

Commercial
Realty Advisors

*Rare Opportunity to Own
a 9,900 SF Warehouse*

**FOR
SALE**

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11 Chick's Way

FOR SALE

AREA

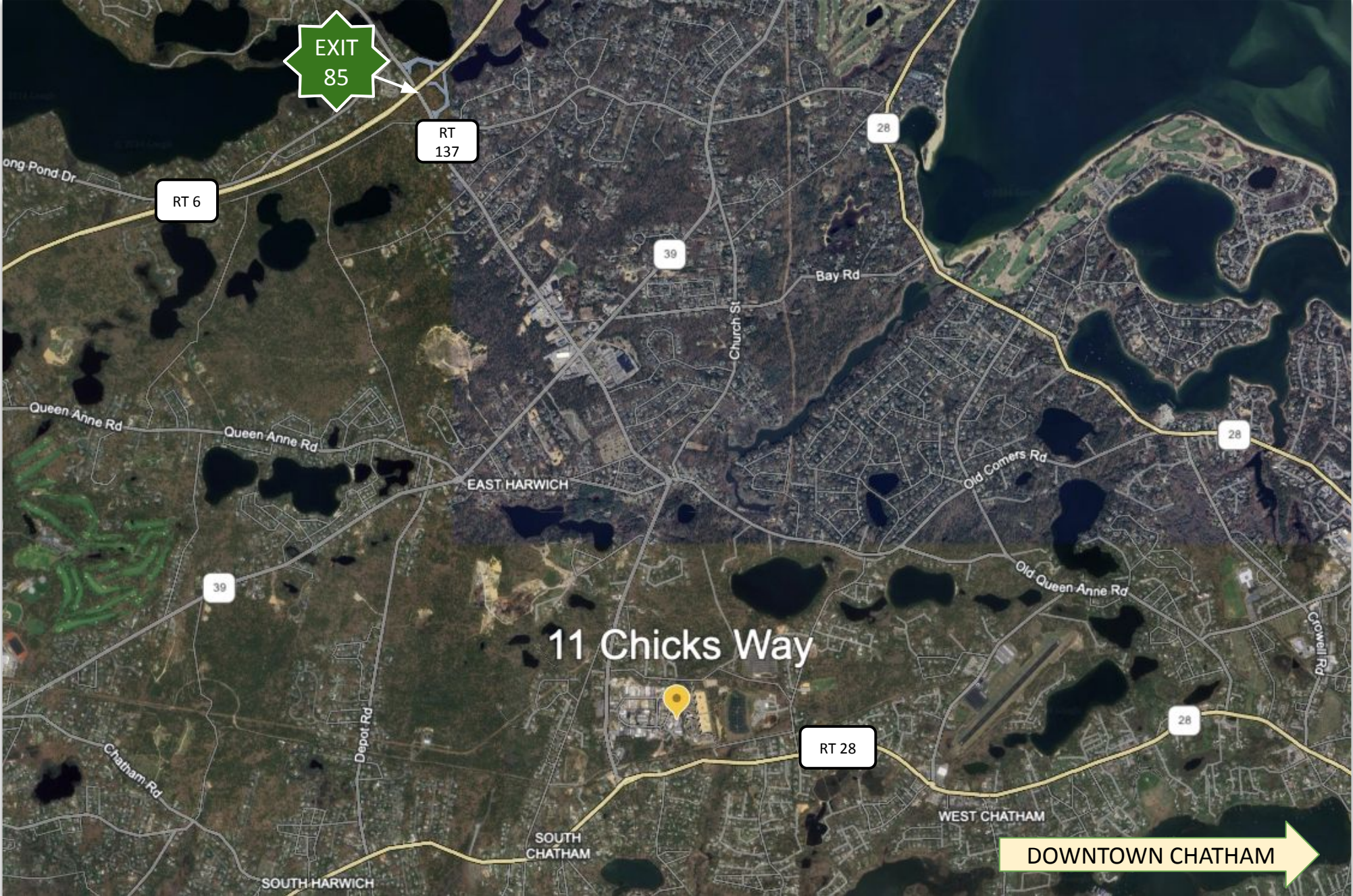
SOUTH CHATHAM

\$2,250,000

± 9,900 SF

PROPERTY LOCATION

11 Chick's Way, South Chatham, MA 02659



PROPERTY SPECIFICATIONS

11 Chick's Way, South Chatham, MA 02659

Year Built 2008

Size 9900

Stories 1

Address 11 Chick's Way, Chatham

Style Health Club (Warehouse)

