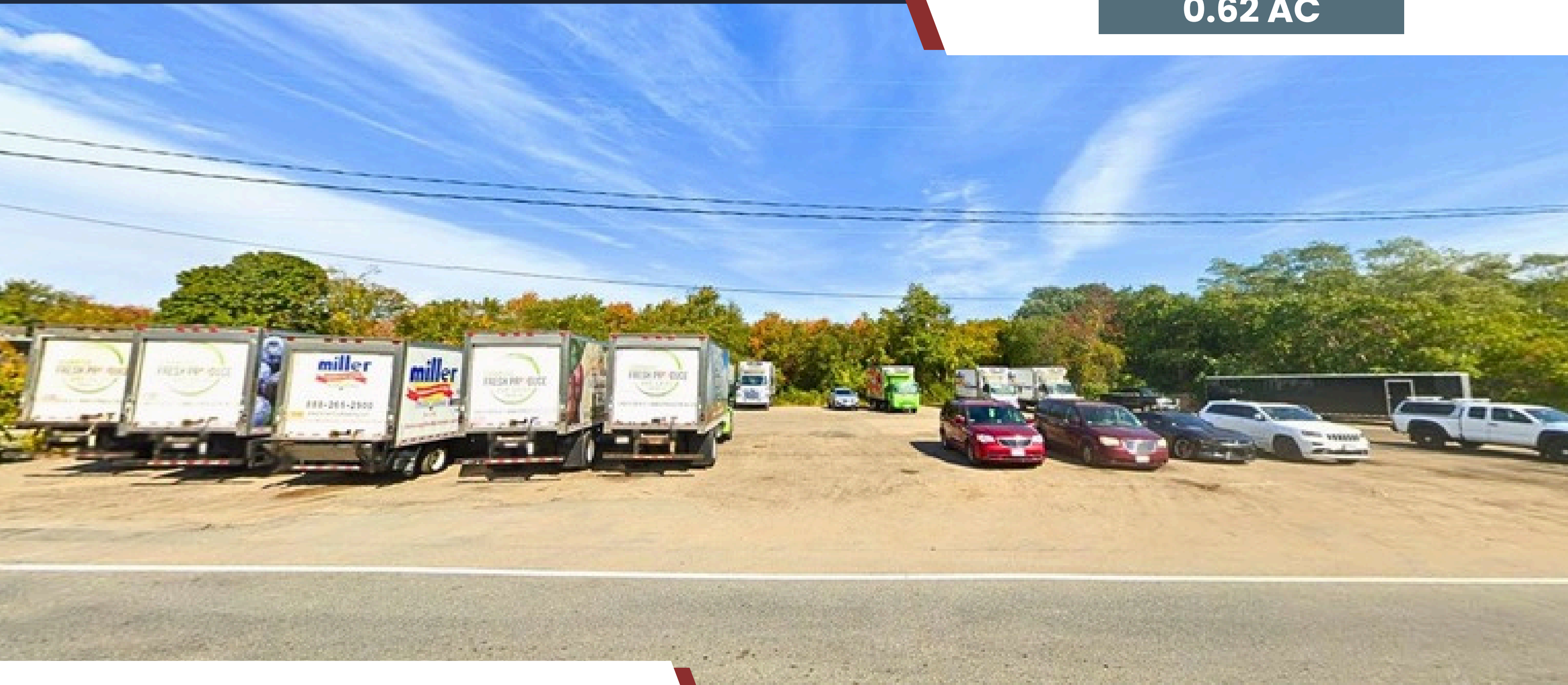


COMMERCIAL SITE

AVAILABLE FOR
SALE OR **LEASE**

0.62 AC



30 Iyannough Rd

Hyannis, MA 02601

Ross Scherma

Associate

Elmwood & Co.

