

OFFERING MEMORANDUM

*1.56+/- Acres High Visibility
Business/Commercial Land*



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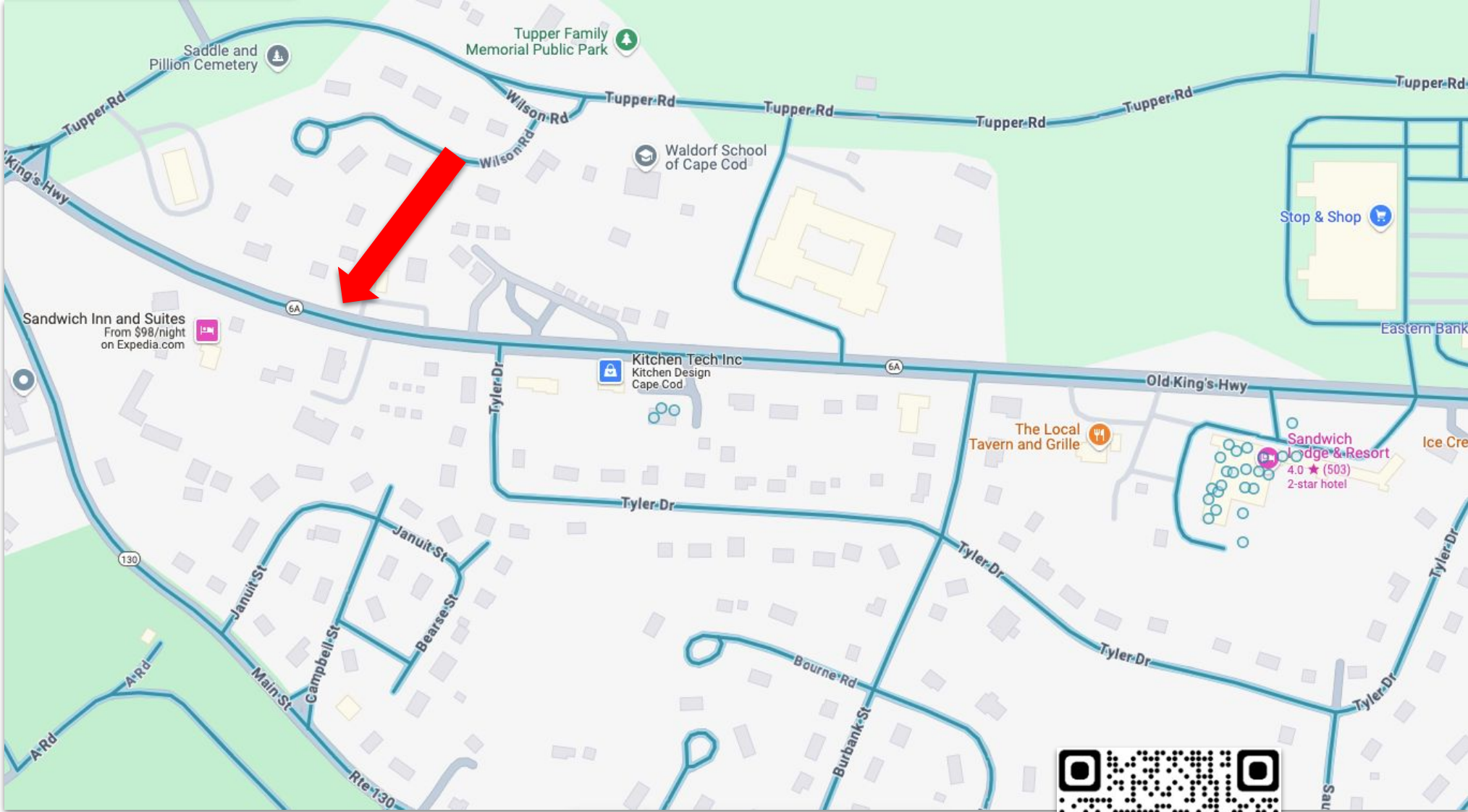


FOR SALE: \$999,000
AREA: ±1.56 Acres
ZONING: BL1

15 & 15R Route 6A, Sandwich, MA

PROPERTY LOCATION

15 & 15R Route 6A, Sandwich, MA



PROPERTY SPECIFICATIONS

15 & 15R Route 6A, Sandwich, MA

The property at 15 and 15R Route 6A in Sandwich, MA, offers a rare opportunity to acquire a commercial/business site in one of Cape Cod's high-visibility locations. Situated along the historic King's Highway (Route 6A), the property benefits from BL1 zoning, which supports various commercial uses. It is in close proximity to Merchant Square, a thriving shopping center housing a supermarket, diverse businesses, and a post office, creating a steady flow of year-round traffic and heightened activity during the summer tourist season.

