

OFFERING MEMORANDUM

Pristine Condition Contractor Bay

**FOR
SALE**

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Commercial Realty Advisors, Inc.

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68 Mercantile Way, Unit 5

FOR SALE

SIZE

MASHPEE, MA

\$399,000

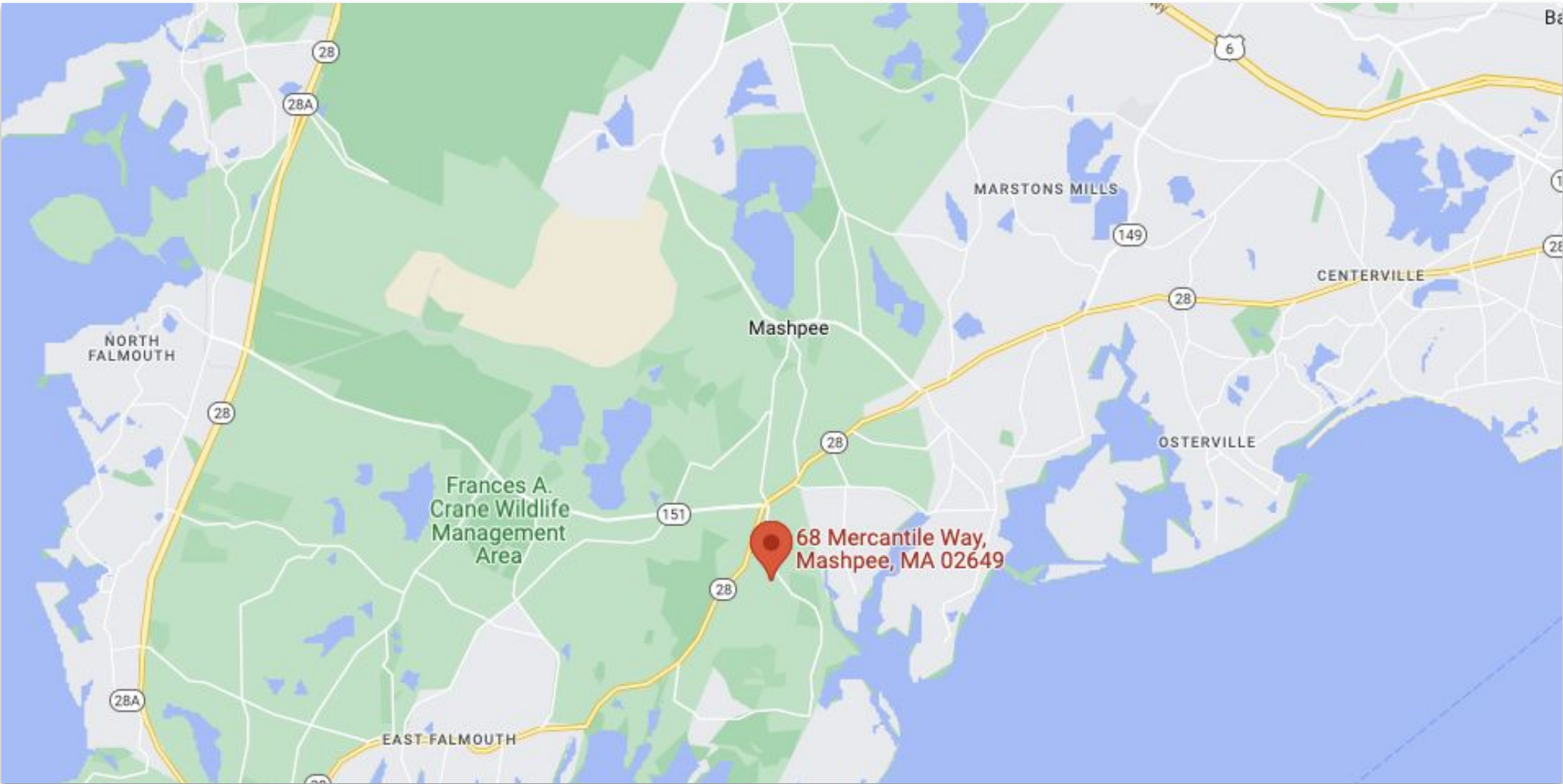
+/- 1,200 sq. ft.

Unit 5 at 68 Mercantile Way is now available. This clean, modern contractor bay offers a professional and functional space for trades, service businesses, and small commercial operations in one of Cape Cod's most accessible industrial zones. The building was constructed in 2024 and offers excellent proximity to Mashpee Commons, Route 28, Route 151, and the Bourne Bridge.

