



**FOR SALE**

**\$2,200,000**

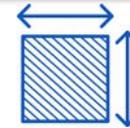
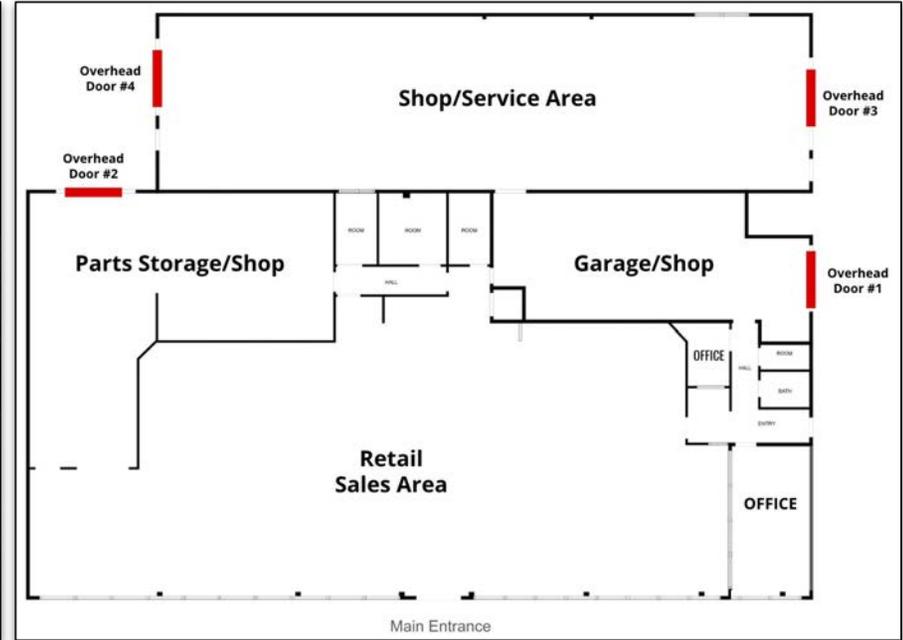
*970 Route 134 So. Dennis, MA*