The strategic location along a major artery with strong traffic counts enhances visibility for business operations. With approximately 68,000 square feet across multiple parcels, this property offers flexibility for development or business expansion. The surrounding area's historic charm and high demand for commercial properties on Cape Cod make this an ideal investment for long-term appreciation and business growth.

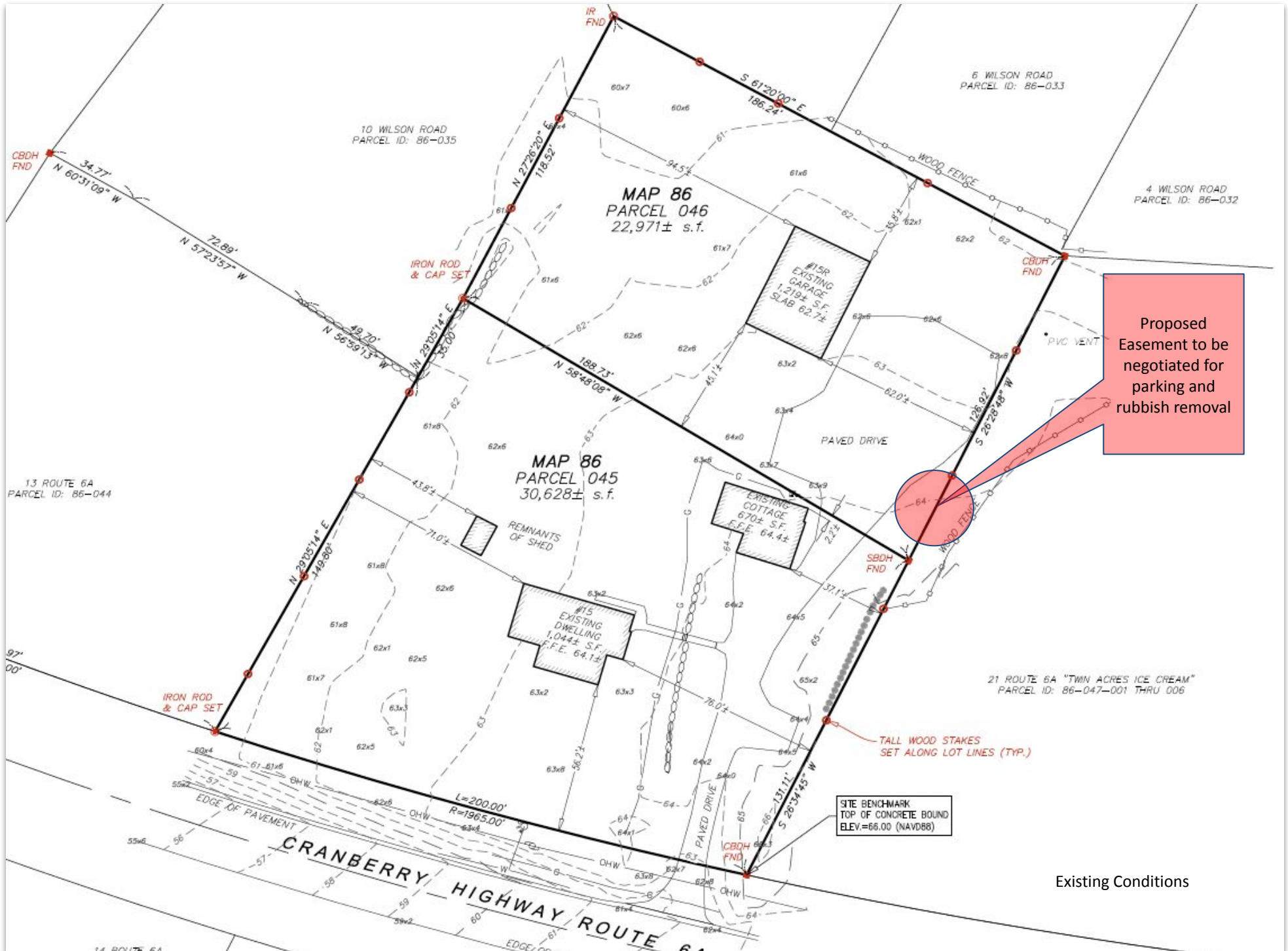
Parcel ID's	86-45-0 and 86-46-0
Address	15 & 15R Route 6A, Sandwich, MA
Style	Business/Commercial Land
Book/Page	35589/327
Zoning	BL1
Acreage	1.59+/- Acres
Frontage	170+/- feet

Plans drawn for seafood take-out restaurant are available.



