

AVAILABLE FOR
SALE

1,960 SF

INDUSTRIAL CONDOMINIUM



24 B-4
24 B-3

ATTENTION!!
IF YOU ARE DELIVERING
PACKAGES AND ARE
NOT IN THE PRESENCE OF
YFWT STAFF, PLEASE CALL
OFFICE: 508-225-5675
CELL: 508-225-6898



real

Elmwood
& Company

Ross Scherma
Associate
Elmwood & Co.
508.468.6969
ross@elmwood.co

24B Easy Street

Yarmouth Port, MA 02675

PROPERTY SPECIFICATIONS



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PROPERTY ID	9323.2
YEAR BUILT	2022
CONSTRUCTION	Steel/Metal Siding/Metal Roof
FLOORING	Concrete Slab
TOTAL UNIT SIZE	1,960 SF
UNIT 3	980 SF
UNIT 4	980 SF
LOT SIZE	2.53 AC / 110,207 SF
ZONING	IND
LIST PRICE	\$729,000
HOA	\$175/unit per month (\$350 Total/Mo.)



INDUSTRIAL CONDOMINIUM

24B Easy St, Yarmouth Port, MA 02675



24B Easy Street is a modern industrial condominium totaling 1,960 square feet, comprised of two 980 square foot units built in 2022. The building features steel and metal construction with a concrete slab floor and a functional layout suited for light industrial, contractor and service uses. The property includes two 12' x 14' grade-level drive-in doors, 14' clear height and 200 amps of power per unit, along with a smart HVAC system, insulated construction and a half bath with plumbing roughed in for a second. New Owner to obtain C of O from town regarding use.

Located with direct access to Route 6, Route 6A and Route 28, the property is approximately 11 minutes from the Steamship Authority terminal and near Cape Cod Gateway Airport, providing convenient regional connectivity.

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PROPERTY FEATURES



Insulated steel building



Smart HVAC system



Forced air heating



Septic sewer



Public water



4-point security system



Front door keypad entry



2 Automatic Bay doors (12' x 14')



1 half bath



Plumbing roughed in for second bathroom



200 amps / unit (2 panels)

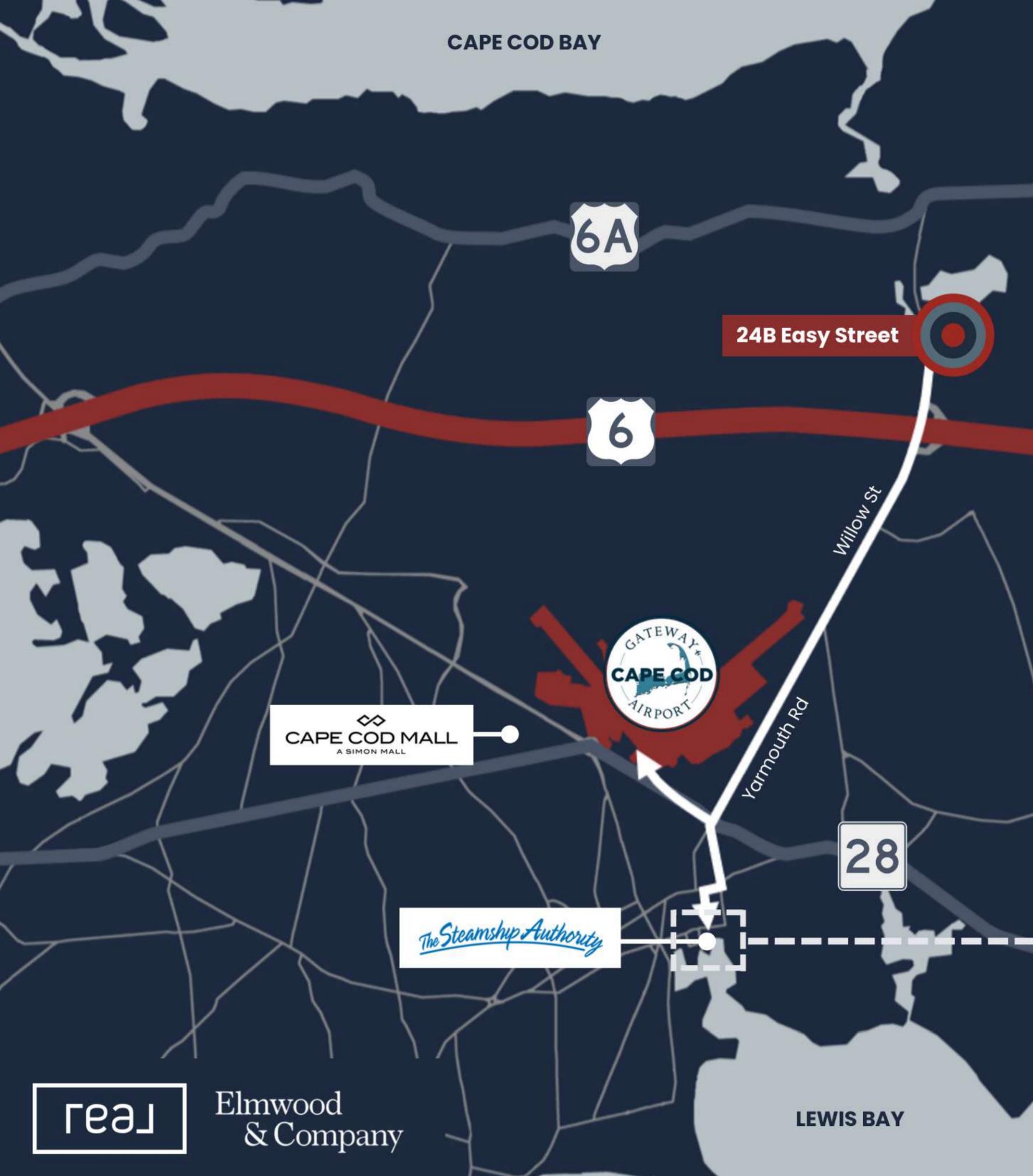
PROPERTY PHOTOS



Elmwood
& Company



CAPE COD BAY



24B Easy Street

CAPE COD MALL
A SIMON MALL



The Steamship Authority

28

LEWIS BAY

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Elmwood & Company

24B Easy St: Proximity

ROUTE 6A

via Willow St

1.1 Miles

3 Minutes

ROUTE 6

via Willow St

0.4 Miles

2 Minutes

ROUTE 28

via Willow St and Yarmouth Rd

2.5 Miles

7 Minutes

STEAMSHIP AUTHORITY TERMINAL

via Willow St and Yarmouth Rd

3.3 Miles

11 Minutes

CAPE COD GATEWAY AIRPORT

via Willow St, Yarmouth Rd, and Route 28

3.1 Miles

10 Minutes



The Steamship Authority

CAPE COD HEALTHCARE



HY-LINE Cruises