Book/Page 22235/187

Parcel ID 5E-14B-1

Zoning Industrial (inside groundwater protection)

Acreage 1.06 AC

Land Assessment \$420,300.00

Building Assessment \$1,319,000.00

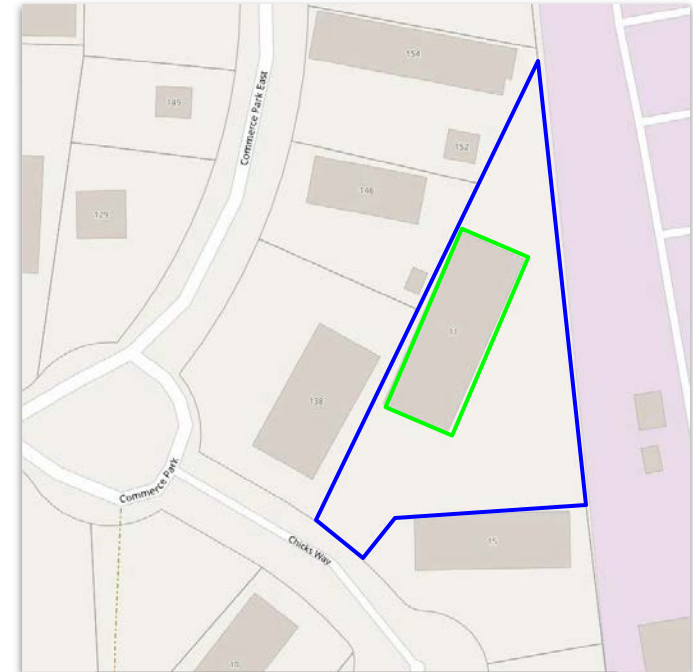
Detached Assessment \$20,400

Total Assessment \$1,759,700.00

Real Estate Taxes \$6,282 (2024)

Features

- Rare commercial warehouse building; fully sprinklered
- oversized power overhead door