SITE PLANS

15 & 15R Route 6A, Sandwich, MA



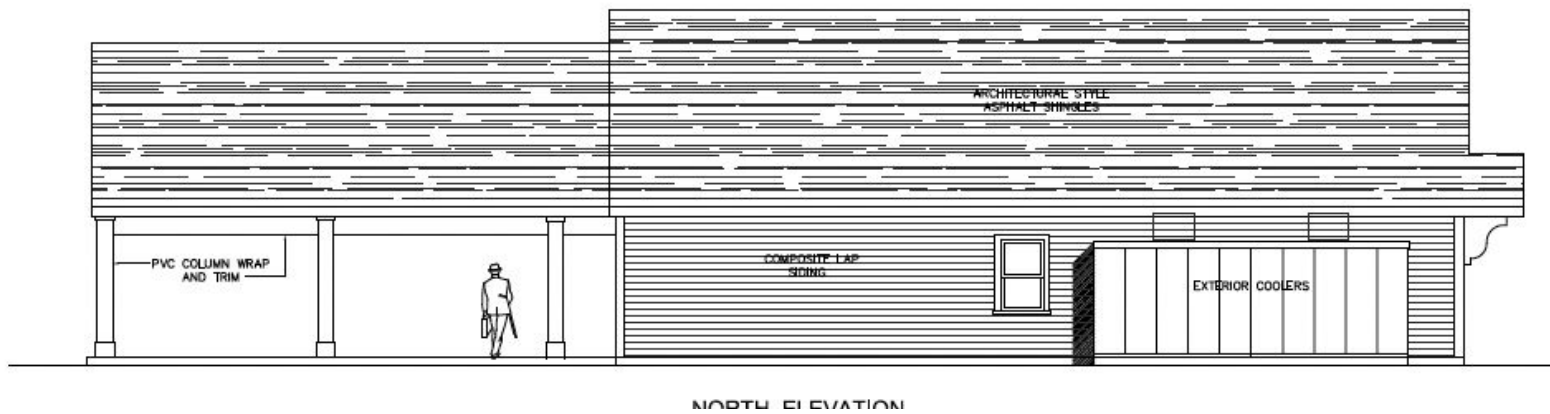
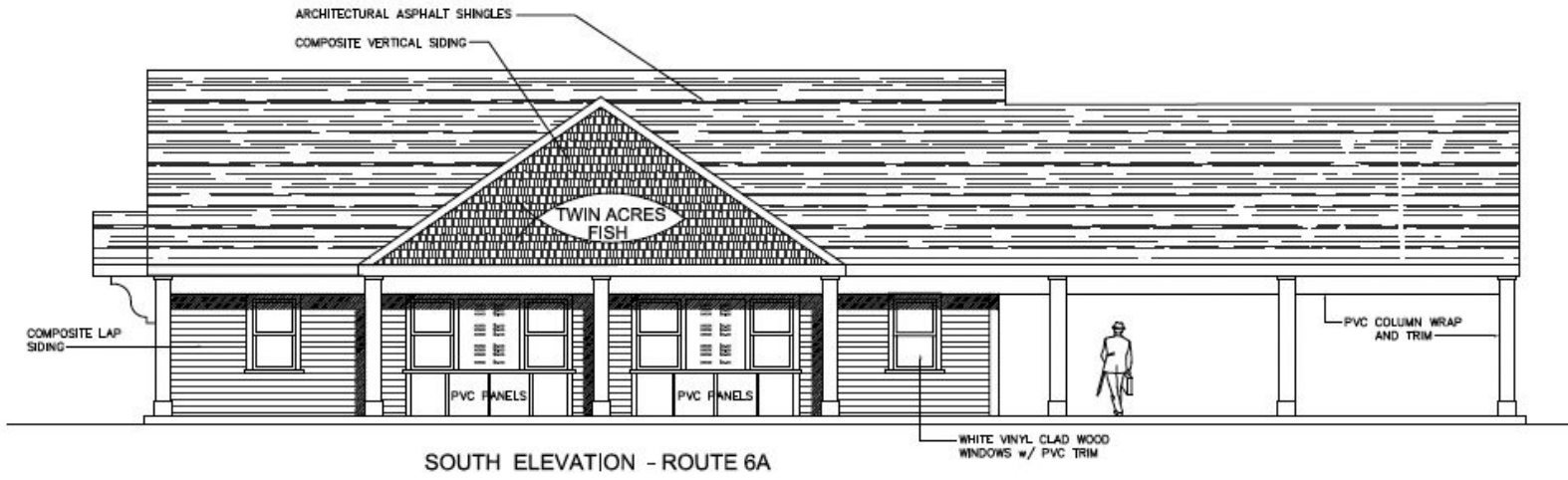
Proposed Easement to be negotiated for parking and rubbish removal

