

FOR SALE

RETAIL PROPERTY/DEVELOPMENT



# RETAIL INVESTMENT / DEVELOPMENT SITE

769 MASSACHUSETTS 28, YARMOUTH, MA 02664

*Presented By*

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### PRESENTED BY

**Adam Bauer**

**Dave Ellis**





# PROPERTY INFORMATION

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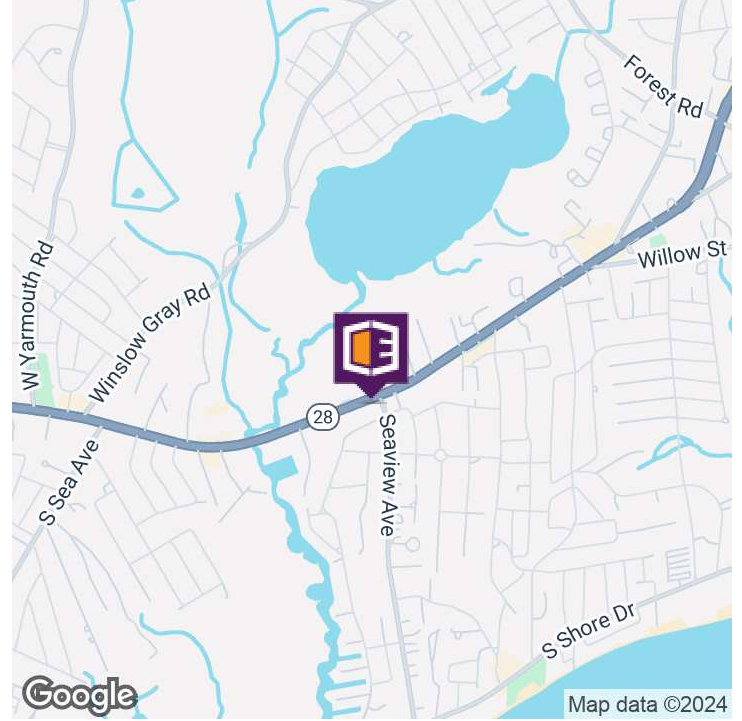
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# YARMOUTH RETAIL INVESTMENT / MULTIFAMILY DEVELOPMENT OPPORTUNITY



## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,499,000 |
| Building Size:   | 11,630 SF   |
| Available SF:    | N/A         |
| Lot Size:        | 1.62 Acres  |
| Number of Units: | 2           |
| Price / SF:      | TBD         |
| NOI:             | \$99,600    |

## PROPERTY OVERVIEW

This 11,630 SF building offers vast potential for retail or street retail investment, with the added advantage of redevelopment potential for up to 26 residential units. The property is located within the VC2 Overlay Zoning District (ZD), which allows a higher residential density than the underlying Business ZD and HMOD1 Overlay ZD. The VCOD Bylaw permits 16 residential units per acre, translating to approximately 26 units for 1.65 acres. Additional due diligence is required for the full development potential of the site. Municipal sewer is slated to be at this location targeted for 2025-2026. Previously the location was permitted for a 300+ seat F/S restaurant and could also be viable for an end user.

## PROPERTY HIGHLIGHTS

- Fire Suppression
- 300' frontage
- massive parking lot 115 +/- spaces

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## PROPERTY DESCRIPTION

This 11,630 SF building offers vast potential for retail or street retail investment, with the added advantage of redevelopment potential for up to 26 residential units (By Right). The property is located within the VC2 Overlay Zoning District (ZD), which allows a higher residential density than the underlying Business ZD and HMOD1 Overlay ZD. The VCOD Bylaw permits 16 residential units per acre, translating to approximately 26 units for 1.65 acres. Additional due diligence is required for the full development potential of the site. Municipal sewer is slated to be at this location targeted for 2025-2026! Previously the location was permitted for a 300+ seat F/S restaurant and could also be viable for an end user.

