

CAREY COMMERCIAL, INC.

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EXCEPTIONAL OFFICE FOR SALE 413 ROUTE 6A EAST SANDWICH



PROPERTY HIGHLIGHTS



A beautifully appointed professional office completely remodeled in 2003 by R.W Anderson & Sons of Sandwich.



Inside you'll find custom woodwork, built-in cabinets and shelving, vaulted ceilings, skylights, nautical themed light fixtures, wood floors and French doors that lead to a fenced in court yard.

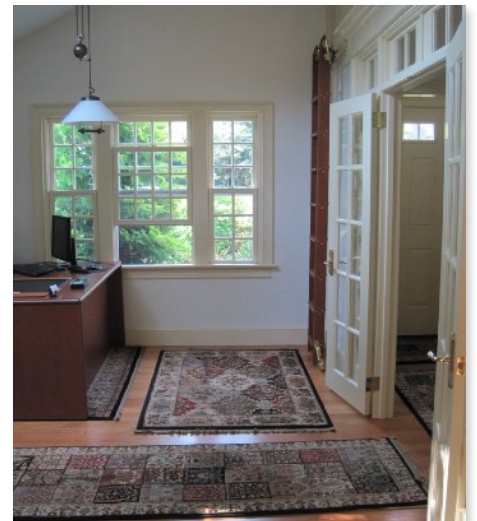
Buyers have the potential to offset expenses by leasing out Unit A, a separate one room office with private entrance and exclusive half bath and separate electric meter while occupying unit B. Unit B is a 1,140 SF space with a welcoming entry, waiting room, two private offices, meeting area next to the law library, administrative area, wheelchair accessible bath and a kitchenette complete with a mini dishwasher.



PROPERTY HIGHLIGHTS

Located on the Northside of Route 6A next to the 6A Cafe and across from Father's Tap house and 8 miles to the Barnstable County Courthouse Complex.

- ◆ 1,510 SF Building
- ◆ Remodeled in 2003
- ◆ Divisible to 2 units
- ◆ Town Water
- ◆ Passed Title V
- ◆ Parking for 4-5



There's also the potential to convert unit B into a residence. The Title V system can facilitate 200 GPD.

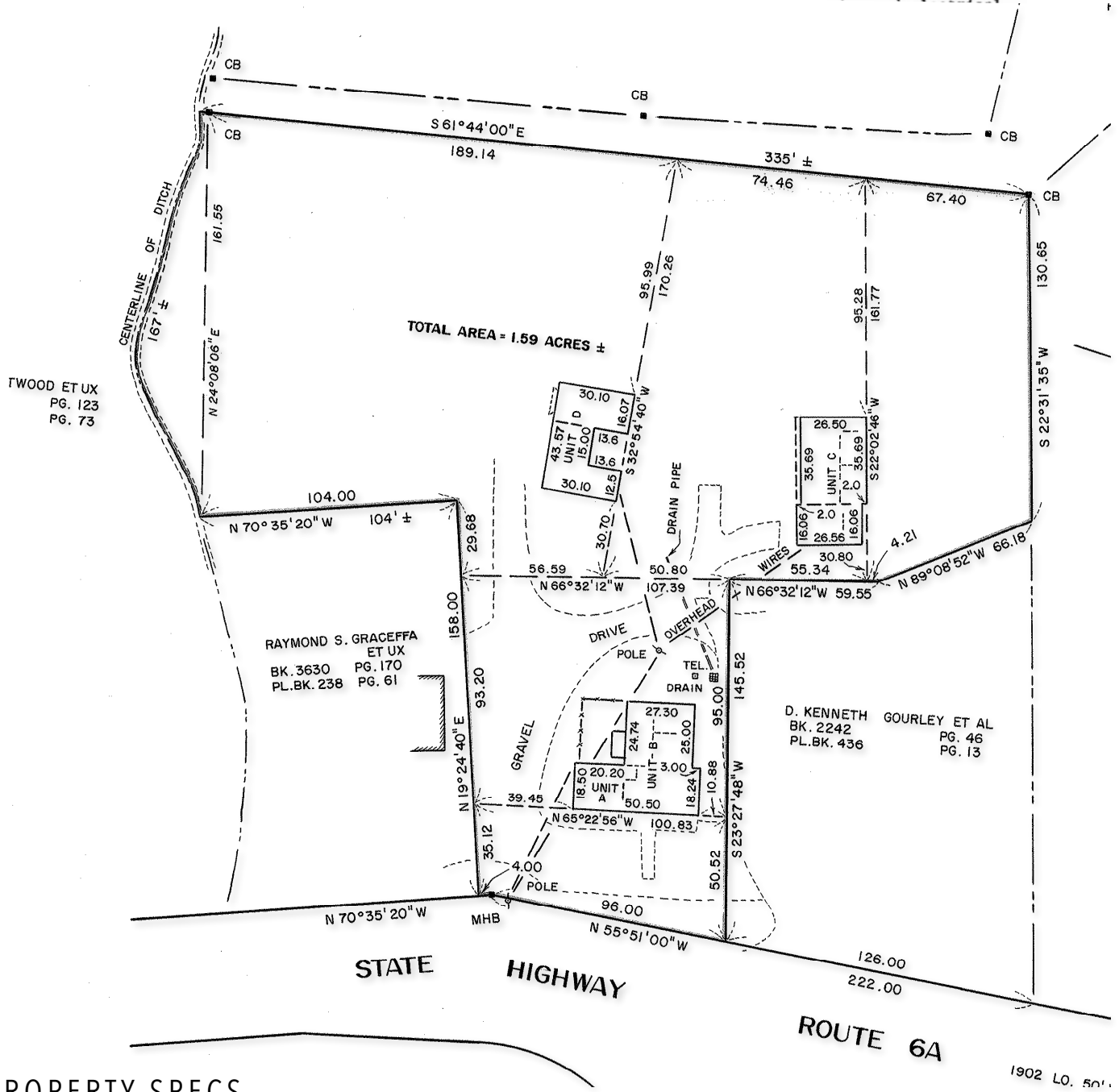
Utilities: Private Title V septic system (Passed April 2024), Town Water, Central A/C, Gas and Electric. The site is not in a flood zone.

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Units A and B and Units C and D shall have appurtenant thereto the exclusive use of their respective limited common areas as shown on the Condominium Plans. The limited common area appurtenant to Units A and B consists of that area of the Condominium extending from the State Highway to the line 107.39 feet in length transecting the common area and running North 66° 32' 12" West. The limited common area appurtenant to Units C and D is the common area North and East of said line. Units C and D shall have an easement of access to the State Highway on the gravel drive shown on said Plans. Furthermore, Unit A shall have appurtenant to it the exclusive use of the limited common area enclosed by a fence and immediately adjoining it as shown on the plans.



PROPERTY SPECS

Land Area / Parking	Gravel Lot
Building Area	1,510 SF
Unit A - 11%	370 SF
Unit B - 39%	1,140 SF
Flood Zone	No
Zoning	R-2
Year Built	1960, Ren. 2003
2024 Real Estate Taxes	\$2,421
Septic / Water	Private Septic, Municipal Water
Utilities	Gas Heat F/H/A, Electric, Central Air
Pricing	\$685,000