

*Opportunity to Own or Lease
Undisturbed Residentially Zoned Land*



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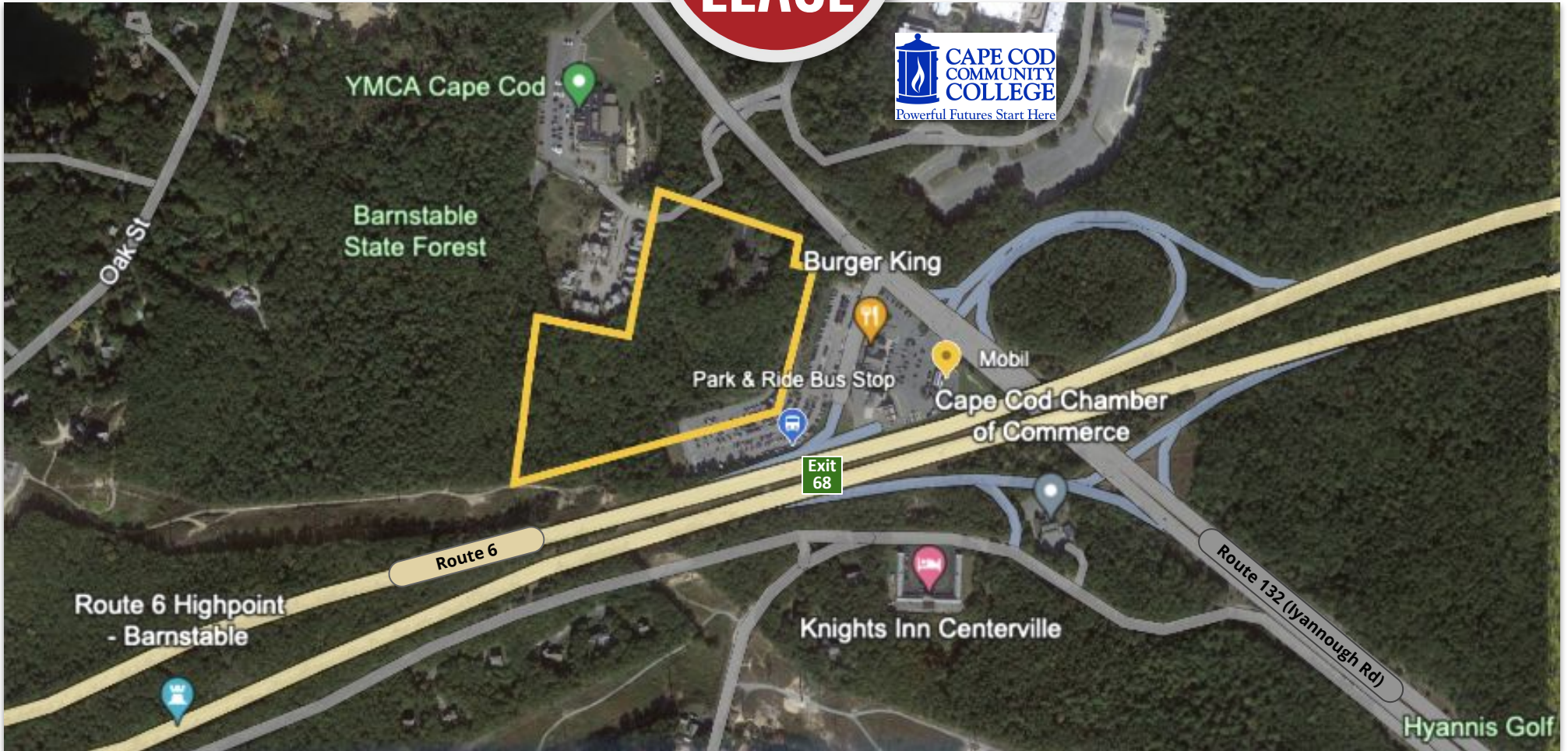
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Commercial Realty Advisors, Inc.