## LOCATION DESCRIPTION

Located on Massachusetts Route 28, this area boasts numerous amenities and attractions, ideal for prospective investors seeking a retail or multi-family redevelopment opportunity. Within a short distance, professionals can access the Cape Cod Hospital, a plethora of dining options, local retailers, and picturesque parks.

YARMOUTH RETAIL INVESTMENT / MULTIFAMILY DEVELOPMENT OPPORTUNITY



**PROPERTY HIGHLIGHTS**

- Fire Suppression
- 300' frontage
- massive parking lot 115 +/- spaces
- strong future development potential
- large lot
- Municipal Sewer coming soon



ADDITIONAL PHOTOS

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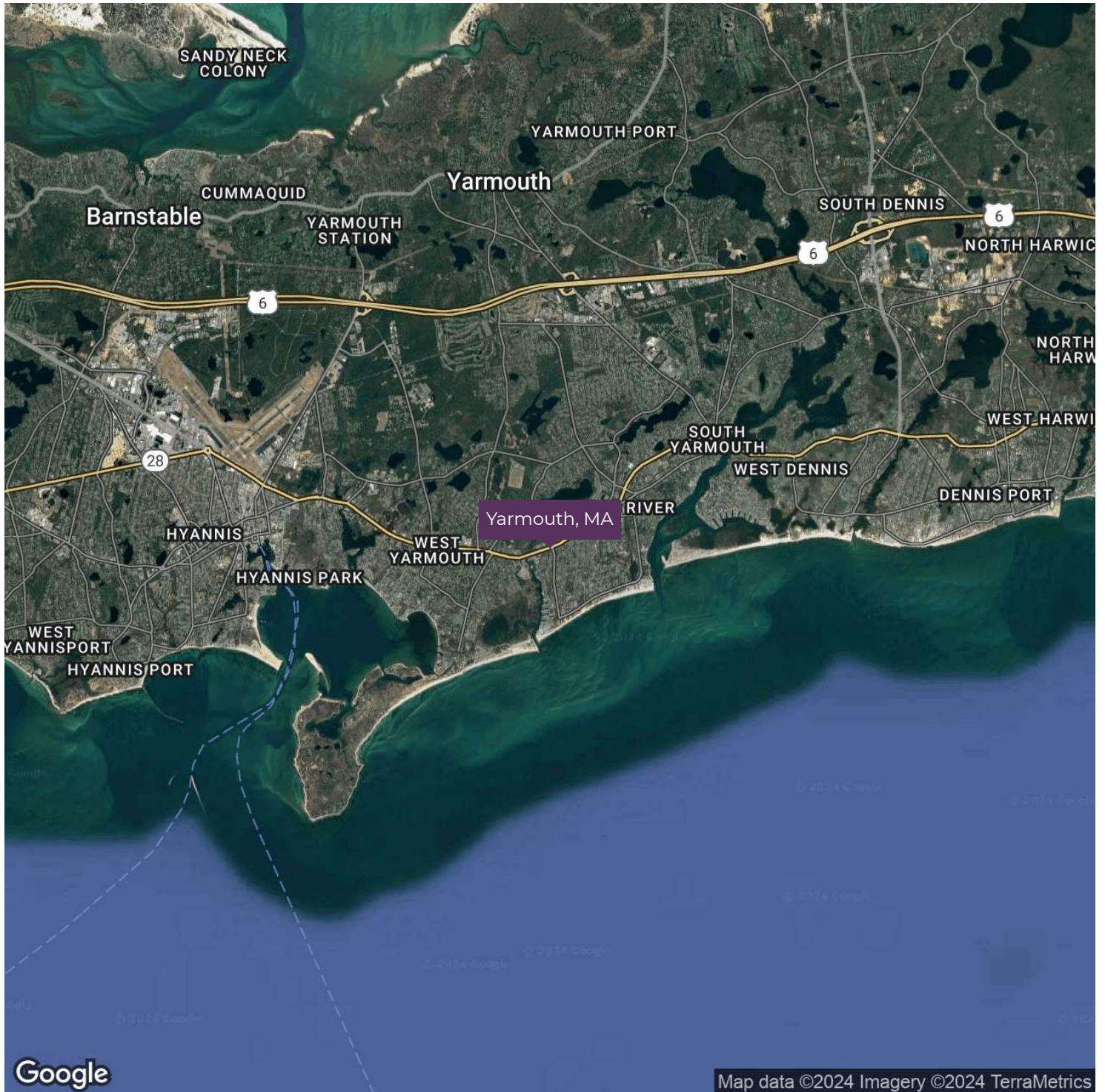
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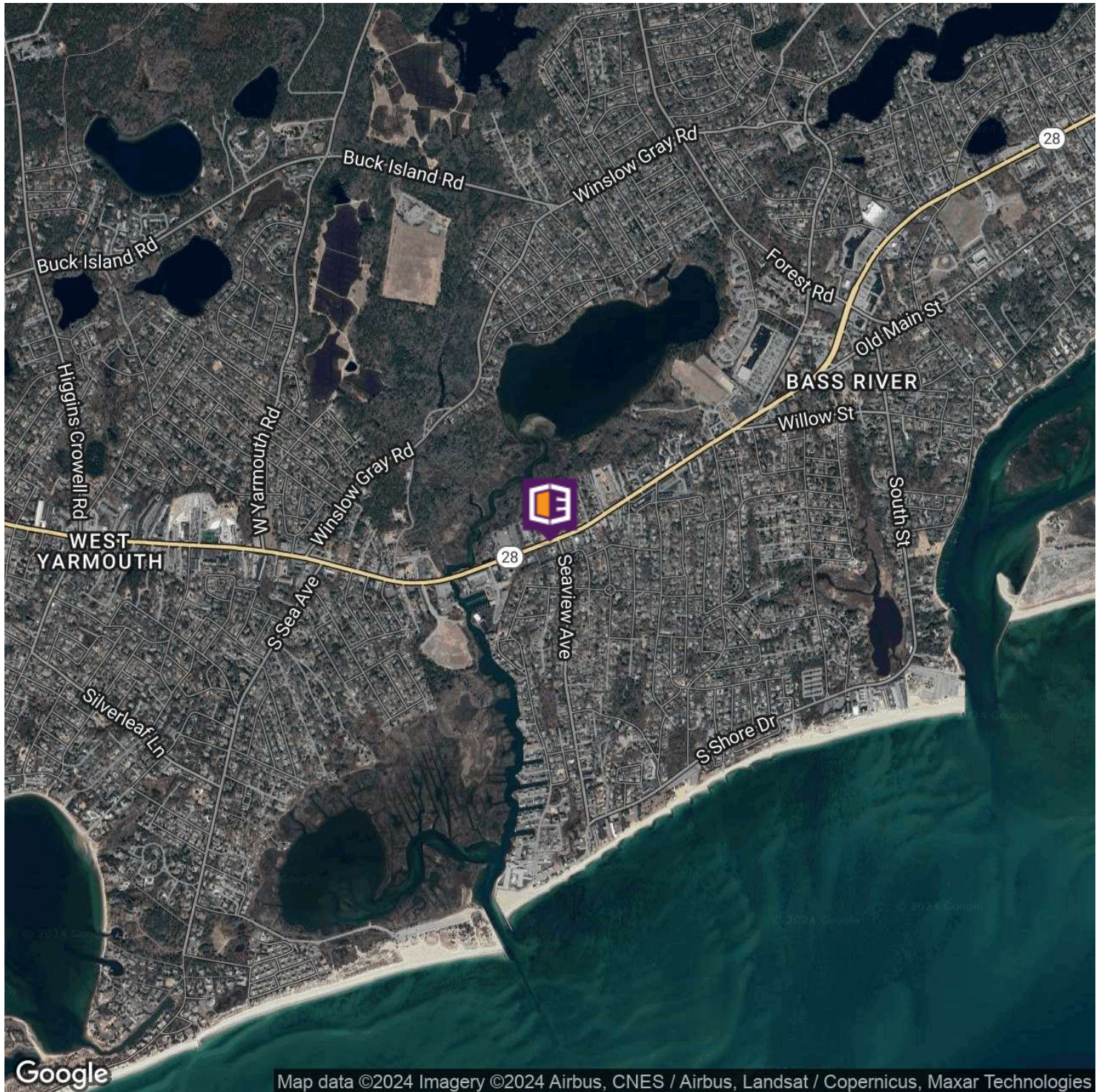




