

OFFERING MEMORANDUM

Landscape/Contractor's Yard

- *Overhead Doors*
- *Professional Office Space included!*

**FOR
LEASE**

KEVIN PEPE

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Commercial Realty Advisors, Inc.

222 West Main St., Hyannis, MA

508-862-9000 | ComRealty.net



25 Jan Sebastian

FOR LEASE

SIZE

SANDWICH, MA

\$11,500 / Mo (NNN)

+/- 1,920 sq. ft.

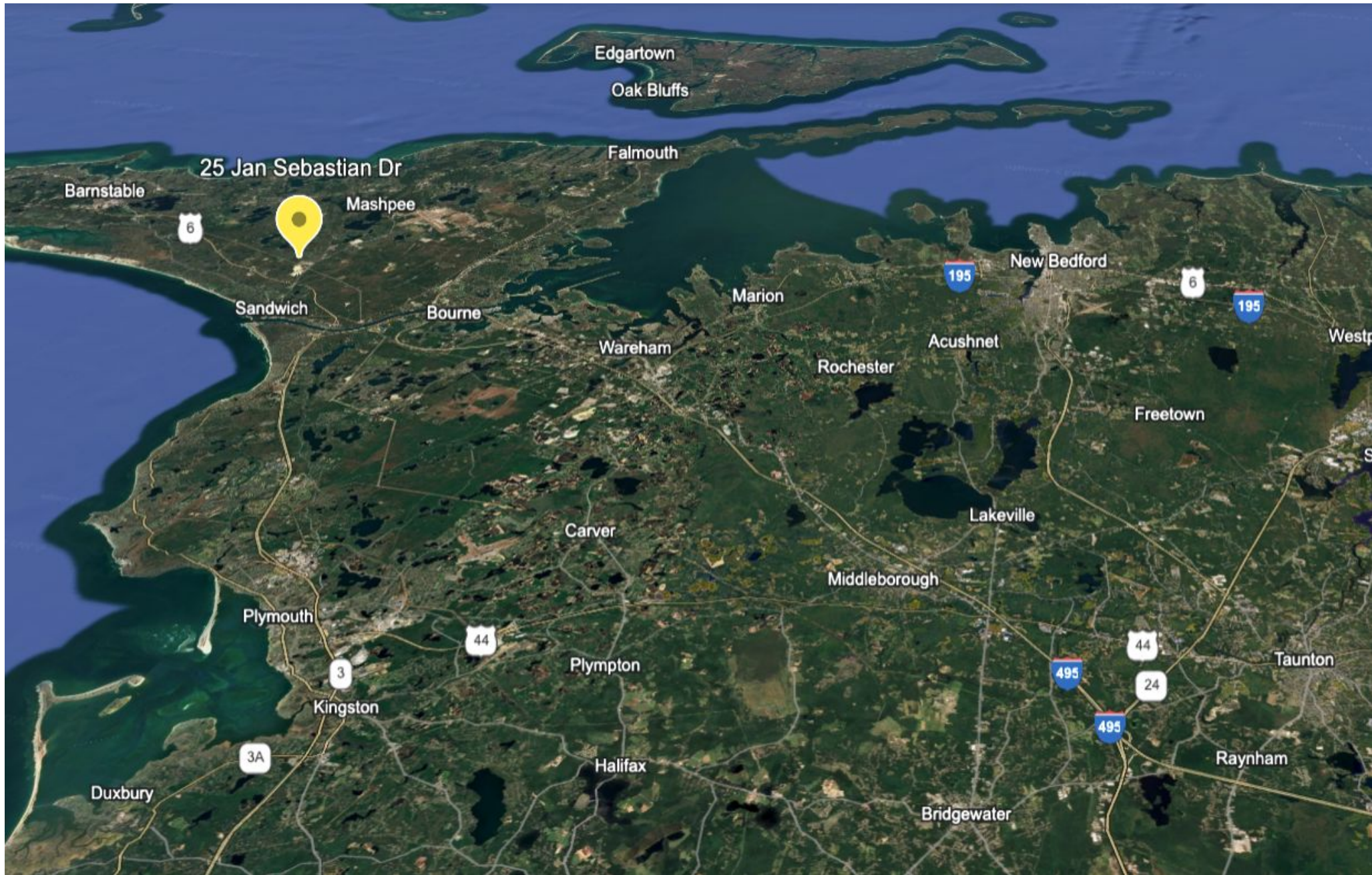
PROPERTY LOCATION

25 Jan Sebastian Dr, Sandwich, MA 02563



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PROPERTY SPECIFICATIONS

25 Jan Sebastian Dr, Sandwich, MA 02563

APN/Parcel ID	SAND-000028-000052
Address	25 Jan Sebastian Drive, Sandwich
Style	Warehouse Building
Land Use Code	Storebuilding
Zoning	FLX
Lot Size	1.71 AC
Building Size	±1,920 SF
Year Built	1987