**SOUTH DENNIS**



Digitally Enhanced



**± 10,101 SF**

**STEEL INDUSTRIAL BUILDING W/ 4 OVERHEAD DOORS ON .87 ACRES**

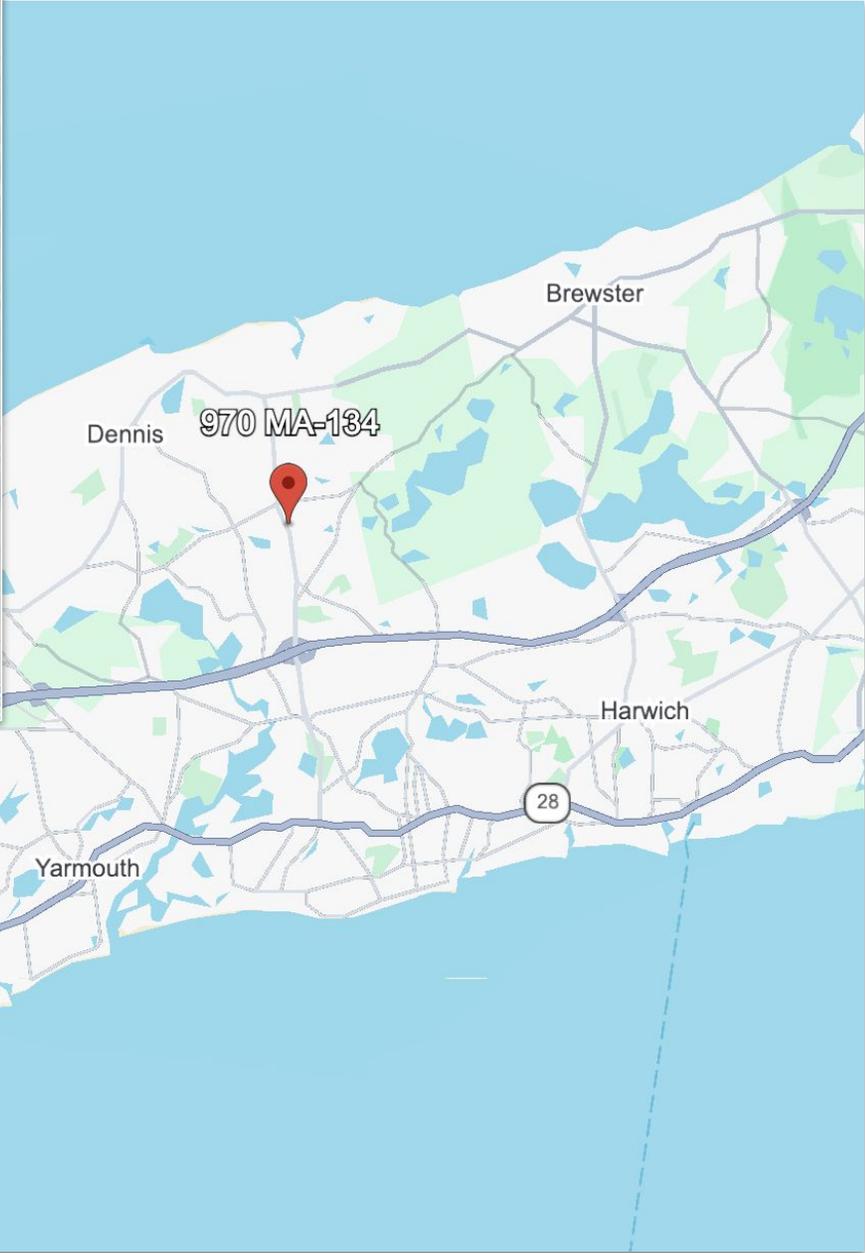
Commercial  
**Realty Advisors**  
*ComRealty.net*

**RICHARD FENUCCIO**  
**Commercial Real Estate Associate**  
Mobile: 508-280-3209  
RFenuccio@comrealty.net

**Commercial Realty Advisors**  
222 West Main St, Hyannis, MA 02601  
Office: 508-862-9000  
ComRealty.net

# PROPERTY LOCATION

970 MA-134, South Dennis, MA 02660



# PROPERTY SPECIFICATIONS

970 MA-134, South Dennis, MA 02660

<b>ADDRESS</b>	970 MA-134, South Dennis, MA 02660
<b>BOOK/PAGE</b>	12118/119
<b>PARCEL NUMBER</b>	233-9-0
<b>ZONING</b>	Extensive Business
<b>TOTAL BUILDING SIZE</b>	±10,101 SF
<b>ACRES</b>	.87
<b>YEAR BUILT</b>	1971
<b>DESCRIPTION</b>	Industrial - Sales & Service
<b>BUILDING STYLE</b>	Industrial Clear Span Metal Building
<b>STORIES</b>	1



## Features:

- Retail floor space/Showroom
- Various office areas
- Workshop and service areas
- General inventory storage space
- Includes paved parking and driveways, along with space for equipment display or storage