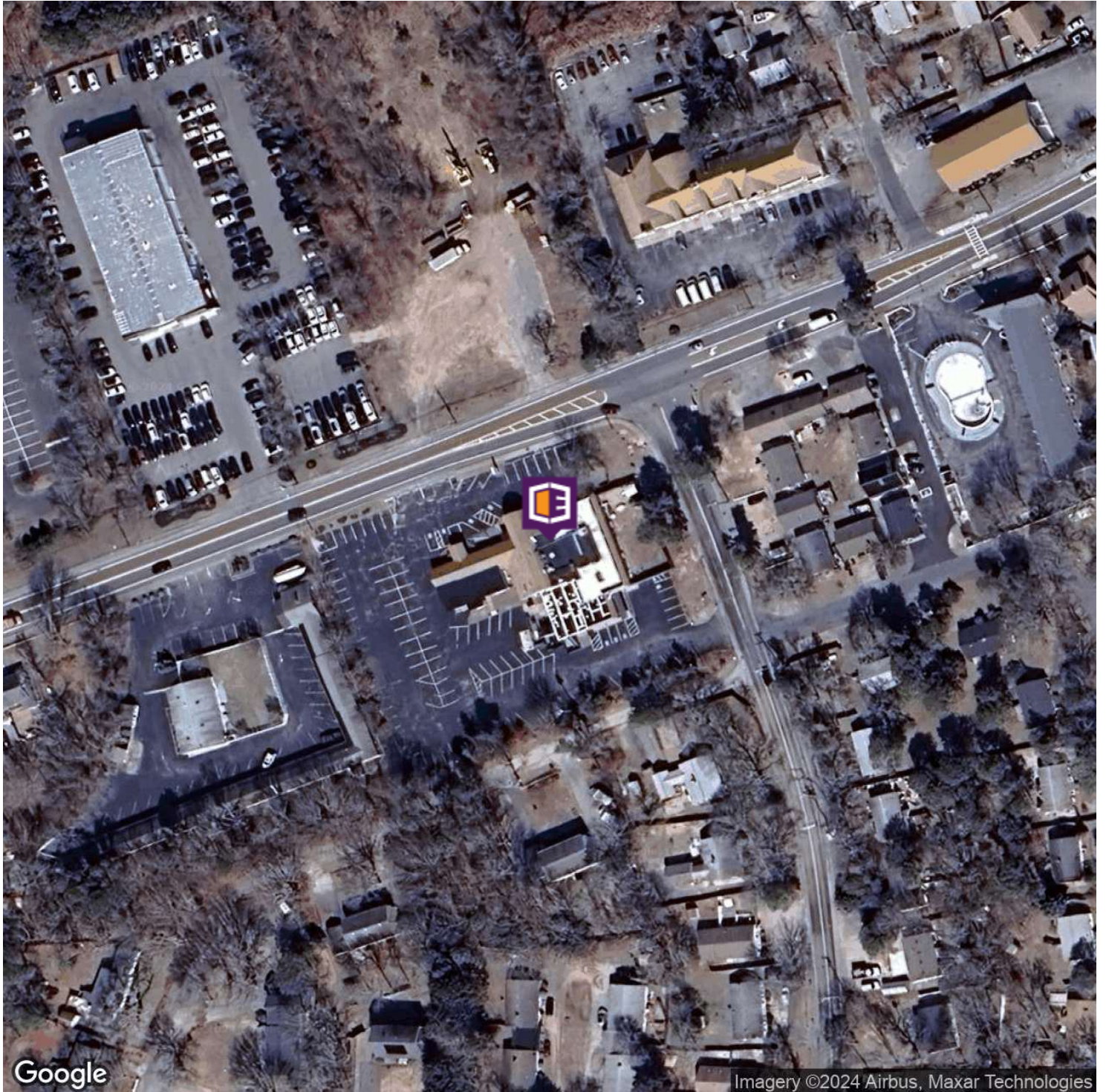
# YARMOUTH RETAIL INVESTMENT / MULTIFAMILY DEVELOPMENT OPPORTUNITY



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