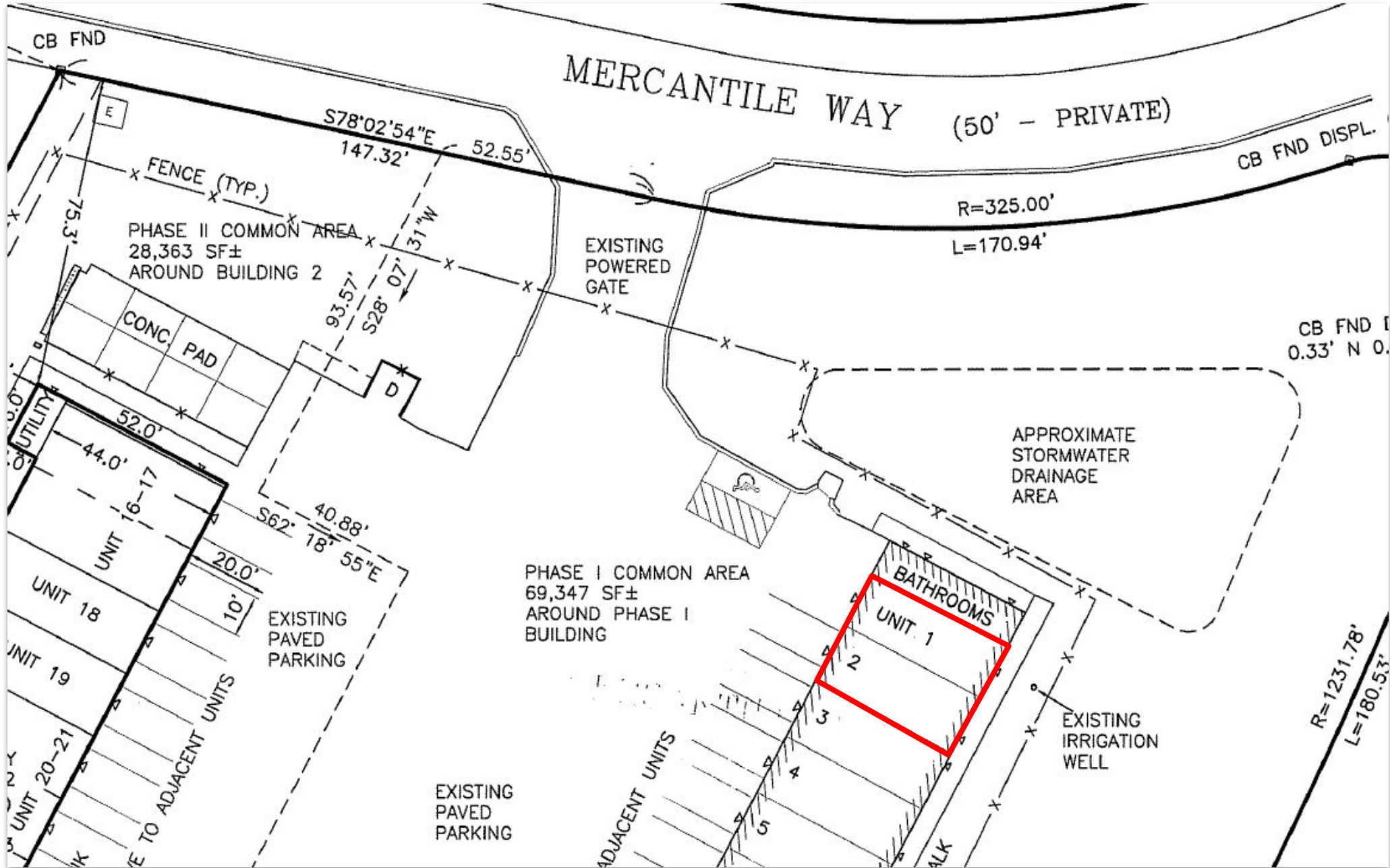
PROPERTY LOCATION

73 Mercantile Way, Mashpee, MA 02649



Building Plan (Units 1&2)

73 Mercantile Way, Mashpee, MA 02649



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Key: 23473

Town of Mashpee - Fiscal Year 2025

11/12/2024 11:38 am SEQ #: 12,661

[illegible]

Interior Photos

73 Mercantile Way, Mashpee, MA 02649



Exterior Photos

73 Mercantile Way, Mashpee, MA 02649



Discover the perfect solution to your boat storage needs at **73 Mercantile Way, Mashpee**—a premium double-unit boat storage condominium designed with convenience and security in mind. Priced at \$399,000, this +/- 1,110 sq. ft. gated property offers high ceilings, ideal for accommodating larger vessels, with easy access to Cape Cod's ports and launch sites. Benefit from common restrooms, ample maneuvering space, and peace of mind in a secure, well-maintained facility. Whether you're a seasoned sailor or a casual boater, this storage unit provides unmatched accessibility and functionality in the heart of Mashpee. Act now to anchor your investment in Cape Cod boating life!



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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