508.468.6969

ross.scherma@elmwood.co



Elmwood
& Company

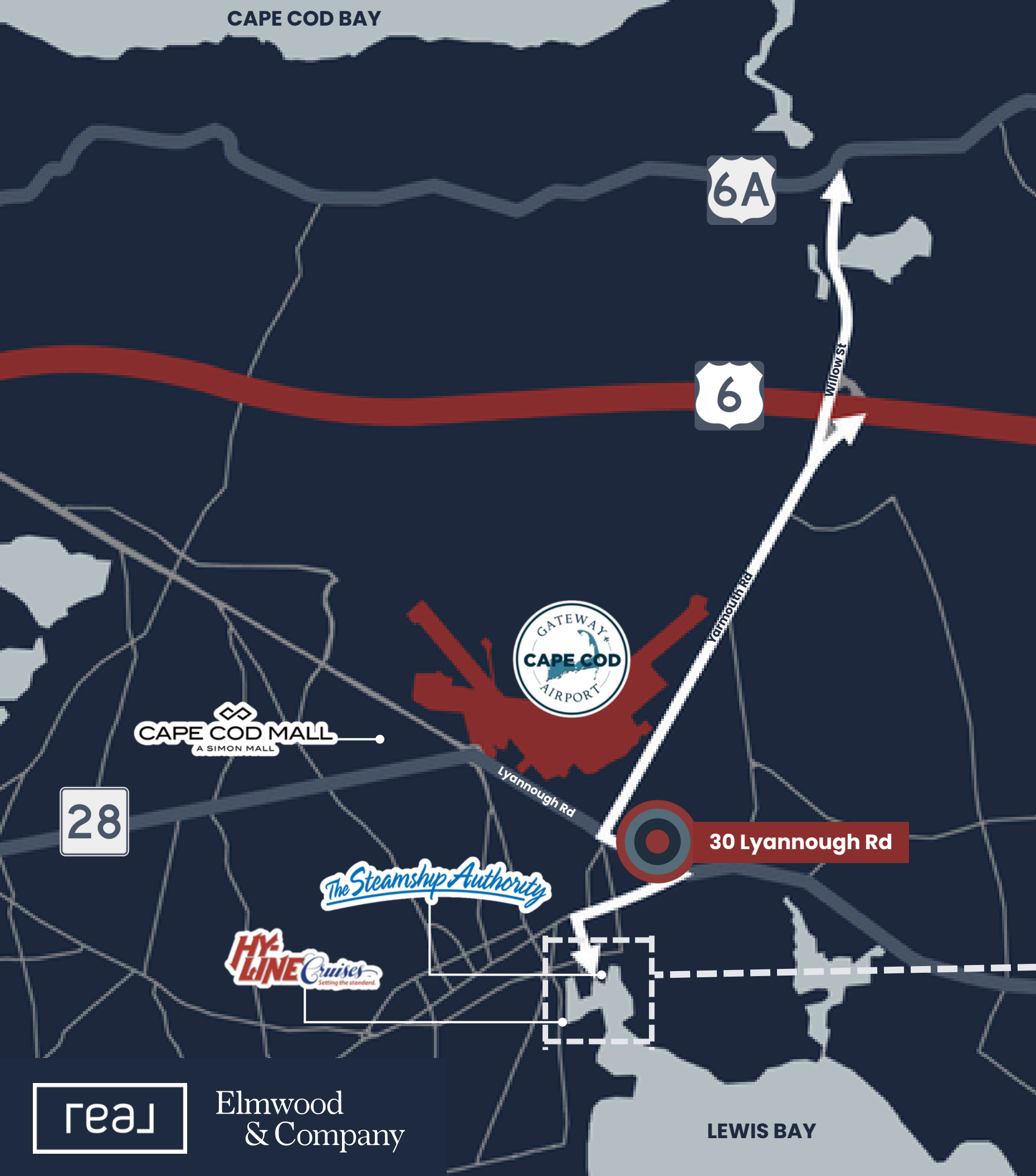
PROPERTY DETAILS



Elmwood
& Company

ADDRESS	30 Iyannough Rd
CITY, STATE, ZIP CODE	Hyannis, MA 02601
COUNTY	Barnstable
MAP-ID	343015
MA USE CODE	3900
PREVIOUS USE	Commercial Drayage Yard
LOT SIZE	0.62 AC
BASE	Gravel/Concrete
SALE PRICE	\$449,000
LEASE RATE	Please Inquire
ZONING	(HC) Highway Commercial
SALE CONDITION:	AS-IS Sale. Certain usage requirements subject to town approvals.
NOTE:	Part of Rt. 28 sewer expansion project. Optimal location, rare opportunity for commercial parcel in this area.





30 Lyannough Rd: Proximity

Hyline Terminal via Main St and Ocean St	1.2 Miles 7 Minutes
Steamship Authority Terminal via Main St	1.0 Miles 6 Minutes
Cape Cod Gateway Airport via Lyannough Rd	0.8 Miles 3 Minutes
Route 6 via Yarmouth Rd and Willow St	2.3 Miles 5 Minutes
Route 6A via Yarmouth Rd and Willow St	3.5 Miles 8 Minutes