# FINANCIAL ANALYSIS

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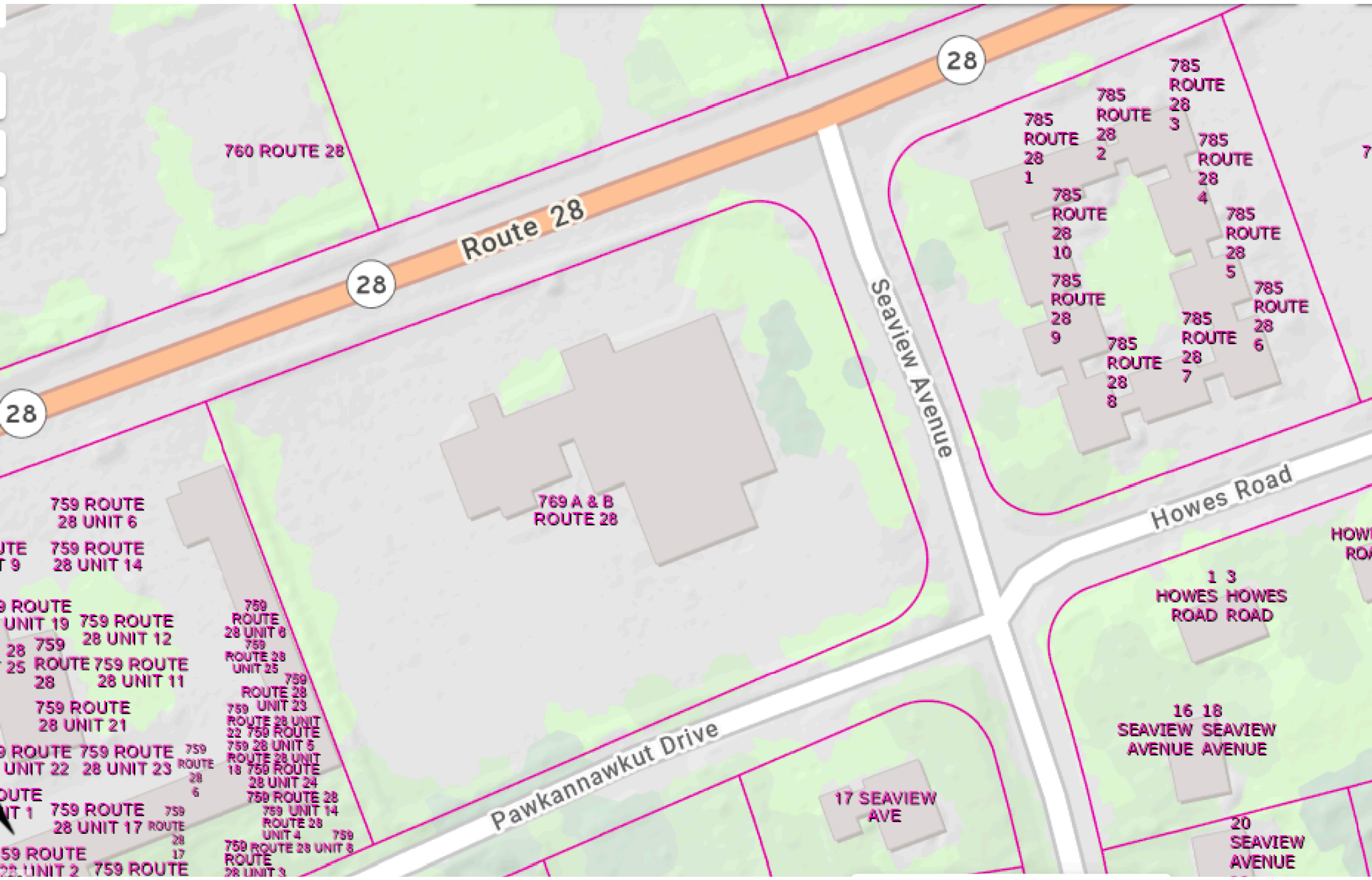
# RENT ROLL

