146 Main Street Hyannis, MA 02601 cecelia@careycommercial.com
www.careycommercial.com

Voice: Direct:

508-790-8900 508-566-2787

### LIGHT MANUFACTURING BUILDING FOR SALE

FOR SALE → 851 SANDWICH ROAD (ROUTE 6A) SAGAMORE, MA 02561 ◆



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#### FOR SALE

Landmark light industrial / retail building in high profile location at the foot of the Sagamore Bridge. 1,976 SF like-new retail showroom plus 7,230 SF of warehouse space. Positioned on a 0.70 acre hilltop parcel with plenty of parking and direct views of the Cape Cod Canal.



FOR SALE • 851 SANDWICH ROAD (ROUTE 6A) SAGAMORE, MA 02561 •



#### PROPERTY OVERVIEW

Building Area:	9,208 +/- SF								
Base Area (Warehous	e): 7,232 +/- SF								
Retail Showroom:	1,976 +/- SF								
Land Area:	29,751 SF / 0.683 Acres								
Ceiling Height	12' - 22'								
Zoning / Flood Zone:	B2 / No								
Year Built:	1967, Renovated 2017								
2025 Real Estate Taxes:	\$6,253								
For Sale:	\$1,850,000								
For Lease:	\$12.00 PSF + NNN								

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### HIGHLIGHTS:

PRIVATE PLATFORM FOR CAPE COD CENTRAL RAILROAD TRAIN STOP

DIRECT VIEWS OF THE CAPE COD CANAL

RECENTLY RENOVATED 2,000 +/SF SHOWROOM

LOCATED AT THE FOOT OF THE SAGAMORE BRIDGE. MINIMAL IMPACT FROM BRIDGE CONSTRUCTION

PARKING FOR 22+ VEHICLES

0.683 ACRES OF B2 ZONED LAND



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