

Commercial

Realty Advisors

***±2,415 SF Route 28 Office
Building with Tenant Income***

**FOR
SALE**

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1200 RT 28

FOR SALE

AREA

YARMOUTH, MA

\$759,000

±2,415 SF

PROPERTY SPECIFICATIONS

1200 MA-28, South Yarmouth, MA 02664

±2,415 SF Route 28 Office Building with Tenant Income

1200 Route 28 presents a strong owner-user or investment opportunity along one of South Yarmouth’s primary commercial corridors. The property consists of a ±2,415 SF office building currently configured into two separate sides, with one side leased through Spring 2027 and the remaining space available for immediate occupancy.

The building offers multiple private offices, reception areas, conference space, storage, three bathrooms, front and rear egress, ample on-site parking, and large signage along Route 28. The B2 zoning district supports a range of commercial and professional service uses, making this a practical acquisition for an owner-user seeking visibility, income offset, and future flexibility.

Financials and lease information will be provided to qualified buyers who sign a non-disclosure agreement.

Space Overview

The property is currently divided into two functional sides, allowing for a mix of owner occupancy and tenant income. The available layout is well-suited for professional office, medical/wellness, service business, administrative use, or a trades-based company needing a Route 28 presence with storage and office support.

Property Detail	Information
Parcel ID	71-2-0
Address	1200 MA-28, South Yarmouth, MA 02664
Style	Office Building
Book/Page	35138/297
Zoning	Business 2
Lot Size	±0.38 Acres / ±16,553 SF
Total Space	±2,415 SF
Year Built	1972 (Effective 1998)
Taxes	\$3,410

Property Highlights

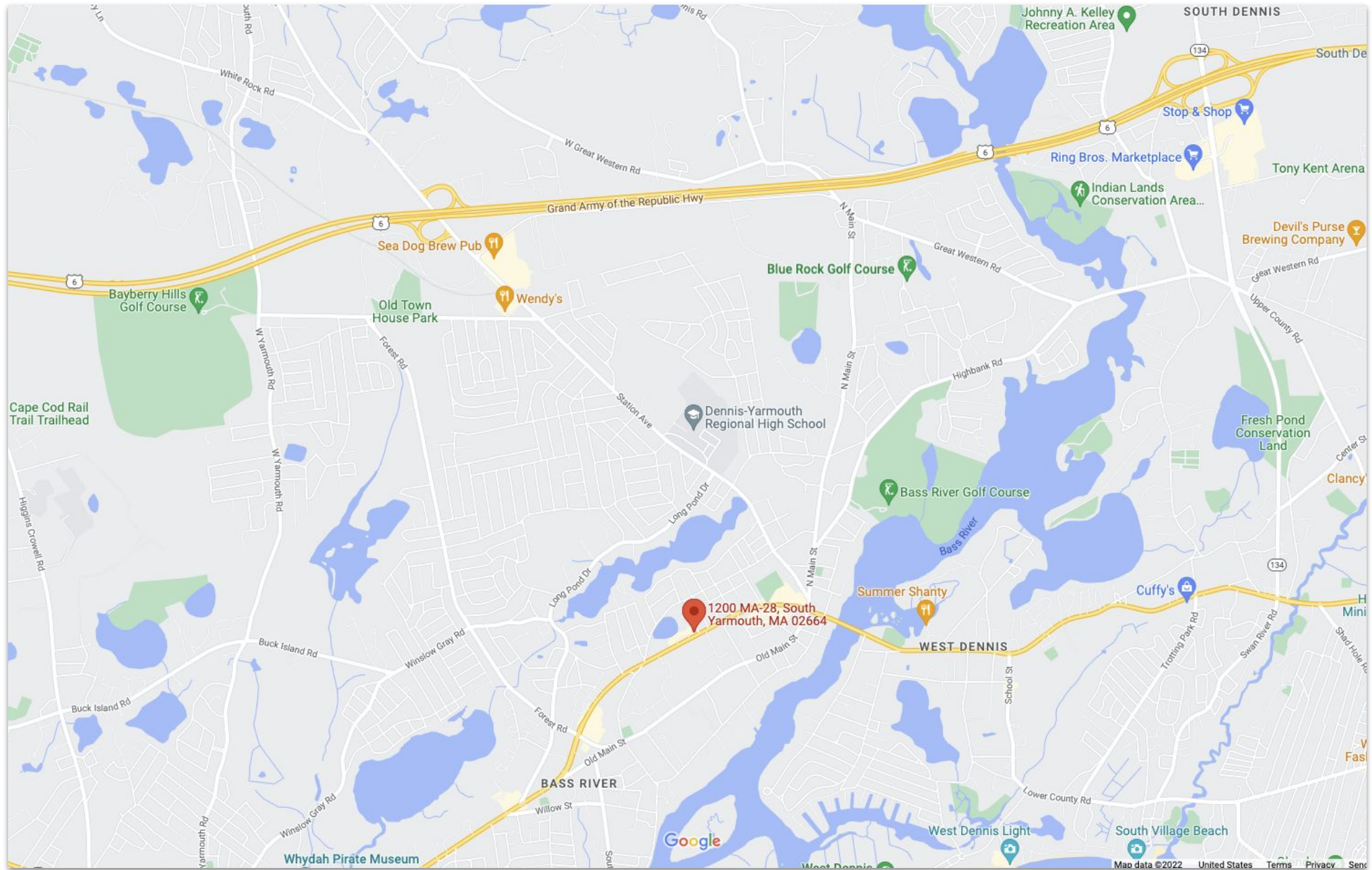
1. **High-visibility Route 28 location** with large roadside signage and strong commercial exposure.
2. **±2,415 SF flexible office building** with private offices, reception areas, conference space, loft office, storage, and three bathrooms.
3. **Owner-user opportunity with income in place**, as one side is leased through Spring 2027 while the remaining space is available for immediate occupancy.
4. **Ample on-site parking with front and rear egress**, supporting both staff and client/customer access.
5. **B2 zoning district** with strong positioning for professional office, medical/wellness, service business, or administrative use.