SITE BENCHMARK
TOP OF CONCRETE BOUND
ELEV = 66.00 (NAVD88)

Existing Conditions

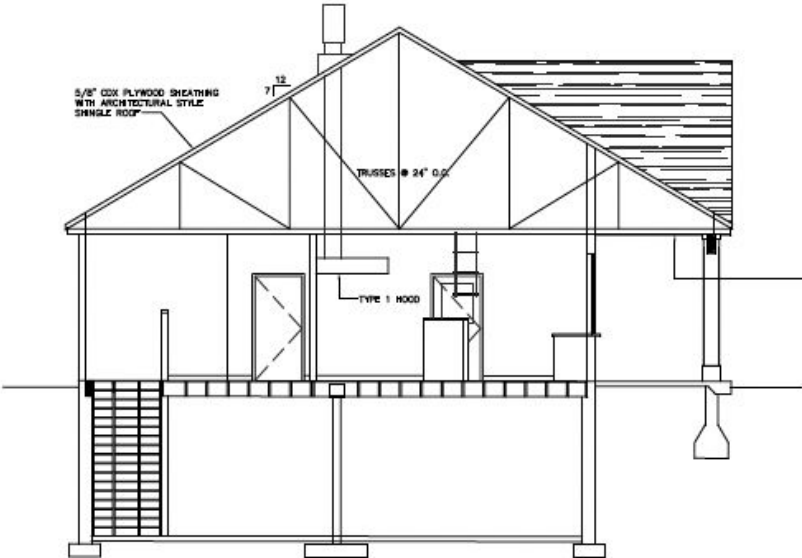
PROPOSED IMPROVEMENT PLANS

15 & 15R Route 6A, Sandwich, MA