- 1,200± square feet of flexible commercial space
- Private restroom
- 14' overhead drive-in door
- Clear-span interior for maximum usability
- Two personnel doors for efficient access
- Located in the I-1 Industrial District with Light Industrial Overlay

PROPERTY LOCATION

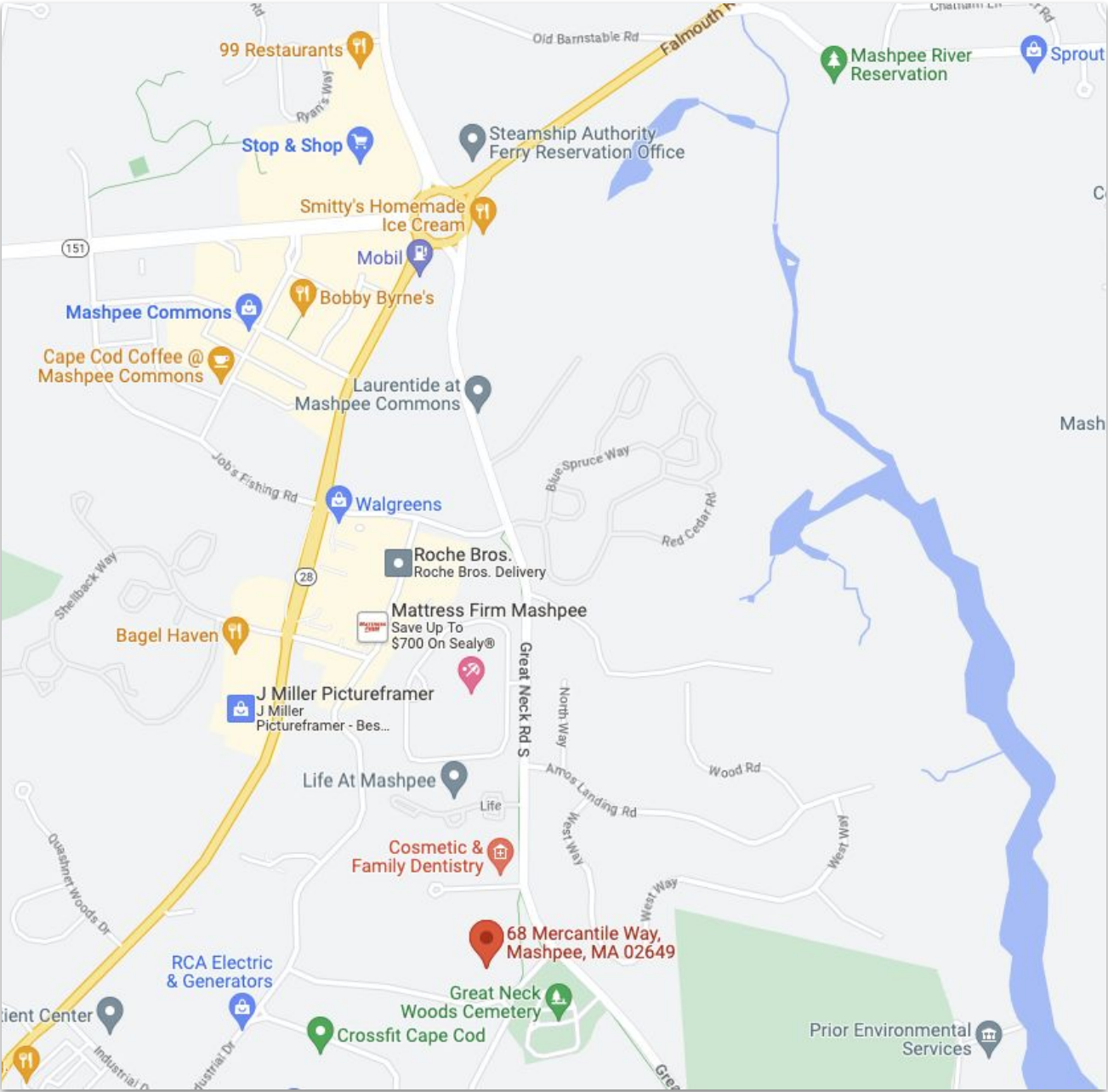
68 Mercantile Way Unit 5, Mashpee, MA 02649