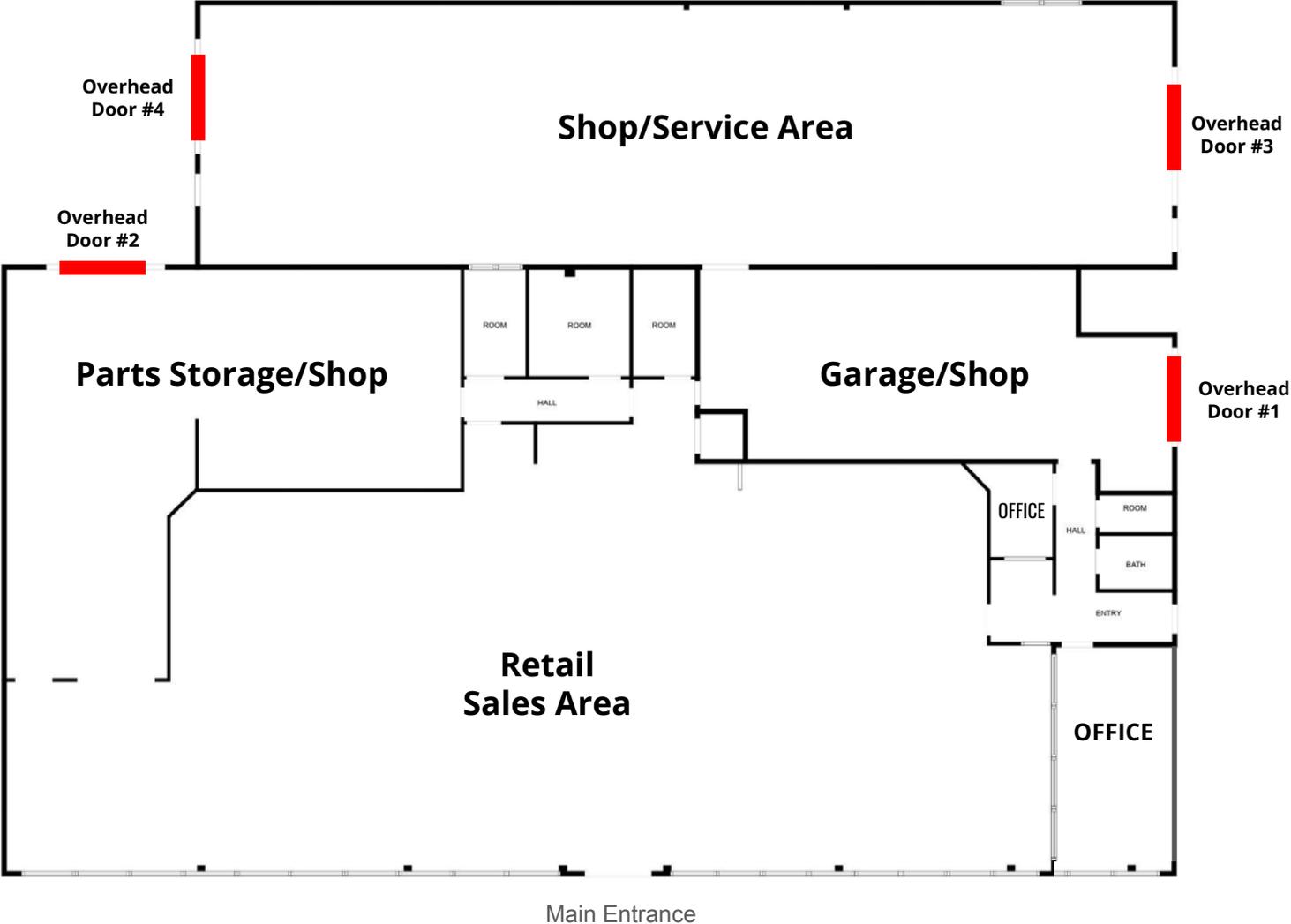
**The Tax Rate for Fiscal Year 2026** is (Per \$1000 Assessed Value) = **\$4.29**

## Notes:

- **Development Restrictions:** The surrounding land is under the control of the Water District reducing the risk of nearby commercial or residential development that could negatively impact the property's value or operations.
- **Septic System Limitation:** The property is located within a **DEP Zone II** area, which enforces regulations that limit the allowable wastewater flow per acre to protect local groundwater resources. Potential buyers will need to carefully assess whether their intended business operations align with these wastewater restrictions.

