

COMMERCIAL LAND FOR SALE/LEASE

2.4± acres | \$1.3M

Zoning: B1 (Business 1)



484 STATION AVE, YARMOUTH, MA

Property Highlights

- **Prime Location in South Yarmouth's Business 1 (B1) Zoning District**
- **±2.4 Acres of Undeveloped Commercial Land** – Positioned on the eastern side of the parcel
- **Available for Sale or Ground Lease** – Flexible options for commercial users or developers
- **ACCESS/FRONTAGE** – access/frontage considerations to be negotiated
- **Abuts the Cape Cod Rail Trail** – Offering built-in foot and bike traffic along the southern boundary
- **Adjacent to Major Shopping Plaza** – Western side of parcel is home to a thriving retail center anchored by Stop & Shop
- **Just 0.5 Miles from Exit 75 (Route 6/Mid-Cape Highway)** – Excellent highway access for regional connectivity
- **Untouched and Ready for Development**

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Site Size	2.4± Acres
Parcel ID	97/22
Zoning	Business 1
Use Code	3230
Sale Price	\$1.3M

Opportunity awaits at 484 Station Avenue in the heart of South Yarmouth's commercial district. This rare ±2.4-acre parcel of **undeveloped commercial land** is available for **sale or ground lease**, offering flexible options for investors, developers, or business owners seeking a strategic location on Cape Cod.

- Sea Dog Brew Pub
- Wendy's
- CVS
- Mobil Gas
- Cape Cod 5 Cents Savings Bank
- Nauset Disposal
- Ace Hardware
- South Shore Heating & Cooling
- ...and many more

