

# OFFERING MEMORANDUM

## *Business Bay/Commercial Condo For Sale*

Commercial  
**Realty Advisors**  
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**FOR  
SALE**



28 Jan Sebastian Drive, Unit 4

FOR SALE

AREA

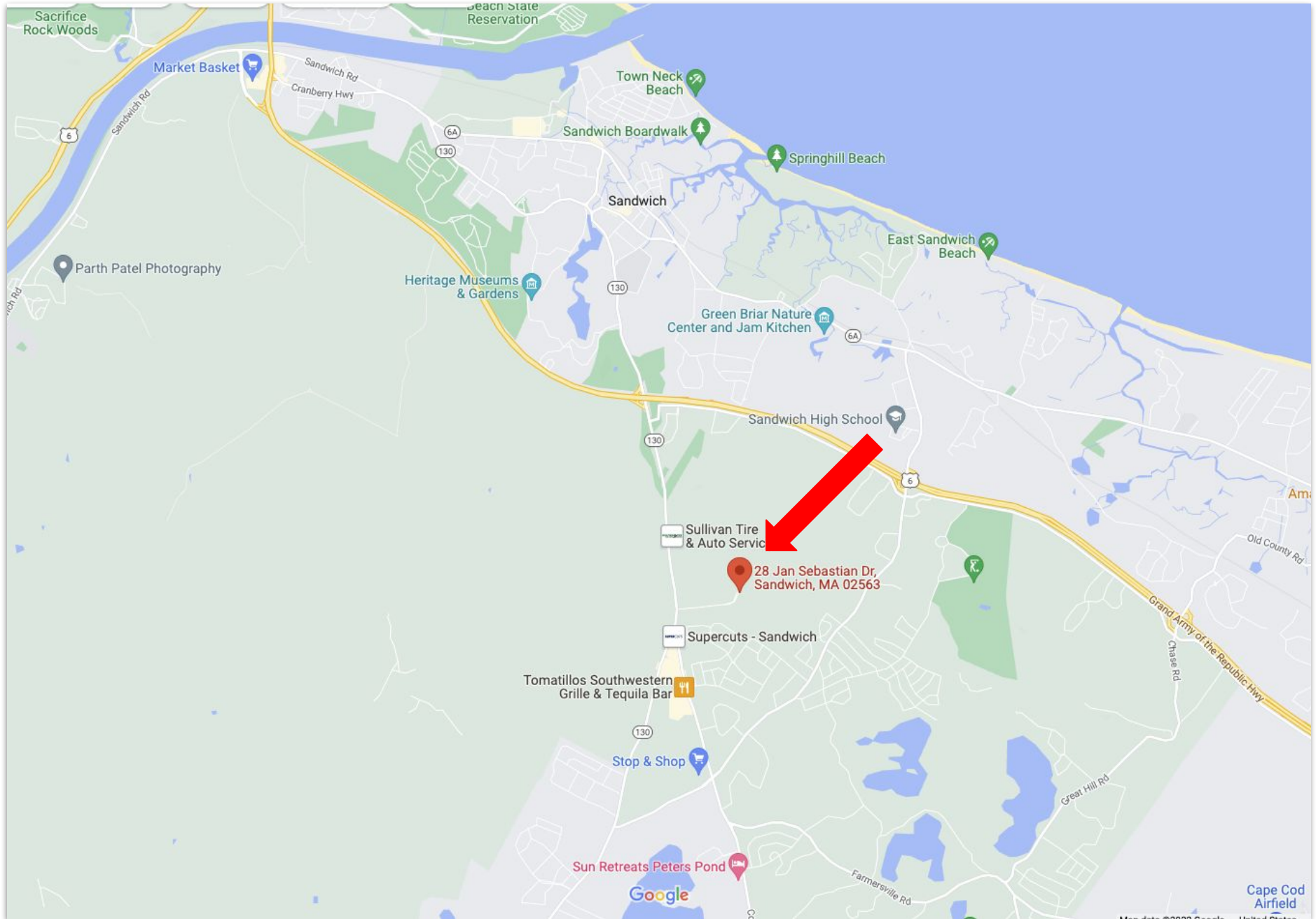
Sandwich, MA

**\$395,000**

+/- 1,600 sq. ft.  
Commercial Bay

# PROPERTY LOCATION

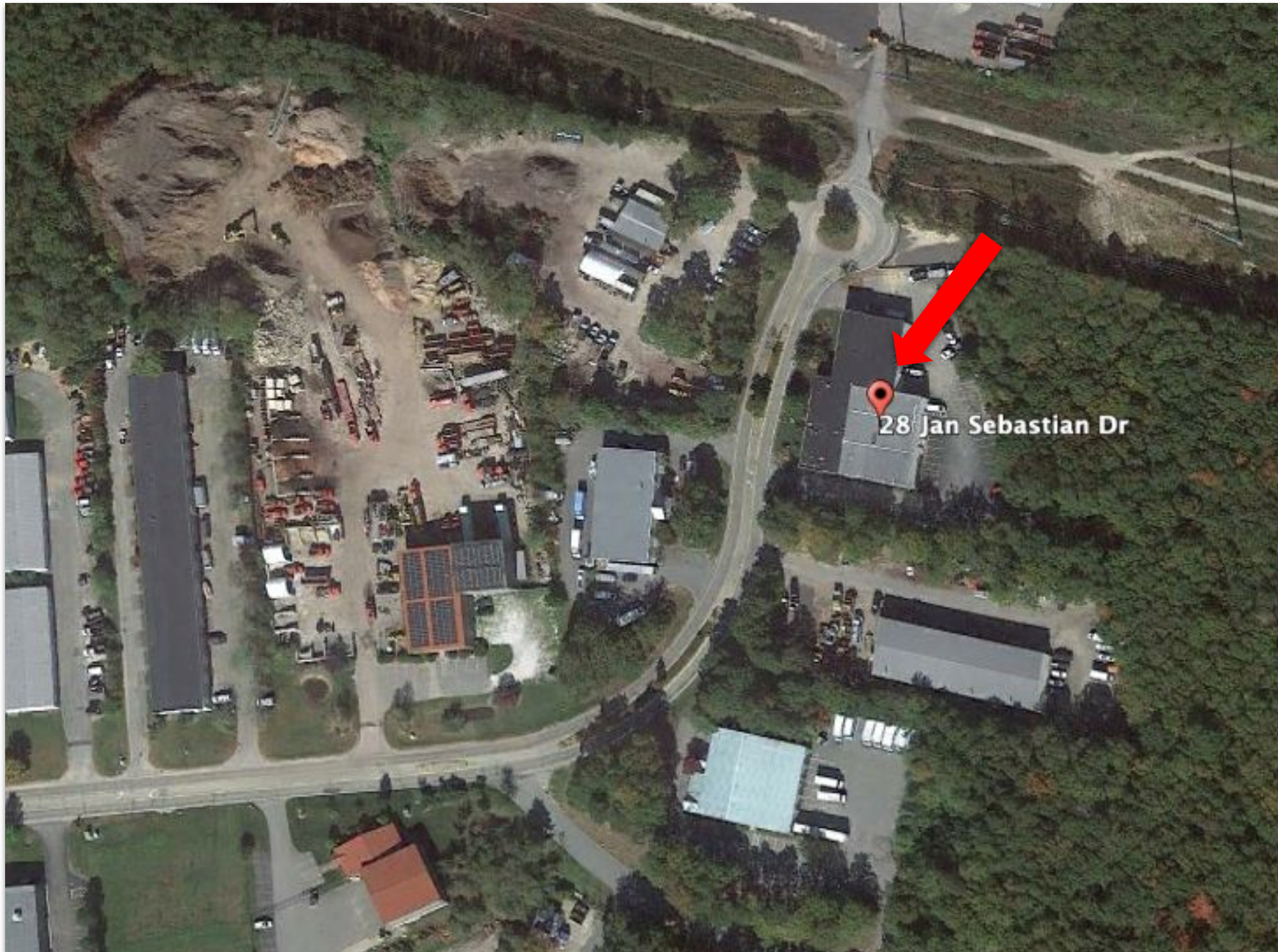
28 Jan Sebastian Drive, Unit 4, Sandwich, MA