222 West Main Street, Hyannis, MA

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ComRealty.net   



2235 Iyannough Rd

FOR SALE

AREA

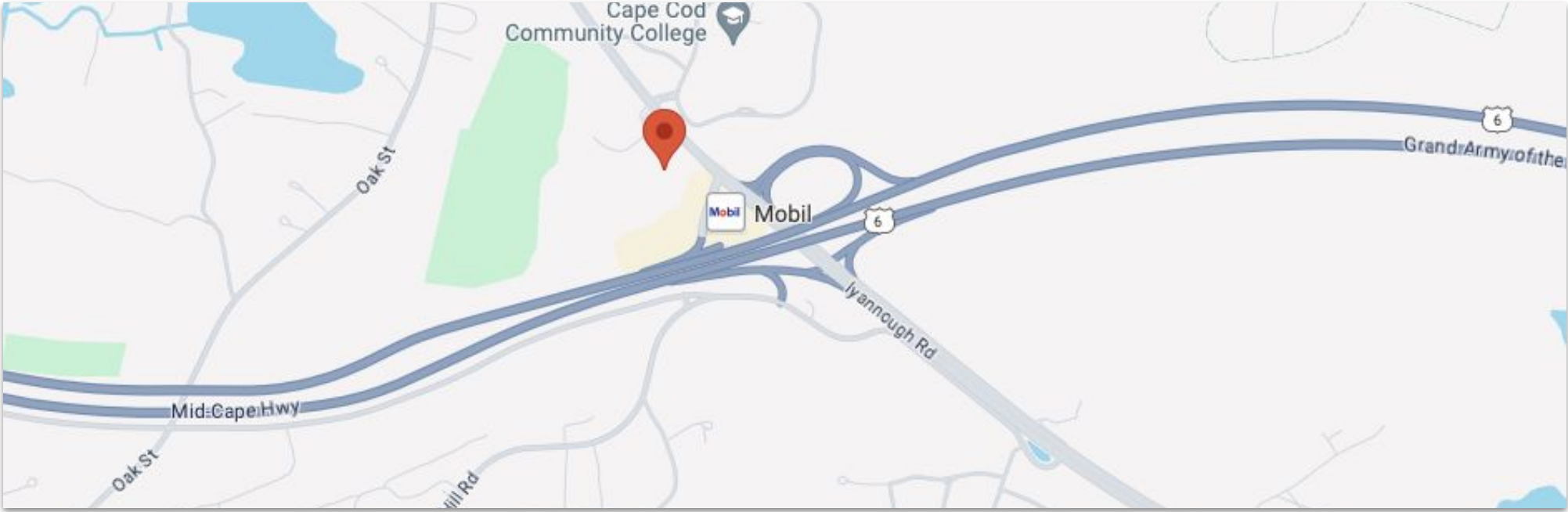
WEST BARNSTABLE

\$100,000 Per Acre

± 5 - 12 AC

PROPERTY LOCATION

2235 Iyannough Rd, West Barnstable, MA 02668



PROPERTY SPECIFICATIONS

2235 Iyannough Rd, West Barnstable, MA 02668

Address 2235 Iyannough Rd, West Barnstable, MA 02668

Book/Page 2228/0297

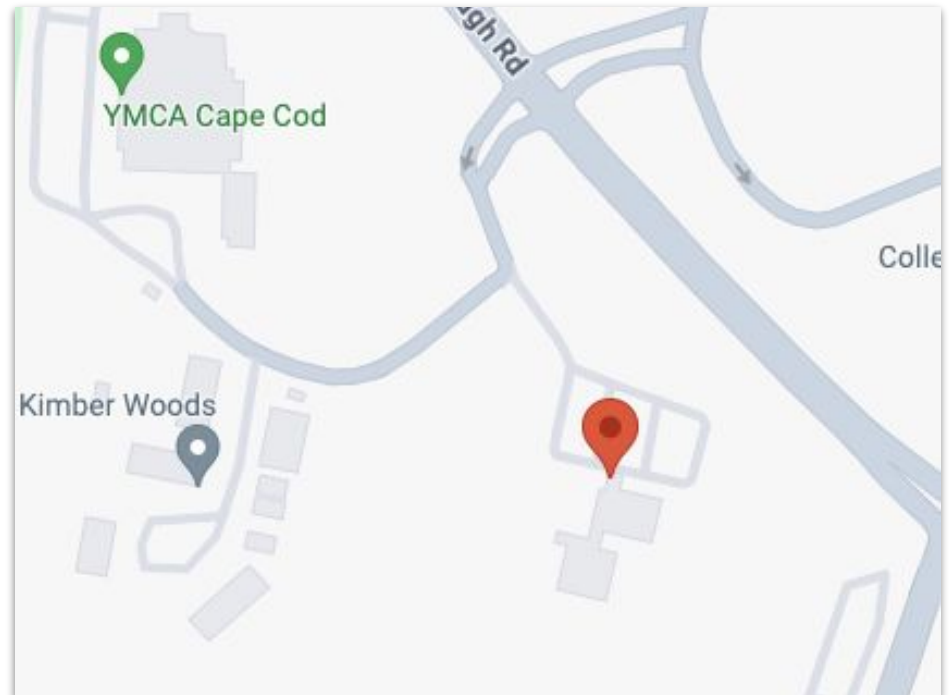
Parcel ID 215022

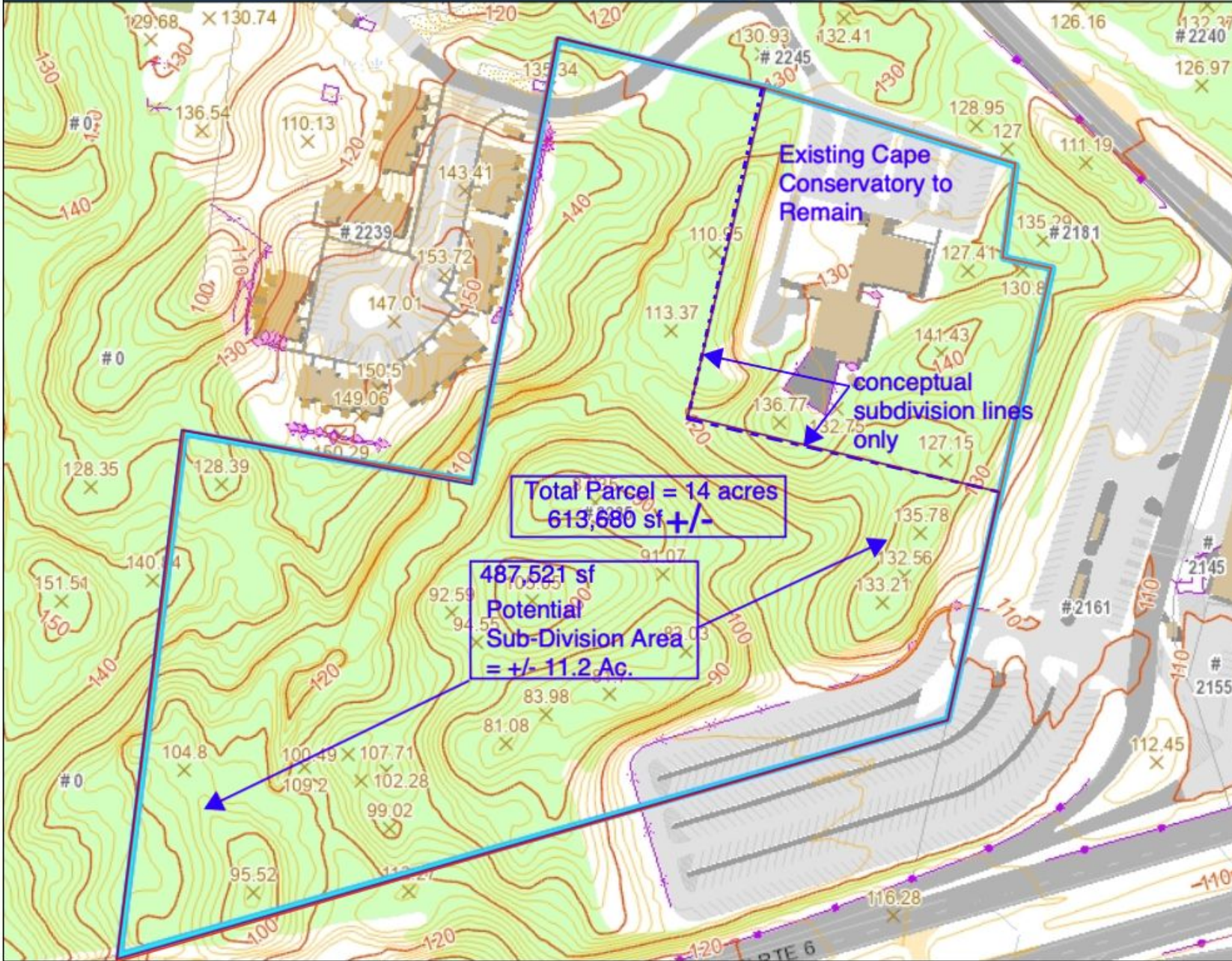
Zoning RF - Single Family Residential

Total Acreage ±14.18 to be subdivided

Land Assessment \$895,600

Nestled in the heart of West Barnstable, just a stone's throw away from Exit 68 on MA-6, lies a rare opportunity to acquire 5-12 acres of wooded