## Potential Uses:

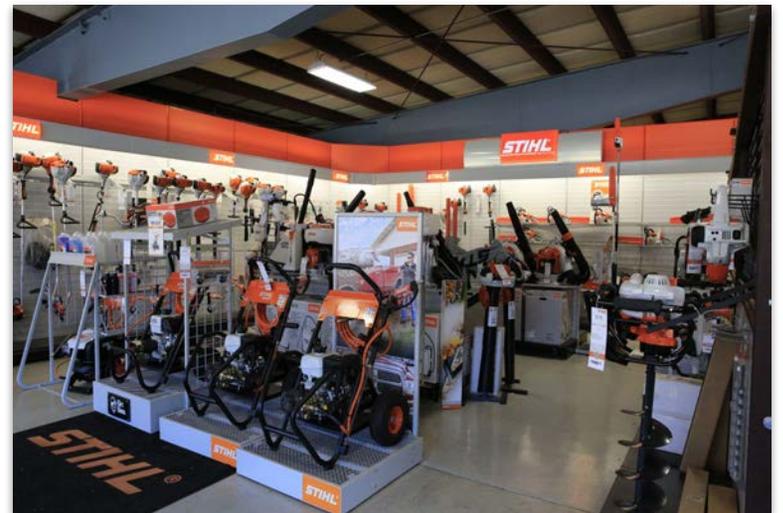
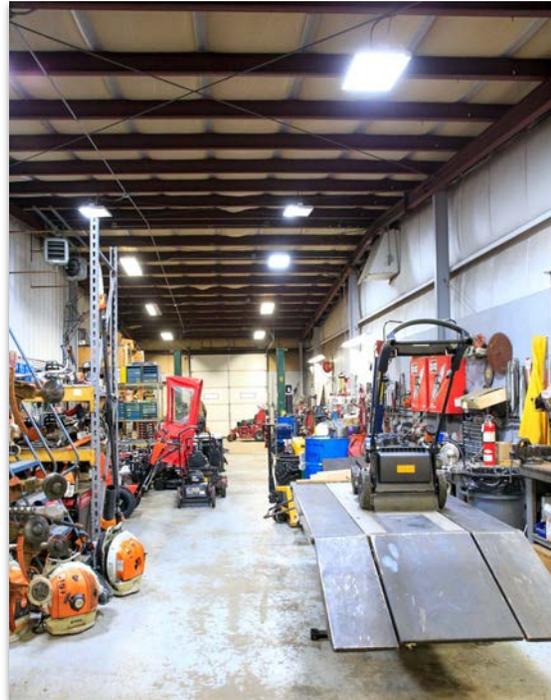
- Power equipment sales and service business
- Equipment rental business
- Distribution type business
- Marine sales and service business
- Construction, landscape, or contractor-type businesses with town approvals
- Potential for redevelopment or adaptive reuse for other commercial purposes
- Permitted uses for the property include but are not limited to agricultural use, indoor recreation, general retail stores, consumer services, restaurants, professional or business offices, stables, and non-commercial scale solar energy electrical generation.



ROUTE 134

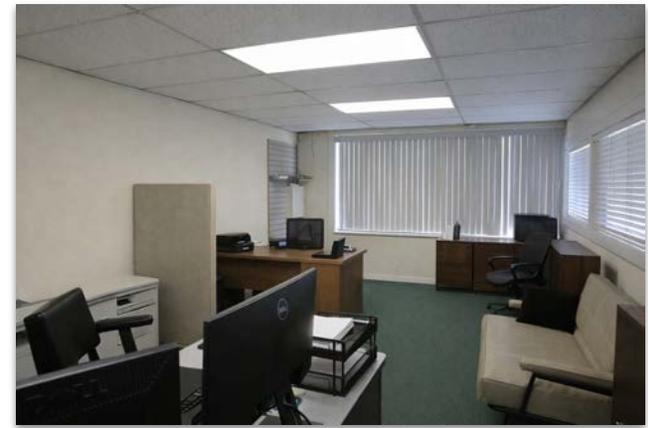
# INTERIOR PICTURES

970 MA-134, South Dennis, MA 02660



# AI Edited Images to Show the Space Emptied

970 MA-134, South Dennis, MA 02660





Commercial  
**Realty Advisors**

## Commercial Realty Advisors' Disclaimer

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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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