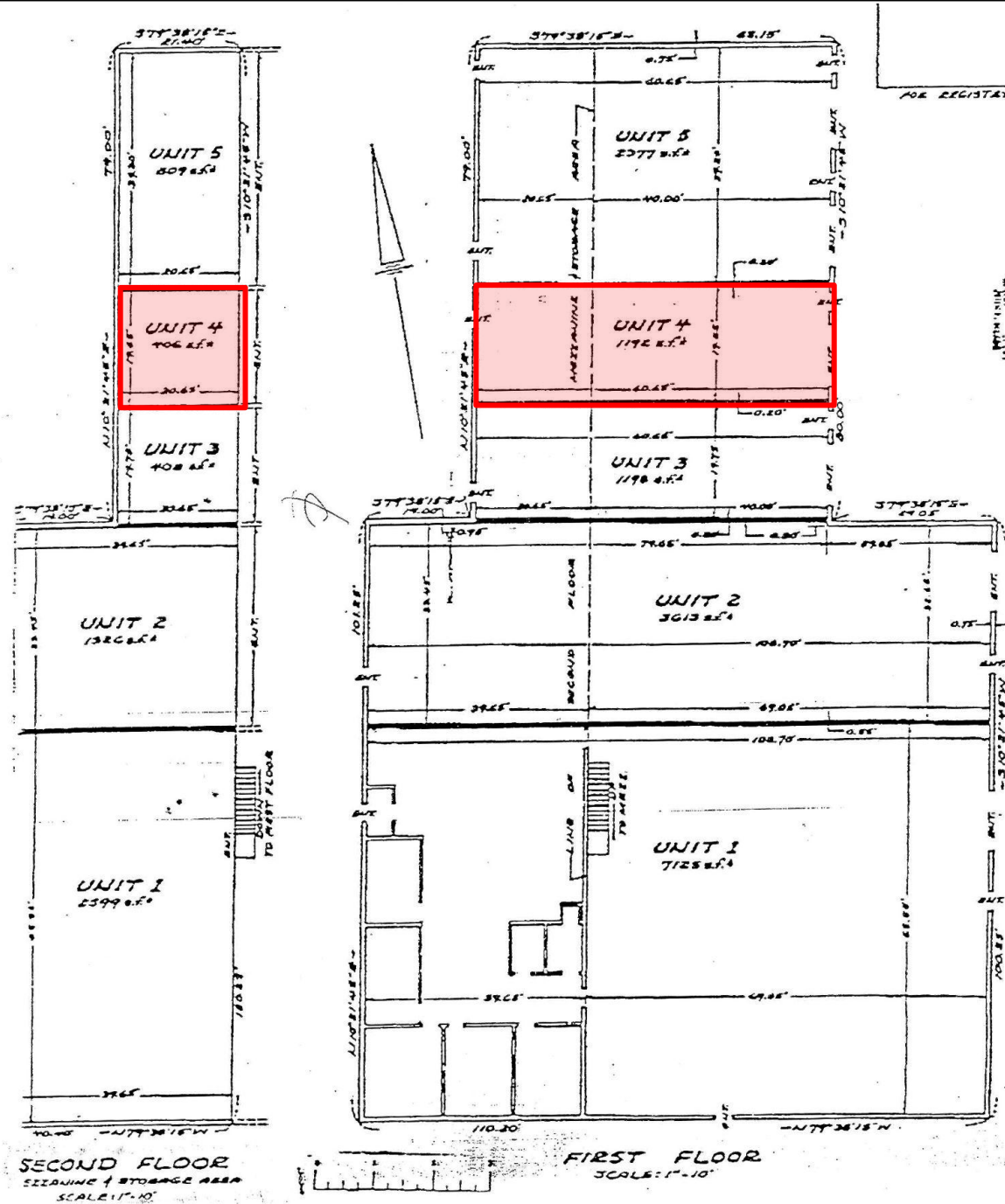
# PROPERTY LOCATION

28 Jan Sebastian Drive, Unit 4, Sandwich, MA



## Building Plan

**28 Jan Sebastian Drive, Unit 4, Sandwich, MA**





# INTERIOR PHOTOS

28 Jan Sebastian Drive, Unit 4, Sandwich, MA





# INTERIOR PHOTOS

28 Jan Sebastian Drive, Unit 4, Sandwich, MA



**Prime Warehouse Condominium for Sale in Sandwich, MA.** This commercial warehouse condominium, located at **28 Jan Sebastian Drive, Unit 4, Sandwich, MA**, presents an exceptional opportunity for both **end-users** and **investors** seeking a functional, low-maintenance space in a strategic location.

- **Spacious Interior:** With **1,600 sq. ft.** of adaptable space, this unit offers ample room for various uses, whether you're running a business or seeking storage options.
- **High Ceilings:** Featuring a **15' 6" clear to the beam ceiling**, the unit provides the necessary vertical space for stacking, equipment, and maneuverability.
- **Convenient Access:** The unit includes an **overhead door** for easy loading and unloading, plus **two personnel doors** for convenient access for staff and visitors.
- **Comfortable Work Environment:** Equipped with a **ceiling-mounted gas heater** to maintain a comfortable temperature year-round, making it suitable for a range of industrial and commercial activities.
- **Additional Space:** A **rear loft** provides extra storage or workspace, enhancing the unit's functionality.
- **On-Site Amenities:** The property also includes a **restroom** for the convenience of employees or visitors.

**Ideal for Various Uses:** The unit's **flexible zoning** allows for a wide range of uses, from light manufacturing to storage, making it an excellent choice for both business owners and investors looking to capitalize on Cape Cod's growing commercial market.

### Location Highlights:

- **Strategic Location:** Just minutes from Route 6, providing easy access for transportation and logistics.
- **Future Growth Potential:** Situated within an area set to benefit from **Phase 2 of the CWMP Sewer Expansion**, indicating long-term infrastructure development and property value appreciation.

This well-maintained commercial condo is an excellent investment opportunity or an ideal space for a business seeking a central, functional, and low-maintenance property. Contact us today to schedule a tour and explore how this property can meet your business needs.





## 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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