Commercial Realty Advisors

Investment/Potential Redevelopment Opportunity with Immediate Leaseback Chatham, MA

FOR SALE

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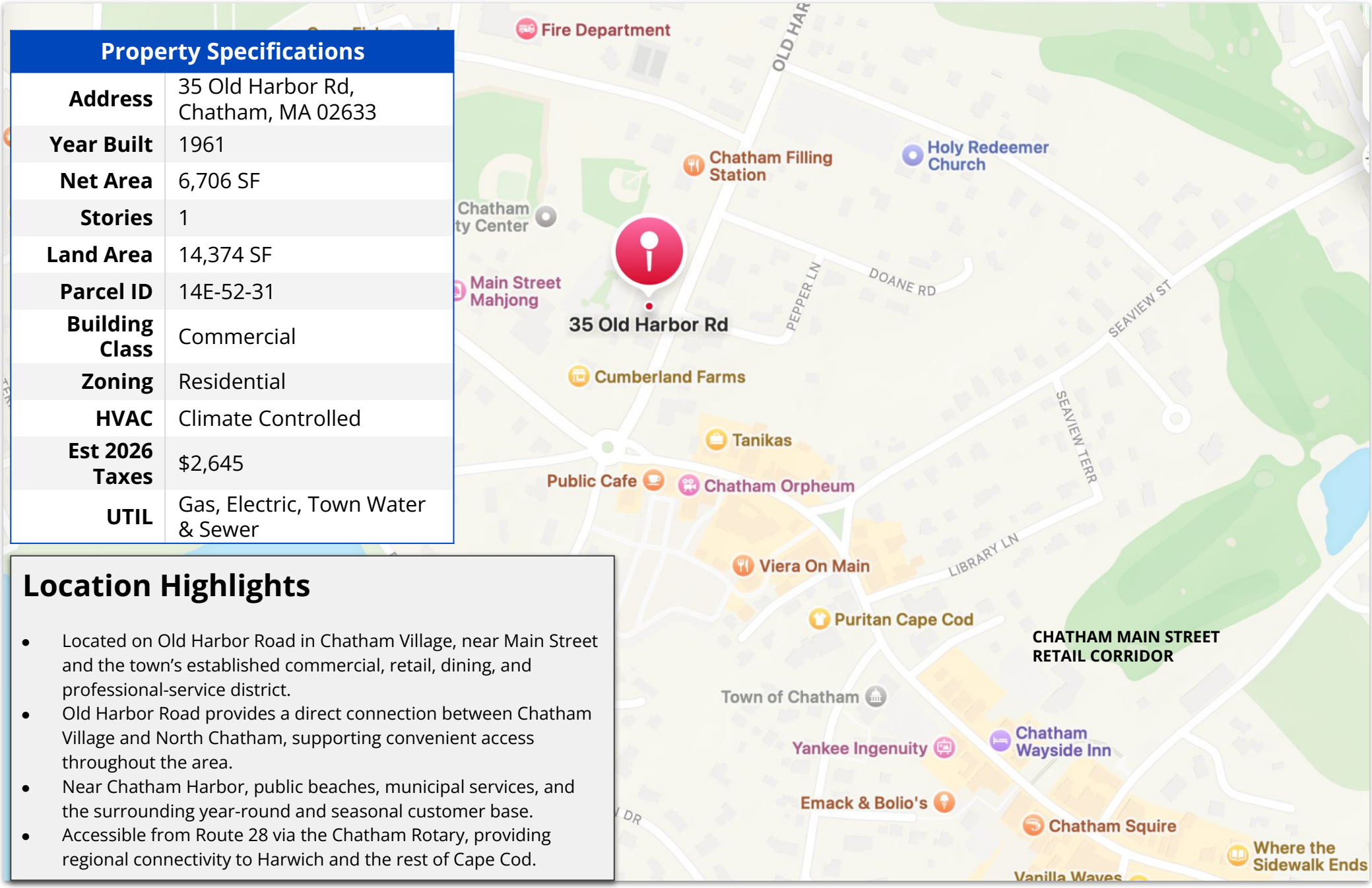


35 Old Harbor Rd	FOR SALE	AREA
Chatham, MA	$1,200,000	±6,706 SF

PROPERTY LOCATION

35 Old Harbor Rd, Chatham, MA 02633

Property Specifications	
Address	35 Old Harbor Rd, Chatham, MA 02633
Year Built	1961
Net Area	6,706 SF
Stories	1
Land Area	14,374 SF
Parcel ID	14E-52-31
Building Class	Commercial
Zoning	Residential
HVAC	Climate Controlled
Est 2026 Taxes	$2,645
UTIL	Gas, Electric, Town Water & Sewer



Location Highlights

- Located on Old Harbor Road in Chatham Village, near Main Street and the town's established commercial, retail, dining, and professional-service district.
- Old Harbor Road provides a direct connection between Chatham Village and North Chatham, supporting convenient access throughout the area.
- Near Chatham Harbor, public beaches, municipal services, and the surrounding year-round and seasonal customer base.
- Accessible from Route 28 via the Chatham Rotary, providing regional connectivity to Harwich and the rest of Cape Cod.

