



Property Type:	Commercial	Prop Subtype:	Mixed Use
County:	Barnstable	WF: /WV:	No / No
Town:	Orleans	WB/WBV:	
Zoning:	RB	WF/WV Type:	
Stories:	1	Lot Size:	77,972
Total Finished Space:	4,887	Total Assessment:	446,000
Seating Capacity:	101 or More	Building Assessments:	196,600
Business w/Real Estate:	No	Other Assessments:	1,000
Tax ID:	35-70-0	Special Listing Cond:	Estate Sale
Annual Taxes/yr:	\$2,783 / 2025	Property Includes Recording Devices:	No

Remarks: Now's your chance to own one of East Orleans' most iconic properties! Once home to the beloved Kadee's Lobster & Clam Bar, a bustling fish market, a welcoming gift shop, and the ever-popular Apple Grove Mini Golf, this unforgettable property is ready for its next chapter. At the heart of it all is the original family home, which later became Kadee's Gray Elephant Inn, offering classic Cape charm with a storybook past. Spanning 1.79 acres across three parcels—212, 214, and 216 Main Street—the property currently features a main building divided into seven apartments. Any plans to maintain the apartments will require town approval. Town sewer is at the street and expected to be ready for tie-in by January 2026. Whether you're looking to revive a treasured local landmark or bring a fresh new vision to life—think hospitality, housing, or something wonderfully unexpected—this prime East Orleans location offers high visibility, ample on-site parking (a rare gem!). Opportunities like this don't come around often! Please reference residential listing MLS#22500109 that complements this listing. Seller is open to buyer concessions.

Directions: Main Street, Orleans towards Nauset Beach, all three properties are on the left, just prior to the Beach Road/Barley Neck Road split.

List Date: 01/11/2025
Original List Price: \$3,000,000

Acres:	1.79	Zoning:	RB	Sub-Area:	East Orleans
Lot Depth:		Lot Size SqFt:	77,972	Waterview Direction:	
Stories:	1	Lot Size Source:	Field Card	Flood Ins Required:	No
Lot Features:	Level	Parking:	Driveway,Gravel,Parking	Golf Course Front:	No
Mass Use Code:	10 - Multiple Use Property	Features:	Lot,Paved,Unpaved	Golf Course View:	No
Nitrogen Sensitive Area:	Yes	Unit #:		Lead Base Paint:	Unknown
Comm units:	Yes/ 1	School District:	Nauset	Elevation Certificate:	No
Industrial Units:	No	Foundation:	Poured	Asbestos:	Unknown
Residential Units:	Yes/ 3	Details:		Security Features:	
Title Reference - Book:	2328	Roof:	Pitched		
Title Reference - Page:	346	Description:			
		Floors:	Tile,Wood,Other		
		Basement:	Full,Interior Access		
		Description:			
		Siding:	Other - See Remarks		
		Description:			
		Year Built:	1974		

Convenient To: Conservation Area,Marina,Convenient to Water Body 1: Nauset Beach,Convenient to Water Body 2: The River

Utilities:

Building Features: None

Miscellaneous: Deck - All,Dining Area - All,Patio - All

Walls: Other - See Remarks

Heating:	Electric,Other	Association:	No
Cooling:	None	Total # Comm Units:	1
Fuel Type:	Electric,Other	Sewer:	Other
Underground Fuel Tank:	Unknown		
Water:	Public		
Hot Water:	Other		
Hot Water Source:	Other		

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