

Commercial  
**Realty Advisors**

**OFFERING MEMORANDUM**

*Large Retail Commercial Building*

**FOR  
LEASE**

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<https://comrealty.net/>



**316 Rt. 28  
West Yarmouth**

**FOR LEASE**

**\$3,600  
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/ / /

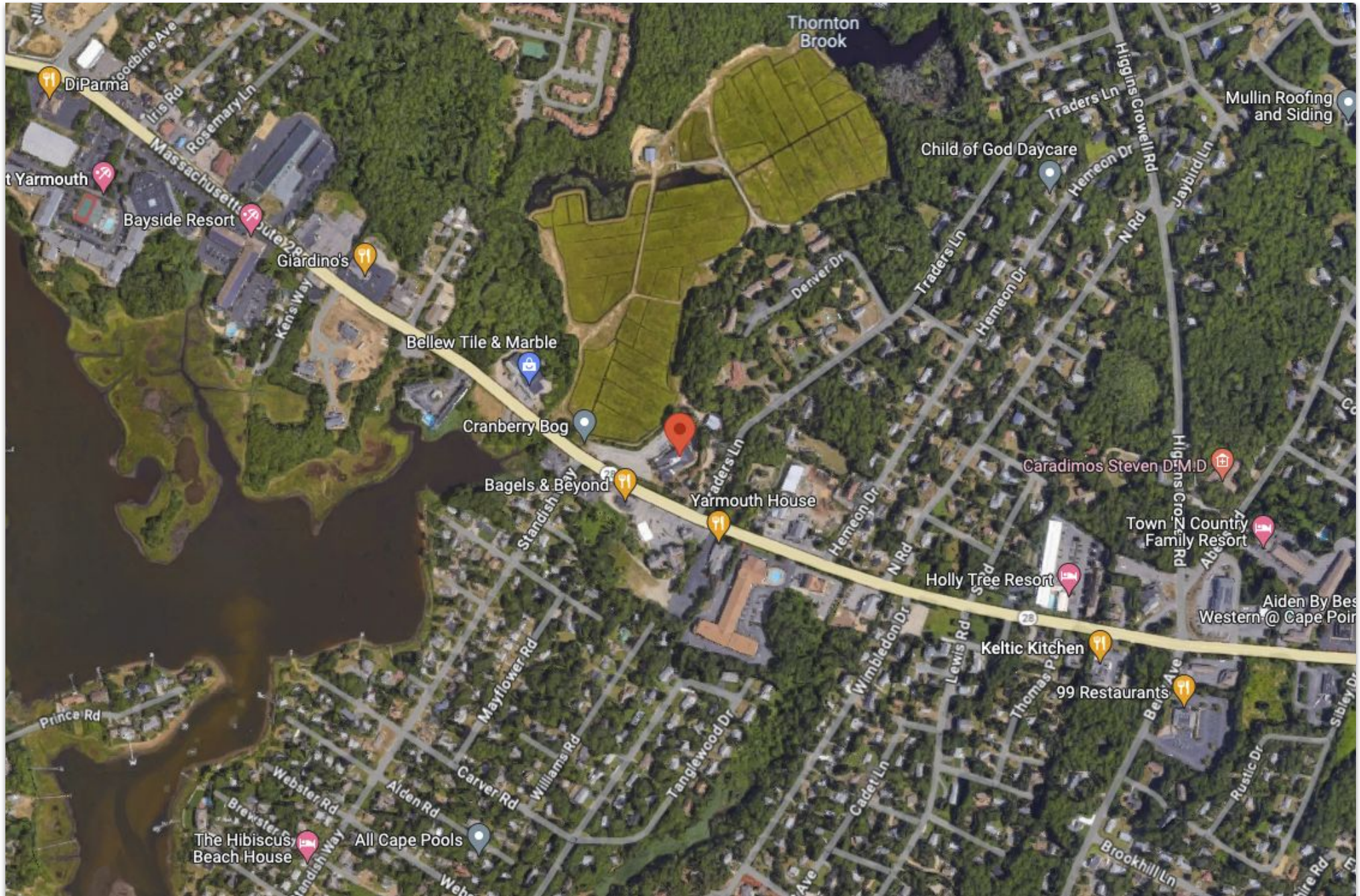
**Zoning** B3 + Hotel/Motel Overlay  
District 1 (HMOD1)

**Acreage** 2.09



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# FLOOR PLANS

316 MA-28, West Yarmouth, MA 02673





# EXTERIOR PICTURES

316 MA-28, West Yarmouth, MA 02673





# INTERIOR PICTURES

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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.









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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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