## YARMOUTH RETAIL INVESTMENT / MULTIFAMILY DEVELOPMENT OPPORTUNITY

| SUITE           | TENANT NAME | SIZE SF         | MARKET RENT    | MONTHLY RENT   | LEASE START | LEASE END |
|-----------------|-------------|-----------------|----------------|----------------|-------------|-----------|
| -               | Moose Lodge | 6,957 SF        | \$4,500        | \$3,000        | -           | 03/04/26  |
| <b>TOTALS</b>   |             | <b>6,957 SF</b> | <b>\$4,500</b> | <b>\$3,000</b> |             |           |
| <b>AVERAGES</b> |             | <b>6,957 SF</b> | <b>\$4,500</b> | <b>\$3,000</b> |             |           |

YARMOUTH RETAIL INVESTMENT / MULTIFAMILY DEVELOPMENT OPPORTUNITY

| INCOME SUMMARY              | YARMOUTH RETAIL INVESTMENT OR RE-DEVELOPMENT |
|-----------------------------|--|
| Market Rental Income        | \$99,600                                     |
| <b>GROSS INCOME</b>         | <b>\$99,600</b>                              |
| <b>NET OPERATING INCOME</b> | <b>\$99,600</b>                              |



760 ROUTE 28

Route 28

28

28

Seaview Avenue

Howes Road

769 A & B  
ROUTE 28

785 ROUTE 28 1  
 785 ROUTE 28 2  
 785 ROUTE 28 3  
 785 ROUTE 28 4  
 785 ROUTE 28 5  
 785 ROUTE 28 6  
 785 ROUTE 28 7  
 785 ROUTE 28 8  
 785 ROUTE 28 9  
 785 ROUTE 28 10

28

759 ROUTE 28 UNIT 6

759 ROUTE 28 UNIT 9

759 ROUTE 28 UNIT 19  
 759 ROUTE 28 UNIT 12  
 759 ROUTE 28 UNIT 25  
 759 ROUTE 28 UNIT 11

759 ROUTE 28 UNIT 21

759 ROUTE 28 UNIT 22  
 759 ROUTE 28 UNIT 23

759 ROUTE 28 UNIT 1  
 759 ROUTE 28 UNIT 17

759 ROUTE 28 UNIT 2  
 759 ROUTE 28 UNIT 3

759 ROUTE 28 UNIT 8  
 759 ROUTE 28 UNIT 25  
 759 ROUTE 28 UNIT 23  
 759 ROUTE 28 UNIT 22  
 759 ROUTE 28 UNIT 5  
 759 ROUTE 28 UNIT 18  
 759 ROUTE 28 UNIT 24  
 759 ROUTE 28 UNIT 14  
 759 ROUTE 28 UNIT 4  
 759 ROUTE 28 UNIT 8  
 759 ROUTE 28 UNIT 3