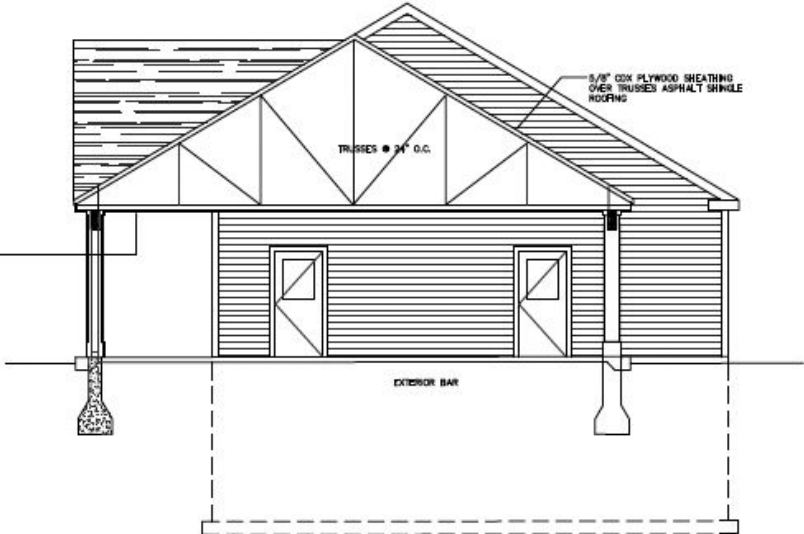


PROPOSED IMPROVEMENT PLANS

15 & 15R Route 6A, Sandwich, MA



BUILDING SECTION



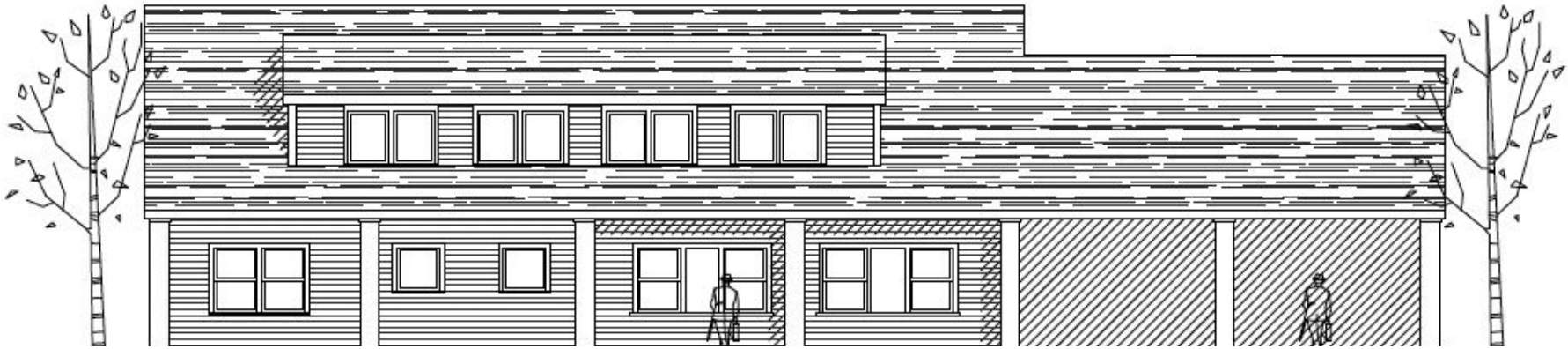
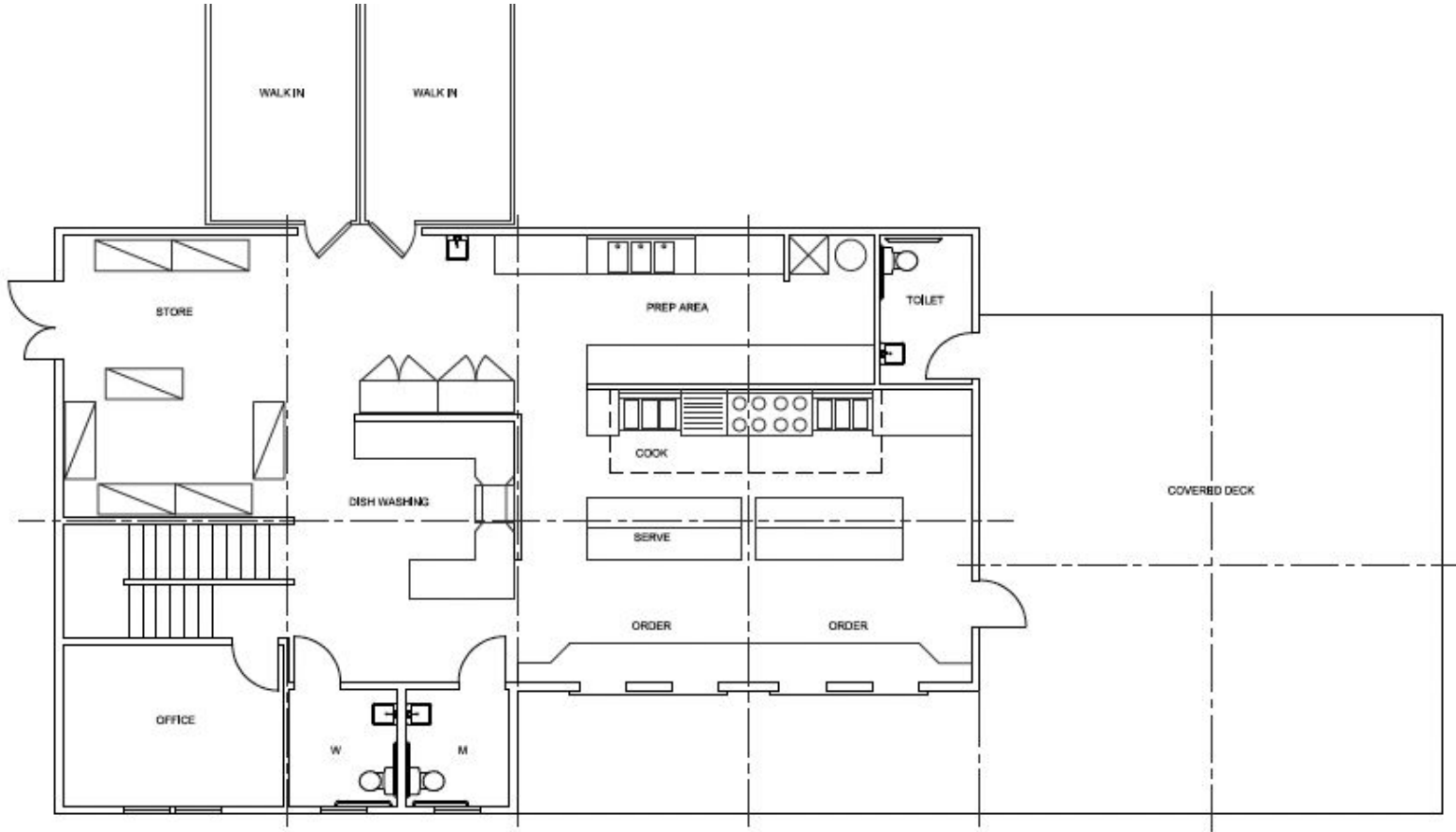
BUILDING SECTION