DIGITALLY ENHANCED

PROPERTY LOCATION

1200 MA-28, South Yarmouth, MA 02664



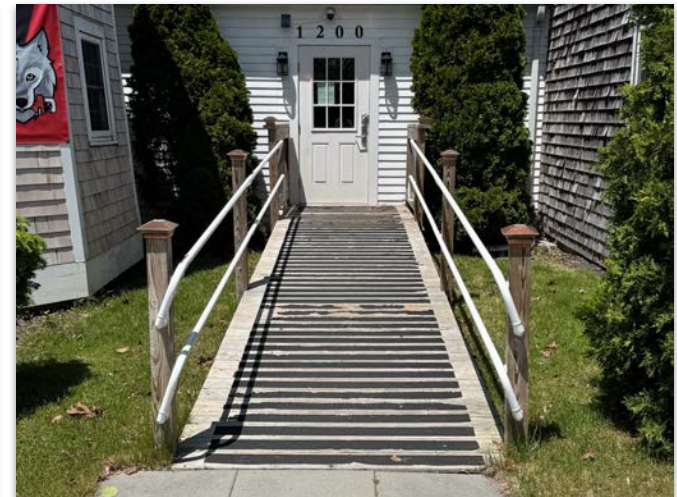
PROPERTY LOCATION

1200 MA-28, South Yarmouth, MA 02664



EXTERIOR PICTURES

1200 MA-28, South Yarmouth, MA 02664



INTERIOR PICTURES

1200 MA-28, South Yarmouth, MA 02664



INTERIOR PICTURES

1200 MA-28, South Yarmouth, MA 02664



FIELD CARD

1200 MA-28, South Yarmouth, MA 02664

Property Location 1200 ROUTE 28
Vision ID 8610

Account # 8610

Map ID 60/ 5/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 3400

Print Date 9/15/2025 8:

