

Federalist Style Professional Office Building

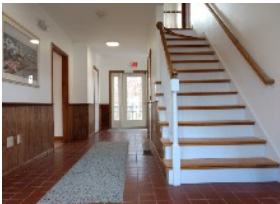
CAREY COMMERCIAL, INC. PRESENTS

SALE & LEASE

38 ROUTE 28 WEST YARMOUTH, MA 02673



This West Yarmouth building sits East of the Hyannis - Yarmouth Town Line



The building has a total of 2,920 of finished office space divided into six units of 1-2-Room Office Suites making this a turn-key investment for an owner / investor. Occupy the space you need and rent out other office suites. There are a total of six electric meters so tenants pay for their own electric.



Walk-out style lower level adds a utility component to the offering. High ceilings throughout. Ample dry-storage space with utility sink, clear access to furnace, electric and plumbing from a separate ground floor entrance with a single garage with 8' grade overhead door.



Owner Investment Real Estate with Six Individually Metered Office Suites



Downtown Hyannis, The Ferry Terminals for Island Access, Barnstable Airport and Cape Cod Hospital are all within miles from this property. Coffeehouse now open next door.

Address	38 Route 28 West Yarmouth, MA 02673
Land Area:	1.52 Acres (mostly Conservation)
Zoning:	Business-2
Total Area:	2,920 SF + basement
	Naturally Divides into six 1-2-Room Suites
	Full Basement with 8' overhead door
2021 RE Taxes:	\$4,043
Year Built:	1984
Septic:	Private, 284 GPD
Parking:	17 spaces on site
Utilities:	Central Air, Electric mini split units. Gas.
Lease Pricing:	\$650/month + Utilities - individual offices
	\$1,300/month + Utilities - 2-Room Offices
	\$4,000/month + Utilities - Entire Bldg.
For Sale:	\$345,000

SOCIAL MEDIA



THE INFORMATION PROVIDED HEREIN IS GATHERED FROM SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY BUT WE DO NOT GUARANTEE IT. BUYER SHOULD VERIFY ALL INFORMATION PRIOR TO SALE. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL AND INDEPENDENT INVESTIGATION TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



1st Floor

Driveway to Parking Lot in Back of Building ----->

Main Entrance

Outside Deck & Wheelchair Ramp

Office
14' x 19'

Office
14.5' x 16.5'

Leased to Cape Cod Children's Place, Inc.

Bathroom

1st Floor Hallway - 25' x 10'

UP--->



DOWN

Office or
Reception
Area
16.5' x 19'

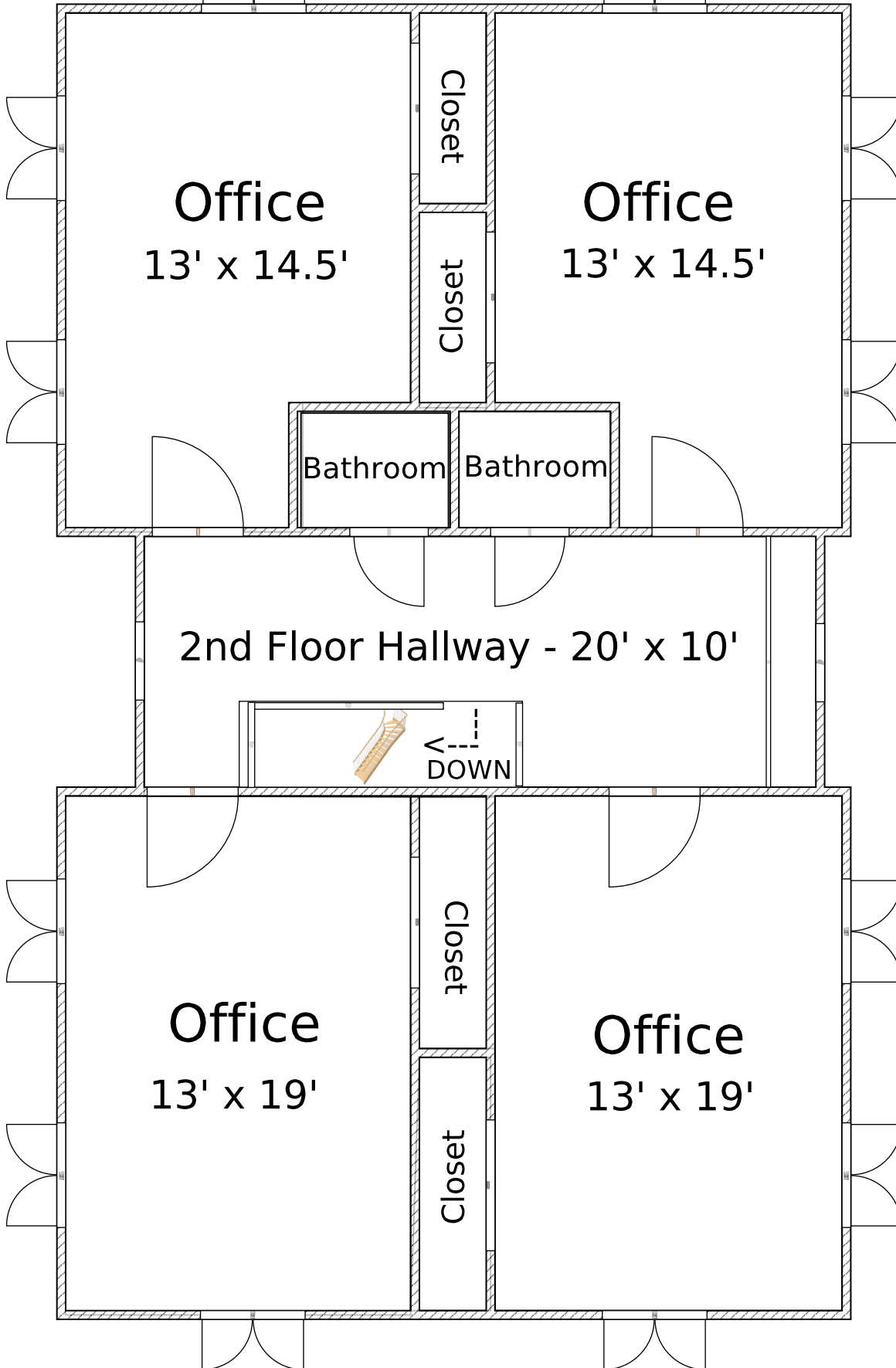
Closet

Bathroom

Office or
Conference
Room
12' x 16.5'



2nd Floor



Office
13' x 14.5'

Office
13' x 14.5'

Closet

Closet

Bathroom

Bathroom

2nd Floor Hallway - 20' x 10'

DOWN

Office
13' x 19'

Office
13' x 19'

Closet

Closet

Full Walkout Basement