BEAD BOARD CEILING

EXTERIOR BAR

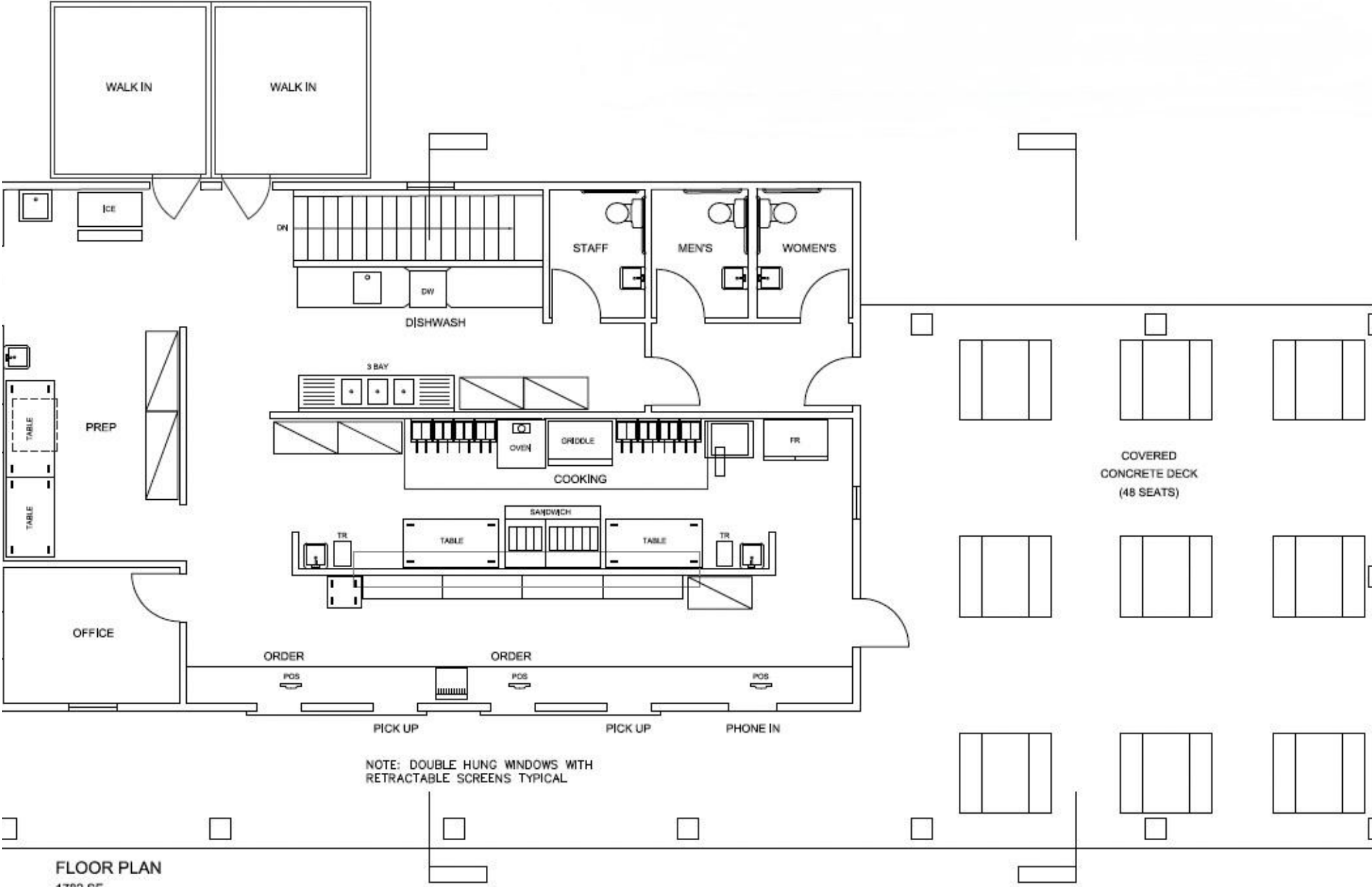
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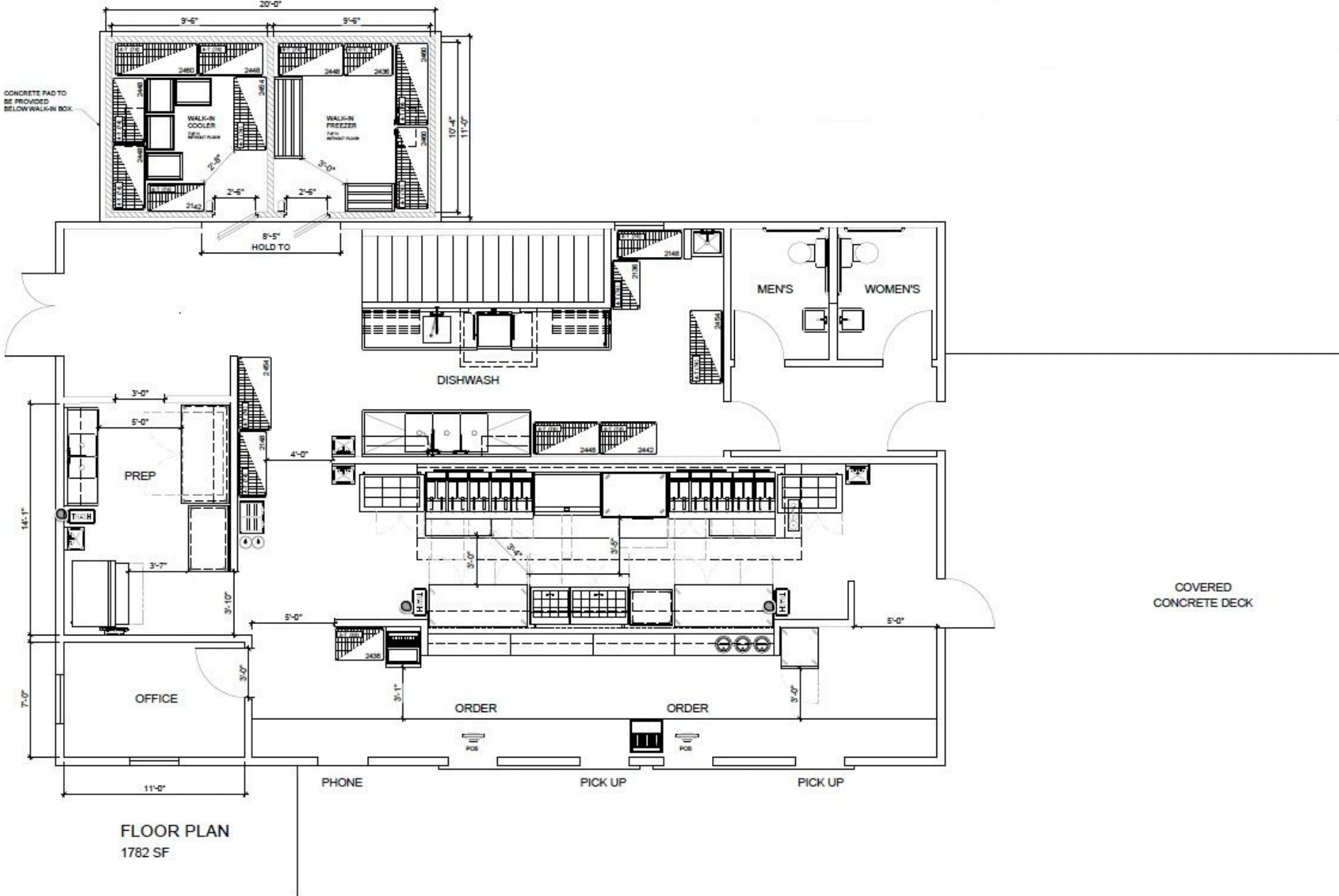