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				815 YARMOUTH, MA VISION							
						Description	Code	Appraised	Assessed								
MCGUIRE EDMUND D TR		1 Level	2 Public Water	1 Paved	4 Bus. District	COMMERC.	3400	202,300	202,300								
LANGTRY DOUGLAS TR			4 Gas			COM LAND	3400	286,900	286,900								
1200 ROUTE 28			6 Septic														
SOUTH YARMOUTH MA 02664		SUPPLEMENTAL DATA															
		Alt Prcl ID 52/ Y002/ / / MISC 190 SEWER P PHASE 1 CONTRAC CONTRACT 2 PLAN # 154E-G ZIP CODE 2664: GIS ID M_308748_824754				VOTE VOTE DATE PRIVATE Assoc Pid#											
						Total				489,200	489,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGUIRE EDMUND D TR		35138 297	05-23-2022	U	I	341,600	1U	Year	Code	Assessed	Year	Code	Assessed				
LAMONICA DEBORA A TR		19459 0290	01-20-2005	Q	I	470,000	00	2026	3400	202,300	2025	3400	192,800				
WOLFE STEPHEN E TRS		15277 0053	06-18-2002	Q	I	350,000	00		3400	286,900	2024	3400	192,800				
TAYLOR MALCOLM E TRS		12025 0056	01-28-1999	U	I	142,000	10						280,400				
DRAKE GREGORY W		0			I	0		Total	489,200	Total	473,200	Total	473,200				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD										APPAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B	Tracing		Batch											
J																	
NOTES																	
AQUA SERVICES 28X36=CONV HSE LEFT SIDE NEW IN 1999 W/ ATT'D 15 X 15 WINDMILL EAF USED AS STORAGE										NO ACCESS 2 2ND FLR OF WINDMILL/NO HEAT COMP 4-5-23							
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
BLDC-23-5	06-05-2023	BPCOM						New business-Use & Occ	04-05-2023	KR			BP	Building Permit			
23-000506	09-16-2022	CM	Commercial	5,000	04-05-2023	100	01-01-2023	Alterations per approved plan	02-10-2014	DK			00	Measur+Listed			
19-006779	06-04-2019	RF	Re-Roof	2,400				strip and install new roof	01-01-2014	BH	01	1	CY	CYCLICAL 2014			
19-004063	01-10-2019	RF	Re-Roof	5,000				Repair@ Strip and re roof 10 s	06-28-2004	GM			00	Measur+Listed			
12-436	09-29-2011	RF	Re-Roof	9,000		0		STRIP & REROOF 14 SQ'S, P	04-20-2000	BD			00	Measur+Listed			
05-1207	04-20-2005	AL	Alterations	1,000				INSTALL NEW WINDOW	10-02-1995	JF			00	Measur+Listed			
05-958	02-11-2005	OP	Use & Occupan	0				USE+OCCUPANCY:PSYCHIA	05-13-1992	DB			00	Measur+Listed			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	3400	OFFICE BLD M9			16,553	SF	18.44	1.00000	J	1.00	J	0.940		0	17.33	286,900	
Total Card Land Units					0.38	AC	Parcel Total Land Area: 0.38					Total Land Value					286,900

FIELD CARD

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Map ID 60/ 5/ / /

Bldg # 1

Bldg Name
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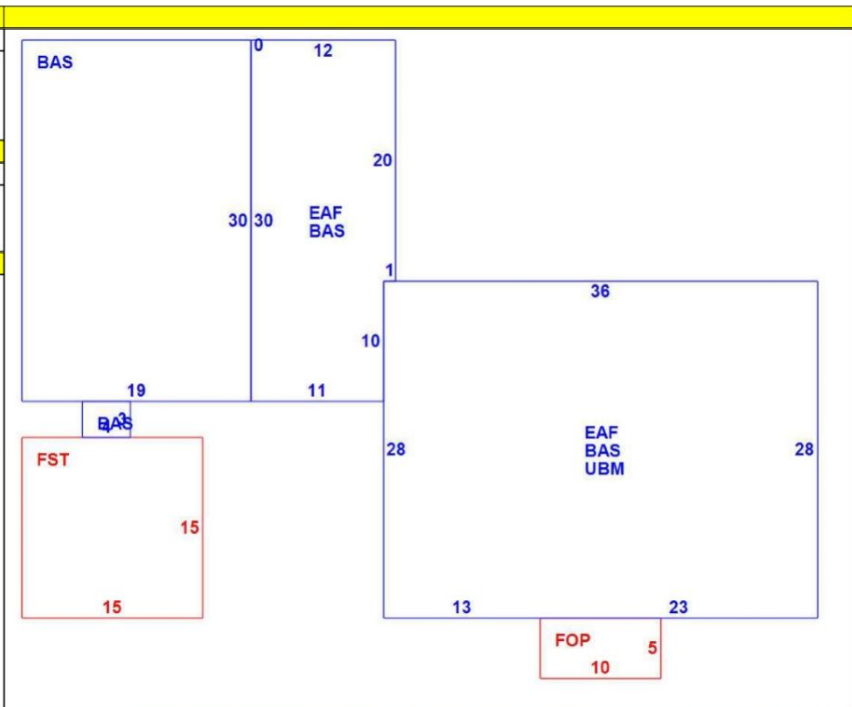
State Use 3400
Print Date 9/15/2025 8:17:37 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Comm/Ind			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	14	Carpet			
Interior Floor 2	09	Pine/Soft Wood			
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3400	OFFICE BLD M94			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	03	ABOVE AVERAGE			
Wall Height	7.00				
% Conn Wall	0.00				
1st Floor Use:	322I				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	3,900	1.35	1970		50		0.00	2,600
SGN2	DOUBLE SIDE	L	19	35.00	1980		50		0.00	300

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Ttl Gross Liv / Lease Area		2,415	4,581	2,720		269,417
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Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein.

Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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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