residentially zoned land. This property offers a setting with convenient access to the Mid-Cape Highway, making it an ideal location for discerning housing developers or investors. The property is currently part of the long time Cape Conservatory property and they are seeking to subdivide and sell or lease, a portion of their overall ±14-acre parcel of land for either development, open space acquisition, or for possible use as a "Conservation Restriction" as part of a possible transfer of development rights.





Legend

- × Spot Heights (NAVD88)
- Intermediate Contours (NAVD88)
- Index Contours (NAVD88)
- Barriers**
- Fences
- Guardrails
- Retaining Walls
- Stone Walls
- Other Walls
- Hedges
- Paths**
- Sidewalks / Walkways**
- Paved
- Unpaved
- Swimming Pools**
- Above Ground Swimming Pools
- In Ground Swimming Pools
- Exterior Structures**
- Decks
- Patios
- Exterior Stairways
- Docks Piers
- Boardwalks
- Tanks**
- Fuel Tanks
- Water Tanks
- Jetties / Revetments**
- Stone Jetties Revetments
- Concrete Jetties Revetments
- Wood Jetties Revetments
- Recreation Facilities**
- Sports Areas
- Golf Areas
- Wooded Areas
- Parcels
- Town Boundary
- Railroad Tracks
- Buildings**
- Approx. Building

Map printed on: 2/17/2024



Approx. Scale: 1 inch = 167 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

FIELD CARD

2235 Iyannough Rd, West Barnstable, MA 02668

Property Location **2235 IYANNOUGH ROAD/RTE132** Map ID **215/ 022/ 11** Bldg Name **Sec # 1 of 1** Card # **1 of 1** State Use **9570**
 Vision ID **15352** Account # **132886** Bldg # **1** Print Date **2/2/2024 9:29:12 AM**