NOTE: DOUBLE HUNG WINDOWS WITH RETRACTABLE SCREENS TYPICAL

FLOOR PLAN
1782 SF

PROPOSED IMPROVEMENT PLANS

15 & 15R Route 6A, Sandwich, MA



FOODSERVICE EQUIPMENT LAYOUT
SCALE: 1/4" = 1' - 0"

FIELD CARD

15 Route 6A, Sandwich, MA

Key: 11264

Town of SANDWICH - Fiscal Year 2024

12/12/2023 9:03 am SEQ #: 1,087

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
WELCH, ROBERT C C/O THREE CHICKEES, LLC 4 LICHEN LANE FORESTDALE, MA 02644		86-45-0		15 ROUTE 6A	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THREE CHICKEES, LLC		01/12/2023	V	500,000	35589-327
WELCH, ROBERT C		09/15/1997	J	77,622	10953-55
KILLAM, JONATHAN/WELCH ET		03/21/1997	J		10860-281

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
	01/12/2023	32	Sale Review				0 0
		30	Cyclical Ins		04/01/2019	KB	0 100
		51	Meas Only		04/01/2019	KB	0 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
180	S	30,492	100 1.00	100 1.00	100 1.00	246,875	1.19	100 1.00	380	1.15		205,310

TOTAL	30,492 SF	ZONING	BL1	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	NOTE				LAND	205,300	186,600
Inf1	NONE		BUILDING	175,200	161,900			
Inf2	100		DETACHED	58,500	55,700			
			OTHER	69,900	64,700			
						TOTAL	508,900	468,900