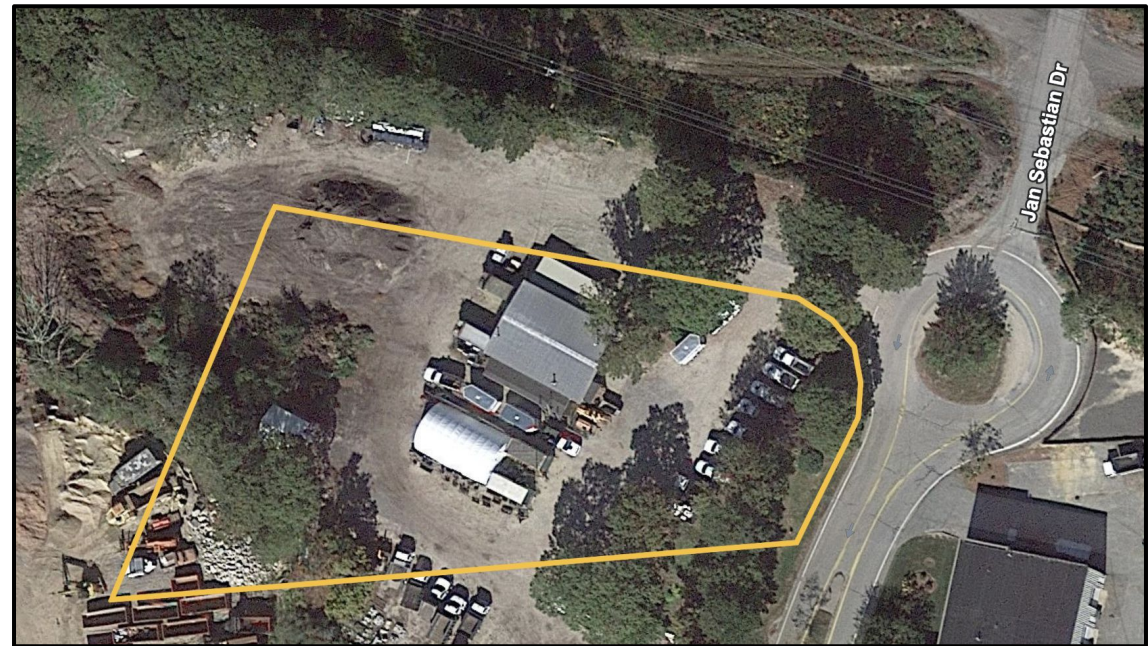


Fiscal Year: 2025

Estimated Tax: \$5,676

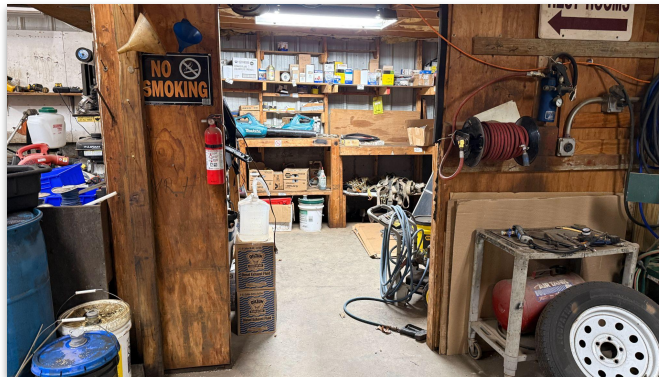
Tax Rate (Comm): \$10.57

Located at **25 Jan Sebastian Drive in Sandwich, MA**, this ±1,920 SF metal-frame commercial building offers flexible space ideal for light industrial, contractor, or small retail use. Situated on a ±1.71-acre parcel within the established Jan Sebastian Drive commercial park, the property provides easy access to Route 6 and the Mid-Cape business corridor.