| CURRENT OWNER | | TOPO | UTILITIES | STRY/ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA | | | | | | | |
|--|------------|-----------------|---|--------------------------|-------------|---|----------------|--------------------------------|------------|---------------------------------|-------------------------|----------|-------|-------------------|------------------|------------|-----------|
| CAPE COD CONSERVATORY OF MUSIC AND ARTS 2235 ROUTE 132 WEST BARNSTA MA 02668 | | | | | | Description | Code | Appraised | Assessed | | | | | | | | |
| | | | | | | EXEMPT | 9570 | 1,775,700 | 1,775,700 | VISION | | | | | | | |
| | | | | | | EXM LAND | 9570 | 895,600 | 895,600 | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | | | | | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_972753_2713628 | | | Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid# | | | Total | | 2,671,300 | 2,671,300 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | VI | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| CAPE COD CONSERVATORY CAPE COD CONSERVATORY OF MUSIC & A | | 2228 1554 | 0297 0312 | 08-29-1975 11-09-1971 | Q Q | V V | 5,000 8,200 | U U | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| | | | | | | | | | 2023 | 9570 | 1,775,700 | 2022 | 9570 | 1,617,700 | 2021 | 9570 | 1,573,500 |
| | | | | | | | | | | 9570 | 902,100 | | 9570 | 711,700 | | 9570 | 674,400 |
| | | | | | | | | | | | | | | | | 9570 | 44,200 |
| | | | | | | | | | Total | | 2,677,800 | Total | | 2,329,400 | Total | | 2,292,100 |
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | |
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | |
| Total | | | 0.00 | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | |
| Nbhd | Nbhd Name | | B | Tracing | | Batch | | | | | | | | | | | |
| 0104 | | | | | | WBARN | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | | | |
| BLDC-23-75 | 05-03-2023 | 881 | Alt-Int work-Co | 60,000 | | 100 | | Repair areas damaged by pipe | 01-31-2023 | CK | 03 | | 16 | In Office Review | | | |
| BLDC-22-40 | 05-25-2022 | 803 | Addn Alt-Comm | 324,798 | 06-30-2022 | 100 | 06-30-2022 | The Cape Cod Symphony offic | 08-08-2022 | SR | 01 | | 03 | Cycl Insp Comp | | | |
| 18-326 | 02-07-2018 | 881 | Alt-Int work-Co | 1,500 | 06-30-2018 | 100 | 06-30-2018 | Remove Sheetrock wall and in | 01-13-2022 | CK | 03 | | 16 | In Office Review | | | |
| 18-236 | 01-29-2018 | 890 | | 22,000 | 06-30-2018 | 100 | 06-30-2018 | Water damage repair work to i | 02-12-2021 | CK | 03 | | 16 | In Office Review | | | |
| 201104431 | 08-31-2011 | IN | Insulation | 2,800 | 06-30-2012 | 100 | 06-30-2012 | AIR SEAL-INSULATE | 05-14-2020 | GM | 04 | | FR | Field Review | | | |
| 78390 | 08-06-2004 | RE | Remodel | 20,000 | 08-09-2005 | 100 | 01-01-2005 | | 01-31-2020 | RB | 03 | | 16 | In Office Review | | | |
| 88888 | 07-28-2008 | NR | New Roof | 27,888 | 12-18-2008 | 100 | 01-31-2008 | | 02-21-2018 | RB | 03 | | 16 | In Office Review | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | |
| B | Use Code | Description | Zone | LA | Land Type | Land Units | Unit Price | I. Factor | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustme | Adj Unit Pric | Land Value | |
| 1 | 9570 | Charitable Serv | RF | 5 | | 1.500 | AC | 330,000.00 | 1.00000 | C | 1.00 | 0.900 | | 0 | 297,000 | 445,500 | |
| 1 | 9570 | Charitable Serv | RF | 5 | | 12.680 | AC | 176,344.00 | 0.26309 | 5 | 1.00 | 0.900 | | 0 | 35,498.05 | 450,100 | |
| Total Card Land Units | | | | | | 14.18 | AC | Parcel Total Land Area | | | | | | 14.18 | Total Land Value | | 895,600 |

Commercial
Realty Advisors

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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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