## 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

KEVIN PEPE 508-862-5022 kpepe@comrealty.net

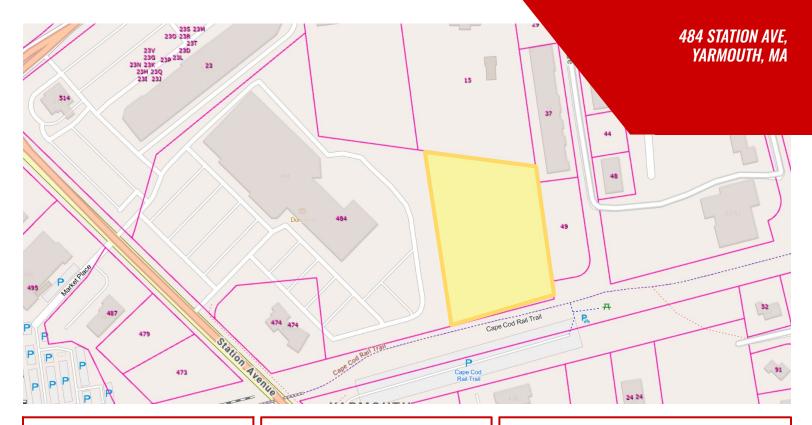
CHRISTOPHER BAILEY 508-259-3408

508-259-3408 cbailey@comrealty.net

Commercial Realty Advisors, Inc.

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

#### Commercial Realty Advisors



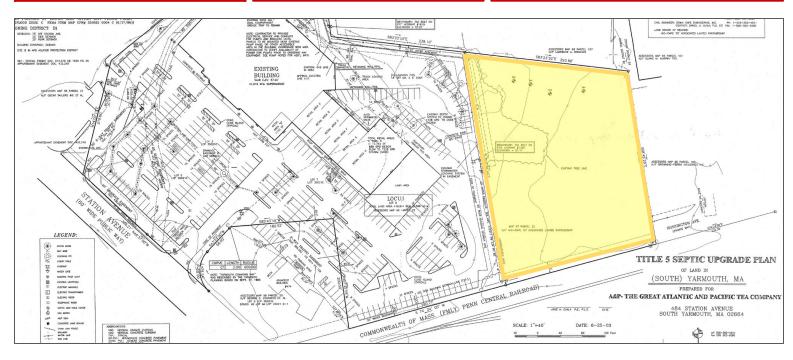
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Property	liverview
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Site Size	2.4± Acres
Parcel ID	97/22
Zoning	Business 1
Use Code	3230
Sale Price	\$1.3M

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.

#### Surrounded by Major Brands & Local Businesses:

- 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





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