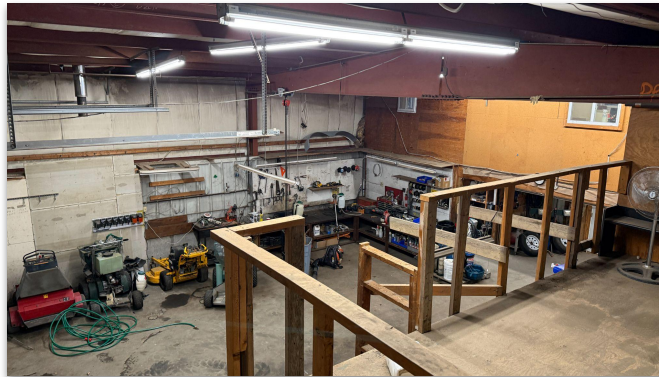
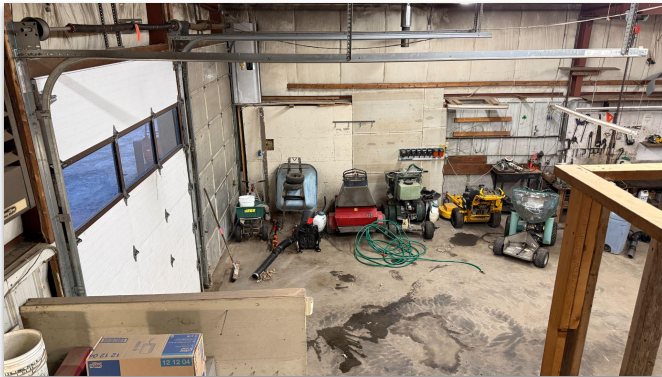
PROPERTY PHOTOS

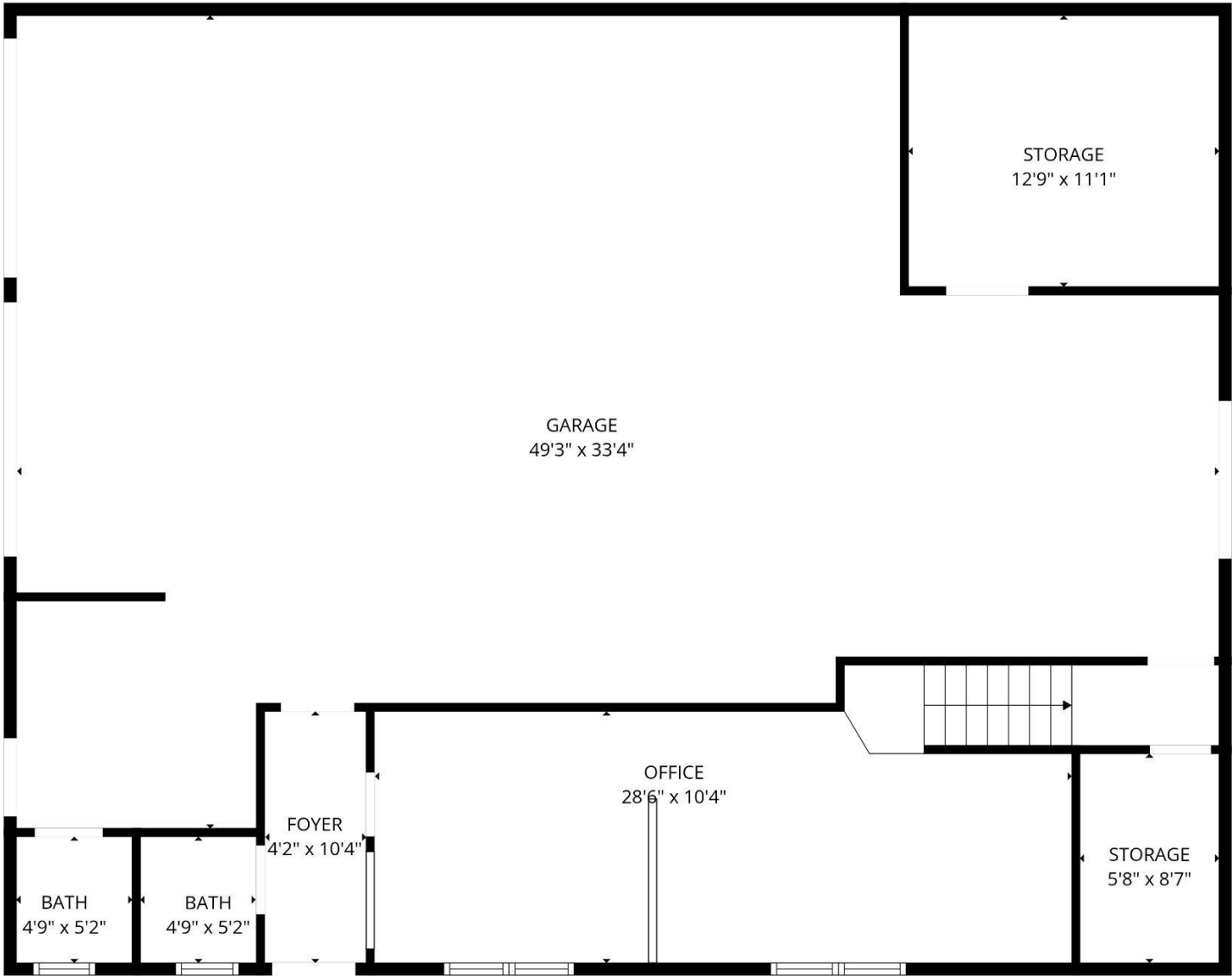
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PROPERTY PHOTOS