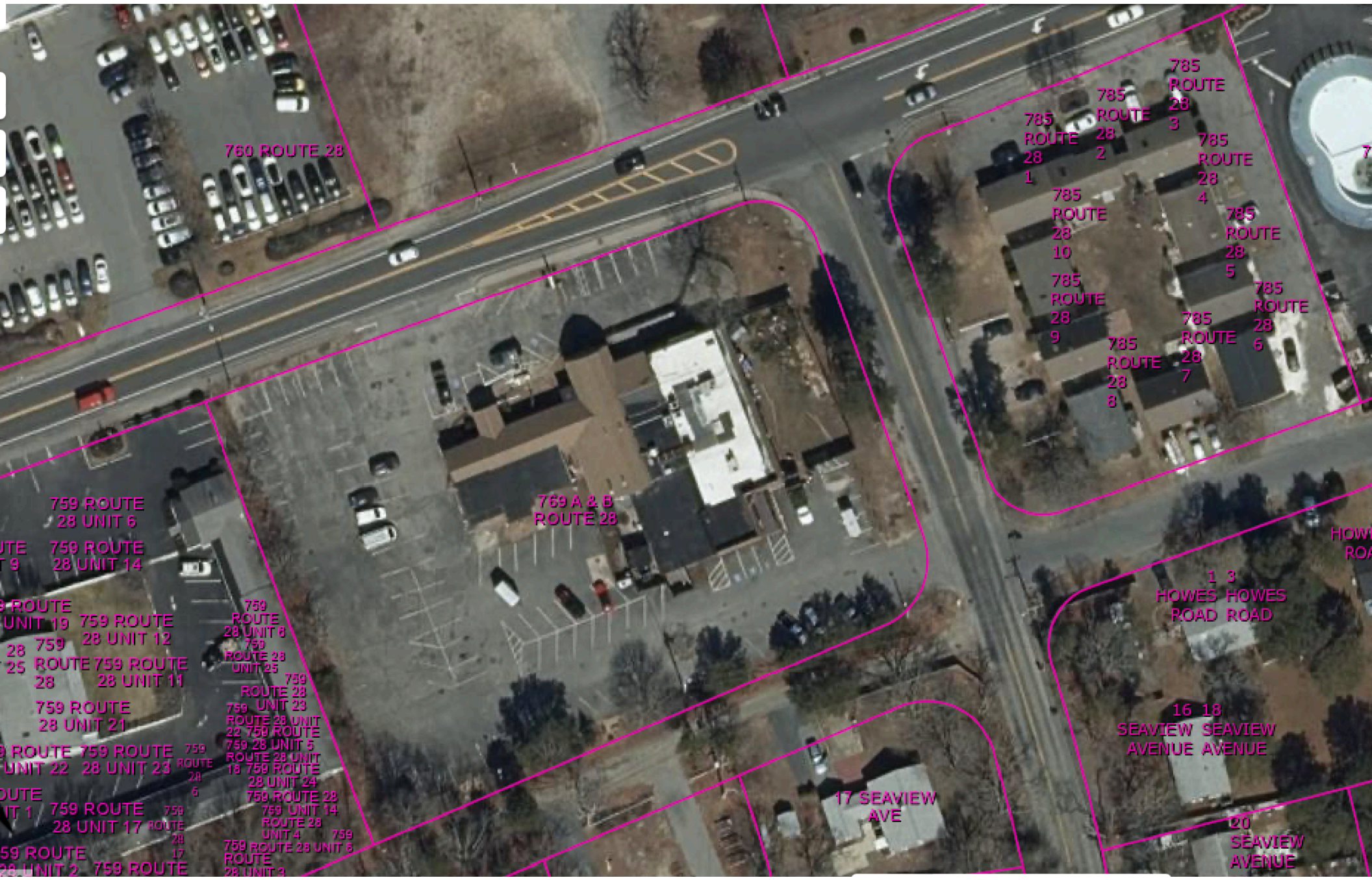
Pawkannawkut Drive

17 SEAVIEW AVE

13 HOWES HOWES ROAD

16 18 SEAVIEW AVENUE

20 SEAVIEW AVENUE



760 ROUTE 28

769 A & B  
ROUTE 28

785 ROUTE 28 1  
785 ROUTE 28 2  
785 ROUTE 28 3  
785 ROUTE 28 4  
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759 ROUTE 28 UNIT 6  
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759 ROUTE 28 UNIT 3