Category	Details
Property Address	68 Mercantile Way, Mashpee, MA
Map / Parcel ID	88-91-0
Zoning	I1 Industrial
Land Area	3.27 Acres
Gross Building Area	±9,972 SF
Year Built	2023-2024
Stories	1
Heating / Cooling	Splits
Condo Fee	\$275/month
Approx. Tax	±\$2,600/Year

PROPERTY LOCATION & FLOOR PLAN

68 Mercantile Way Unit 5, Mashpee, MA 02649



Interior Photos

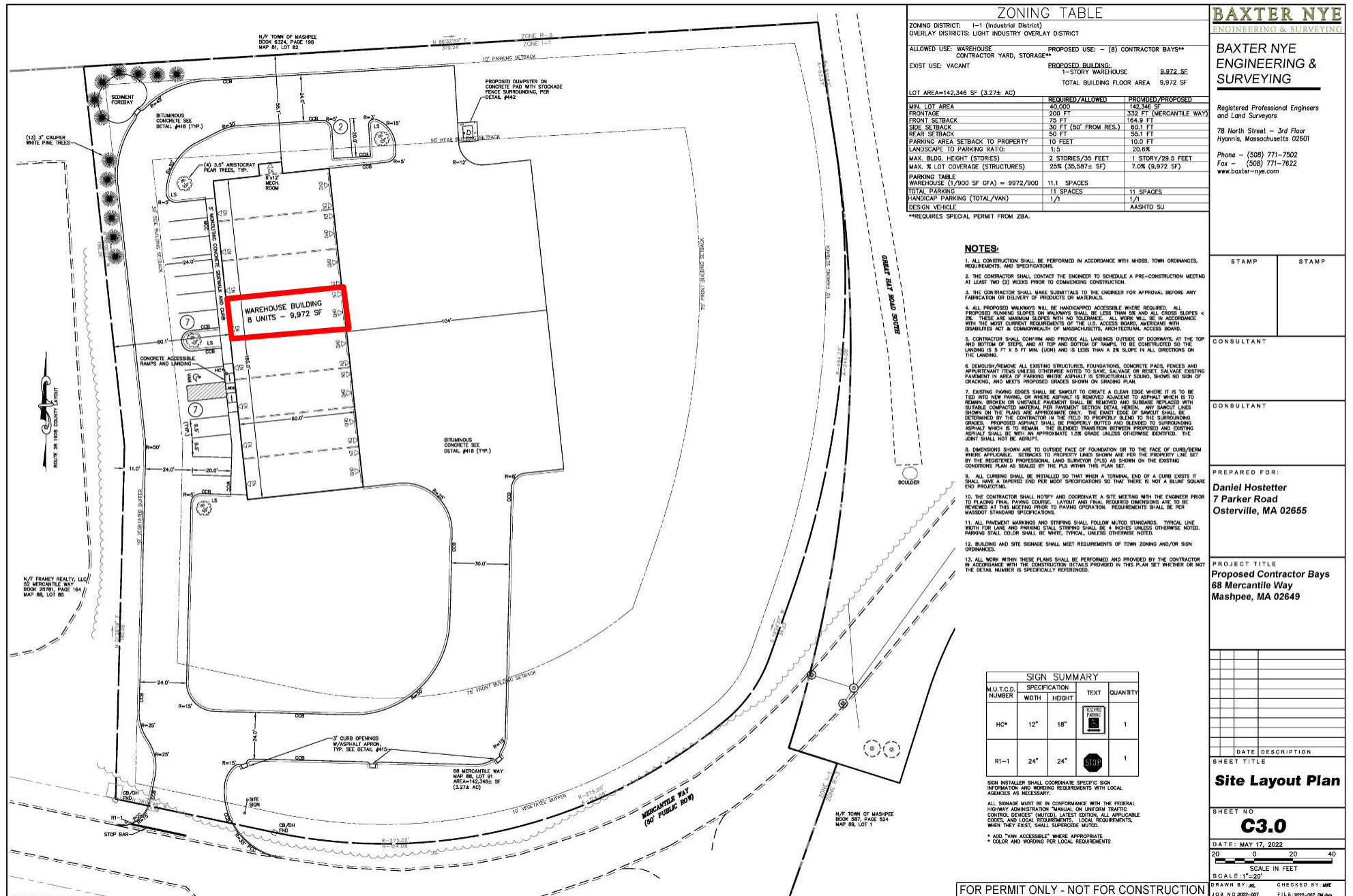
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Exterior Photos

68 Mercantile Way Unit 5, Mashpee, MA 02649







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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