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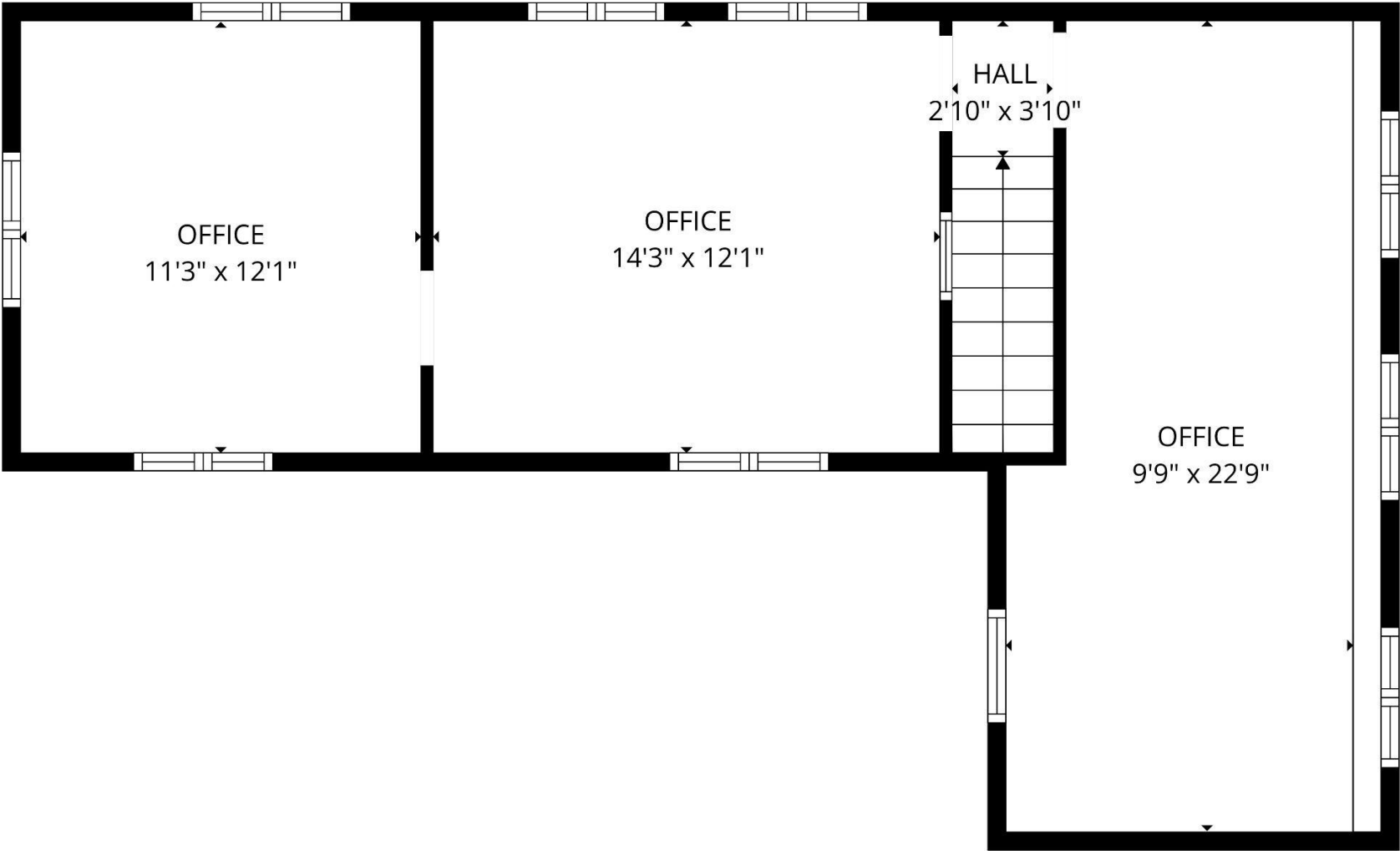




FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plan 2nd Floor

25 Jan Sebastian Dr, Sandwich, MA 02563



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Key: 6383

Town of SANDWICH - Fiscal Year 2025

12/15/2024 8:41 am SEQ #: 5.410

LEGAL LAND DETACHED BUILDING	CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
	BAJA REALTY TRUST 25 JAN SEBASTIAN DRIVE SANDWICH, MA 02563				28-52-0				25 JAN SEBASTIAN DRIVE				3250	100	SMALL RETAIL			1	1 of 1		
					TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
					BAJA REALTY TRUST				02/08/1999	F	100	12051-214									
				HOXIE, ROBERT E JR				02/05/1999	F	100	12047-338										
				COASTAL REALTY TRUST, R.E				05/20/1993	A	150,000	8582-273										
CD		T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Loi	VC	CREDIT AMT	ADJ VALUE								
103	S		40,075 300	1.00	100	1.00	342,650	1.00	100	1.00	USB	0.70	314,290								
303	S		34,412 300	1.00	100	1.00	28,210	1.00	100	1.00	USB	0.70	22,290								
TOTAL		1.710 Acres		ZONING	FLX	FRNT	0				ASSESSED	CURRENT	PREVIOUS								
Nbhd		Commercial		NOTE					LAND	336.600		295.900									
Infl1		NONE			BUILDING	123.400		118.700													
Infl2		100			DETACHED	77.000		76.300													
					OTHER	0		0													
TOTAL									TOTAL	537,000		490,900									
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD	PHOTO: 01/25/2017												
DGF	P	0.70	30	0.70	1987	2,000	51.46	72,000													
PAV	A	1.00	74	0.26	1988	5,000	3.00	3,900													
LTG	A	1.00	74	0.26	1988	2	2,112.30	1,100													
BUILDING		CD	ADJ	DESC		MEASURE	9/2/2014	ELC	BLDG COMMENTS												
MODEL		5		CIM		LIST REVIEW	9/2/2014	ELC													
STYLE		56	1.15	WAREHOUSE (100%)																	
QUALITY		-	0.90	MINUS AVE (100%)																	
FRAME		4	0.98	METAL (100%)																	
YEAR BLT	1987	SIZE ADJ	1.000		ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	171,396			
NET AREA	1,920	DETAIL ADJ	0.997		FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,920	1987	89.27	171,396	CONDITION ELEM	CD			
\$NLA(RCN)	\$89	OVERALL	1.000		EXT. COVER	19	PREFAB METAL	1.00											EXTERIOR		
CAPACITY		UNITS	ADJ		ROOF SHAPE	1	GABLE	1.00											INTERIOR		
STORIES		1	1.00		ROOF COVER	10	METAL	1.00											CDN/APP		
% HEATED		0	.95		FLOOR COVER	9	CONCRETE	0.95													
% AIR COND		0	1.00		INT. FINISH	6	MINIMUM	0.95													
% SPRINKLER		100	1.00		HEATING/COOL	13	NONE	0.95													
					FUEL SOURCE	99	N/A	1.00													
																			EFF.YR/AGE	1988 / 35	
																			COND	28 28 %	
																			FUNC	0	
																			ECON	0	
																			DEPR	28 % GD	72
																			RCNLD	\$123.400	

(A)
BAS

60

32



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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