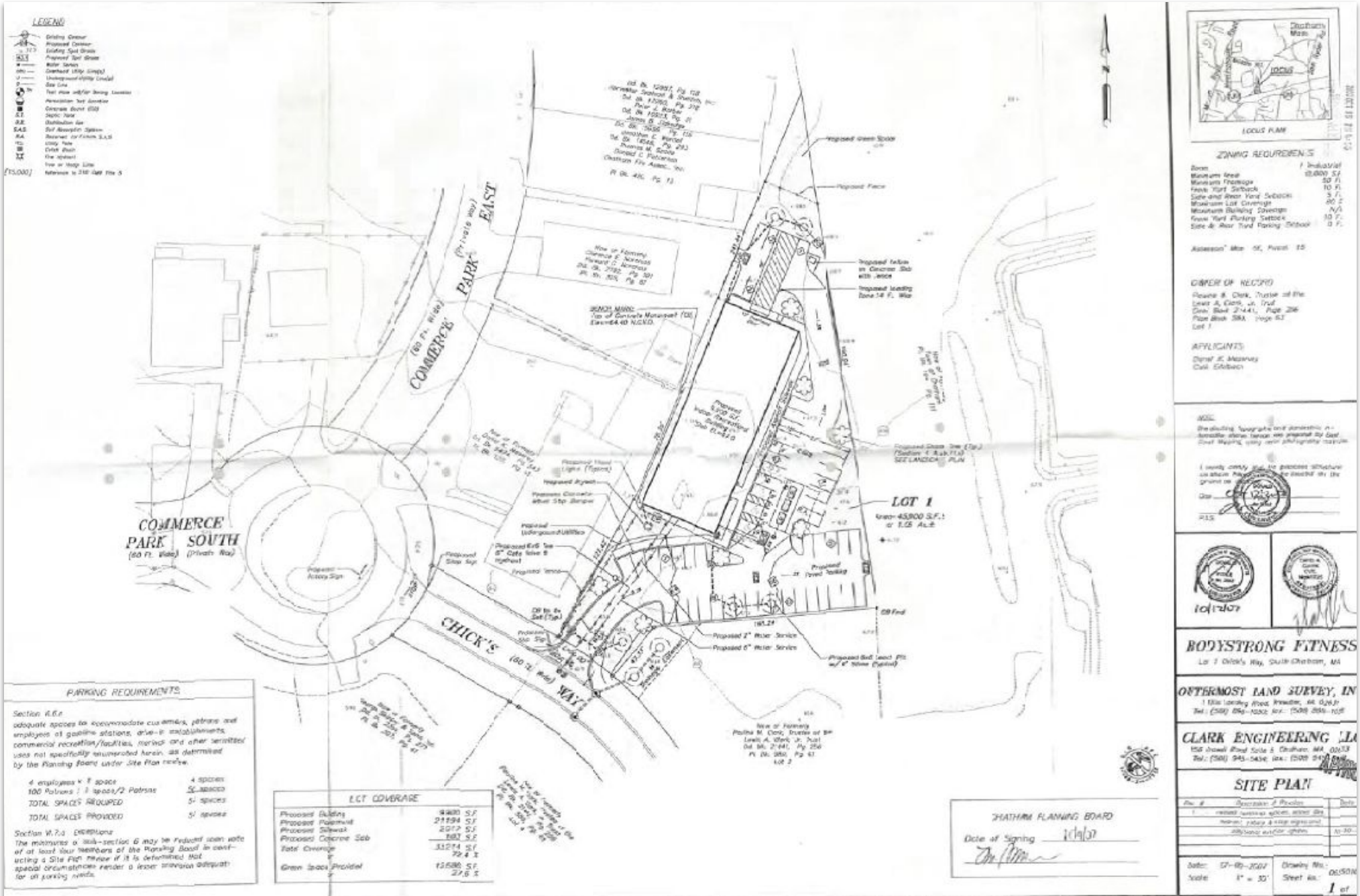
EXTERIOR PICTURES

11 Chick's Way, South Chatham, MA 02659



SITE PLANS

11 Chick's Way, South Chatham, MA 02659



FIELD CARD

11 Chick's Way, South Chatham, MA 02659

PARCEL	5E-14B-1	KEY:	8452	LOCATION:	11 CHICKS WAY
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CURRENT OWNER		PARCEL VALUE	
3 D M PROPERTIES LLC,		LAND VAL:	\$420,300.00
PO BOX 1232		BUILDING VAL:	\$1,319,000.00
		DETACH VAL:	\$20,400.00
W CHATHAM, MA 02669-1232		APPR VAL:	\$1,759,700.00
		TAX VAL:	\$1,759,700.00



STATE CLASS:	3760	ZONING:	I
DESCRIPTION:	ATHLETIC CLUB	BILL SQ FT:	46098

SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
3 D M PROPERTIES LLC	P	22235 / 187	01-Aug-2007	\$ 240,000
LEWIS A CLARK JR TRUST	A	21441 / 256	17-Oct-2006	\$ 1

BUILDING	1	KEY:	8452	LOCATION:	11 CHICKS WAY
YEAR BUILT	2008				
STYLE	HEALTH CLUB				
QUALITY	A				
NET SF	9900				

DATE MEASURED	
DATE LISTED	

ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
FOUNDATION	SLAB	2	STORIES	1
EXT. COVER	PREFAB METAL	19	% HEATED	100
ROOF SHAPE	FLAT/SHED	4	% AIR COND	100
ROOF COVER	METAL	10	% SPRINKLER	100
FLOOR COVER	W/W CARPET	3		
INT. FINISH	WALL BOARD	4		
HEATING/COOL	WARM/COOL AIR	9		
FUEL SOURCE	GAS	2		



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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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