

**FOR  
LEASE**

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**177 Route 130**

Forestdale,  
Sandwich

**FOR LEASE**

**\$3,400/mo**  
NNN

**SIZE**

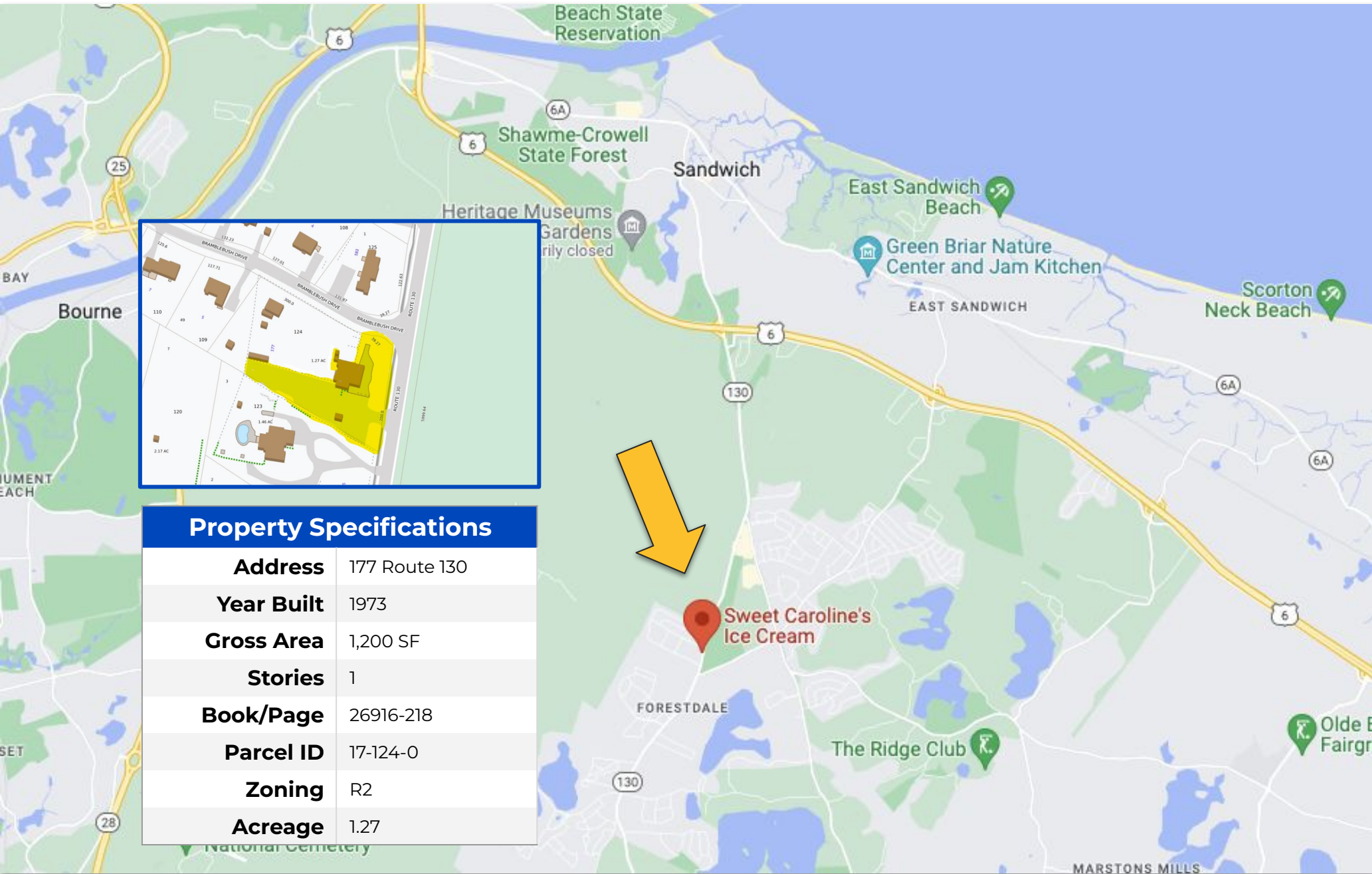
**±1,200 SF**

- High-visibility Route 130 frontage
- Standalone building
- On-site parking

- Outdoor patio and porch area
- Recently renovated and maintained
- ±1.2 Acre property

# PROPERTY LOCATION

177 MA-130, Forestdale, MA 02644

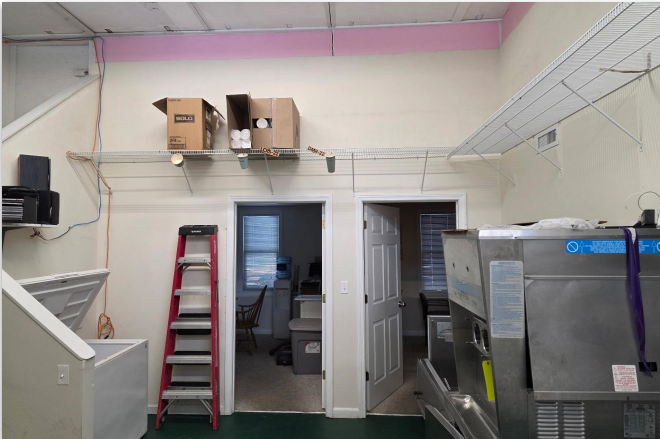


## Property Specifications

<b>Address</b>	177 Route 130
<b>Year Built</b>	1973
<b>Gross Area</b>	1,200 SF
<b>Stories</b>	1
<b>Book/Page</b>	26916-218
<b>Parcel ID</b>	17-124-0
<b>Zoning</b>	R2
<b>Acreage</b>	1.27



- Located on Route 130 in Forestdale, within the Town of Sandwich, this property features approximately 1,200 square feet of space, including a service area, inventory/storage room, office, and breakroom or secondary office. The 1.27-acre site provides ample parking for approximately 24 vehicles, along with generous space for deliveries at the rear of the fenced yard.
- The property benefits from excellent visibility along a key travel corridor for drivers commuting between Route 3 and the Sagamore Bridge. It is situated just 0.2 miles from Quaker Meeting House Road. Forestdale Elementary School is also located at the opposite end of Quaker Meeting House Road.
- Additional nearby attractions include the Heritage Movie Theatre, located approximately 0.2 miles to the north, as well as Heritage Museums & Gardens and Peter's Pond, further enhancing the area's year-round traffic and community presence.



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## 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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