17 SEAVIEW  
AVE

16 18  
SEAVIEW SEAVIEW  
AVENUE AVENUE

13  
HOWES HOWES  
ROAD ROAD

20  
SEAVIEW  
AVENUE

HOWE  
ROAD

7





# DEMOGRAPHICS

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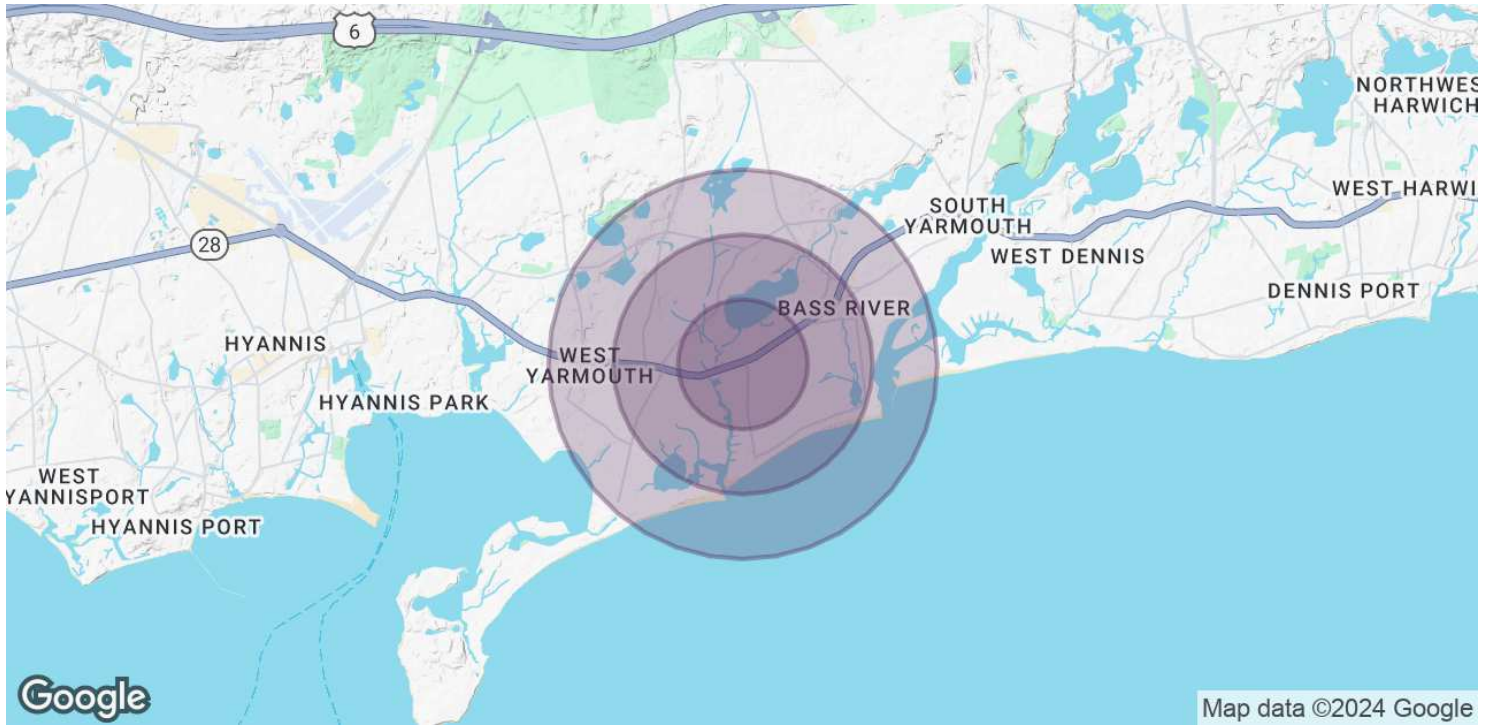
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YARMOUTH RETAIL INVESTMENT / MULTIFAMILY DEVELOPMENT OPPORTUNITY



| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 912       | 3,271  | 6,342     |
| Average Age          | 45.9      | 47.3   | 49.8      |
| Average Age (Male)   | 45.6      | 46.1   | 47.5      |
| Average Age (Female) | 47.5      | 49.0   | 52.7      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,018     | 3,307     | 5,768     |
| # of Persons per HH | 0.9       | 1.0       | 1.1       |
| Average HH Income   | \$29,473  | \$34,500  | \$39,702  |
| Average House Value | \$327,376 | \$357,335 | \$370,508 |

2020 American Community Survey (ACS)

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