

Commercial
Realty Advisors

OFFERING MEMORANDUM

Large Retail Commercial Building

**FOR
LEASE**

KEVIN PEPE

Office: 508-862-9000

Cell: 508-962-5022

KPepe@ComRealty.net

222 West Main Street, Hyannis, MA 02601

<https://comrealty.net/>



**Cape
Abilities
THRIFT**

**316 Rt. 28
West Yarmouth**

FOR LEASE

**\$17.50/Sq. Ft.
NNN**

AREA

3,360 Sq. Ft.

PROPERTY LOCATION

316 MA-28, West Yarmouth, MA 02673



Property Specifications

Year Built 1930

Gross Area 15,930 SF

Stories 1

Style Store

Book/Page Book 28925, Page 0159

Use Code 0322

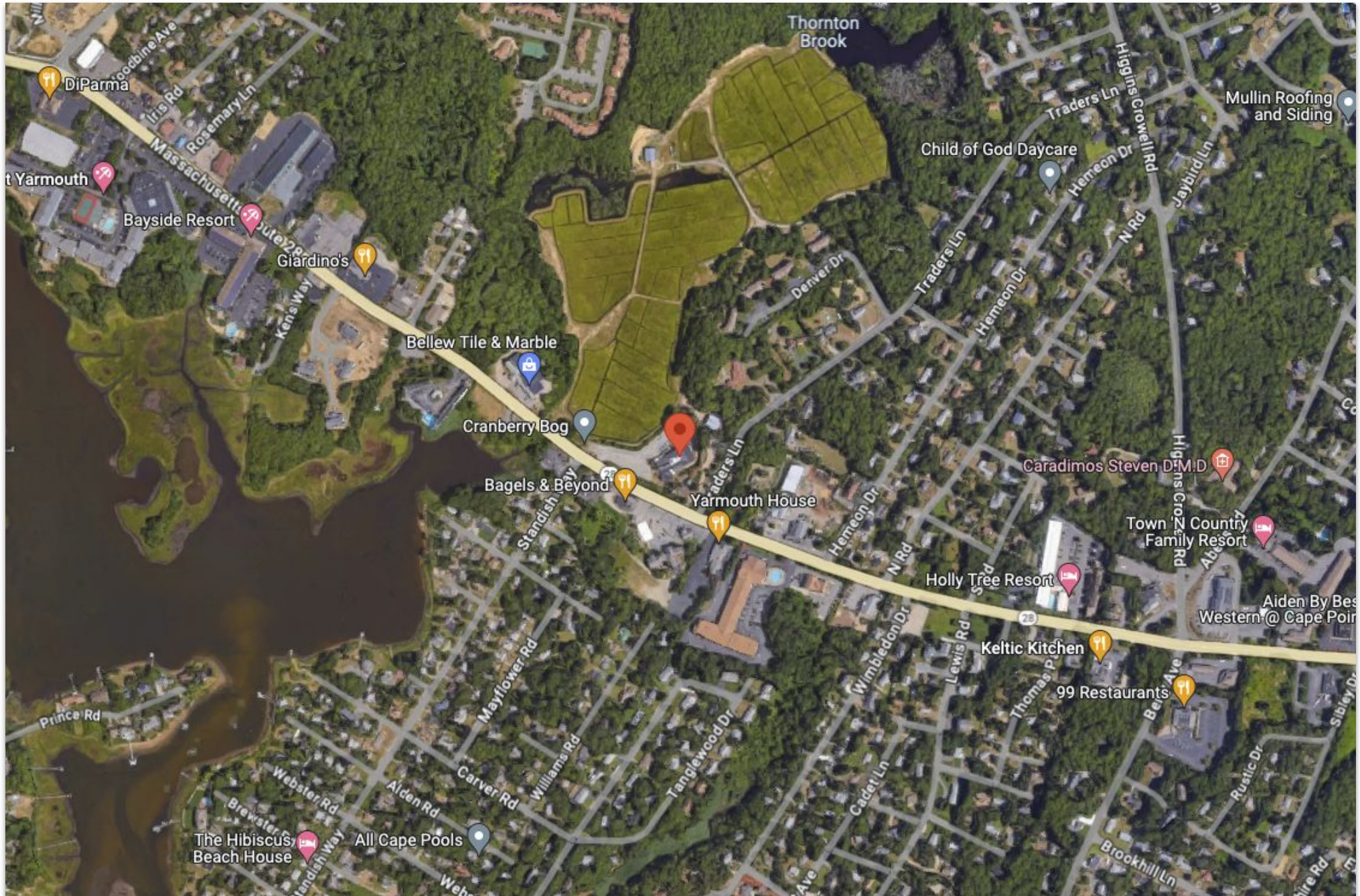
Parcel ID 30/153/ / /

Zoning B3 + Hotel/Motel Overlay
District 1 (HMOD1)

Acreage 2.09

PROPERTY LOCATION

316 MA-28, West Yarmouth, MA 02673



FLOOR PLANS

316 MA-28, West Yarmouth, MA 02673



EXTERIOR PICTURES

316 MA-28, West Yarmouth, MA 02673



INTERIOR PICTURES

316 MA-28, West Yarmouth, MA 02673



In addition to the large, open floor plan pictured left, there are private changing rooms through a corridor in the back. There is also space for a private half bath and break room.





Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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.



SCAN THE QR
CODE TO VISIT
COMREALTY.NET!



**COMMERCIAL REALTY
ADVISORS, INC.**

222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295