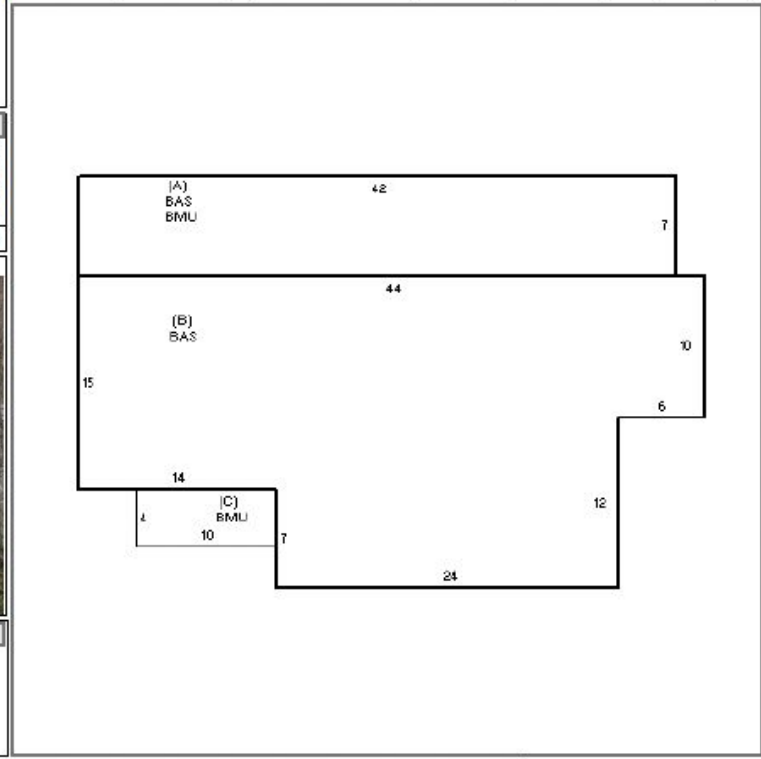
DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	35 0.65	1958	80	32.00	1,700
DGF	A	1.00	35 0.65	1958	1,200	72.80	56,800



BUILDING	CD	ADJ	DESC	MEASURE	4/1/2019	KB
MODEL	1		RESIDENTIAL	LIST	10/13/1988	THM
STYLE	2	1.00	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LumpSum(S/V) = 0



BUILDING

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	287,169		
NET AREA	1,092	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMNT UNF	334		58.29	19,488	CONDITION ELEM CD	EXTERIOR INTERIOR KITCHEN BATHS HEAT ELECT		
\$NLA(RCN)	\$263	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	1ST FL FN	1,092	1941	239.74	261,792				
				ROOF SHAPE	1	GABLE	1.00		FIX	O	PLMB FIX	-2		3,208.00	-6,418				
				ROOF COVER	1	ASPHALT	1.00		FPL	O	FIREPLACE	1		12,325.00	12,325				
				FLOOR COVER	3	HARDWOOD	1.00												
				INT. FINISH	3	PANEL	1.00												
				HEATING/COOL	9	RADIANT HOT WAT	1.03												
				FUEL SOURCE	99	N/A	1.00												
				NET ADJ FACTOR	99	N/A	1.00												
				USE	0		1.00												
CAPACITY		UNITS	ADJ															TOTAL RCN	287,169
STORIES		1	1.00															COND	39 39 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
FULL BATHS		1	1.00															DEPR	39 % GD 61
1/2 BATHS		0	1.00															RCNLD	\$175,200
FIXTURES		3	.00																
UNITS		0	1.00																

FIELD CARD

15R Route 6A, Sandwich, MA

Key: 11265

Town of SANDWICH - Fiscal Year 2024

12/12/2023 9:03 am SEQ #: 1,089

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CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1300	100	DEV LAND				1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
	01/12/2023	32	Sale Review			
						0 0

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
140	S	37,462	100 1.00	100 1.00	025 0.25	61,666	1.04	100 1.00	380 1.15			55,280

TOTAL	37,462 SF	ZONING	BL1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	N O T E Land: Line 1, Infl1: ACCESS	LAND		55,300	50,200		
Infl1	NONE		BUILDING		0	0		
Infl2	25		DETACHED		0	0		
			OTHER		0	0		
TOTAL					55,300	50,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

BLDG COMMENTS

BUILDING

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD
CAPACITY			UNITS	ADJ																
																		EFF. YR/AGE		
																		COND		
																		FUNC		
																		ECON		
																		DEPR	% GD	
																		RCNLD		

Commercial
Realty Advisors

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