Investment Opportunity

35 Old Harbor Rd, Chatham, MA



35 Old Harbor Road, Chatham, MA is offered for sale at **$1,200,000** as a leased investment opportunity. The property includes a ±6,706 SF single-story commercial building on a ±0.33-acre parcel in Chatham Village. ±3,280 SF partial basement area with ±11 ft ceilings

Verizon, the current owner and occupant, will execute an immediate **leaseback** at closing, providing the buyer with established tenancy from a nationally recognized telecommunications company. The building has long served a utility/telecommunications function and is centrally located along Old Harbor Road near Main Street and Chatham's village commercial district.

This offering is well suited for an investor seeking near-term income with a defined lease term and a Chatham commercial asset.

Potential for redevelopment to single family, multifamily, or other uses.

For additional information, contact **Brad Kuhrtz** at **bkuhrtz@comrealty.net** or **508-360-4523.**

FIRST FLOOR PLAN

35 Old Harbor Rd, Chatham, MA 02633

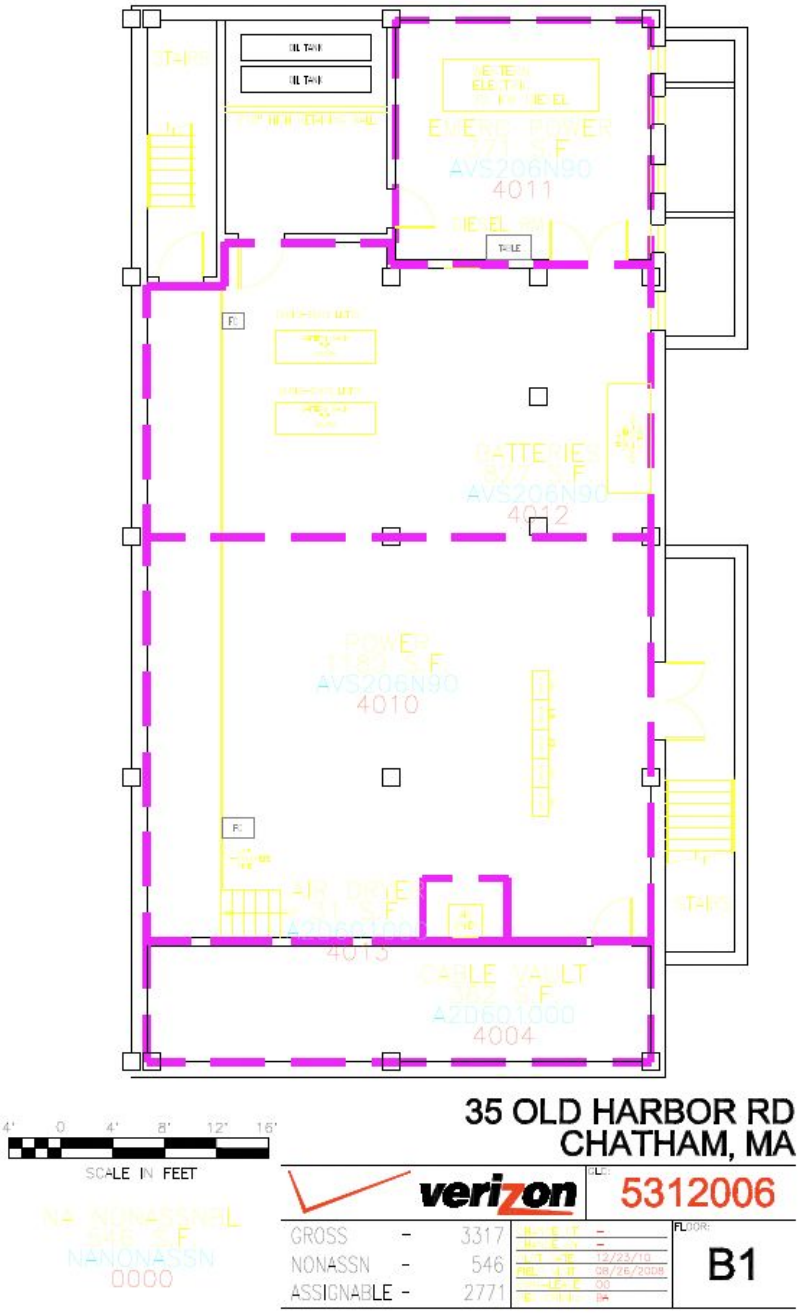


±6,700 SF

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BASEMENT AREA FLOOR PLAN

35 Old Harbor Rd, Chatham, MA 02633



±3,280 SF

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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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