

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



Elmwood
& Company

Ross Scherma
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Elmwood & Company
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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
HOA	\$175/unit per month (\$350 Total/Mo.)
LIST PRICE	Please Inquire



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



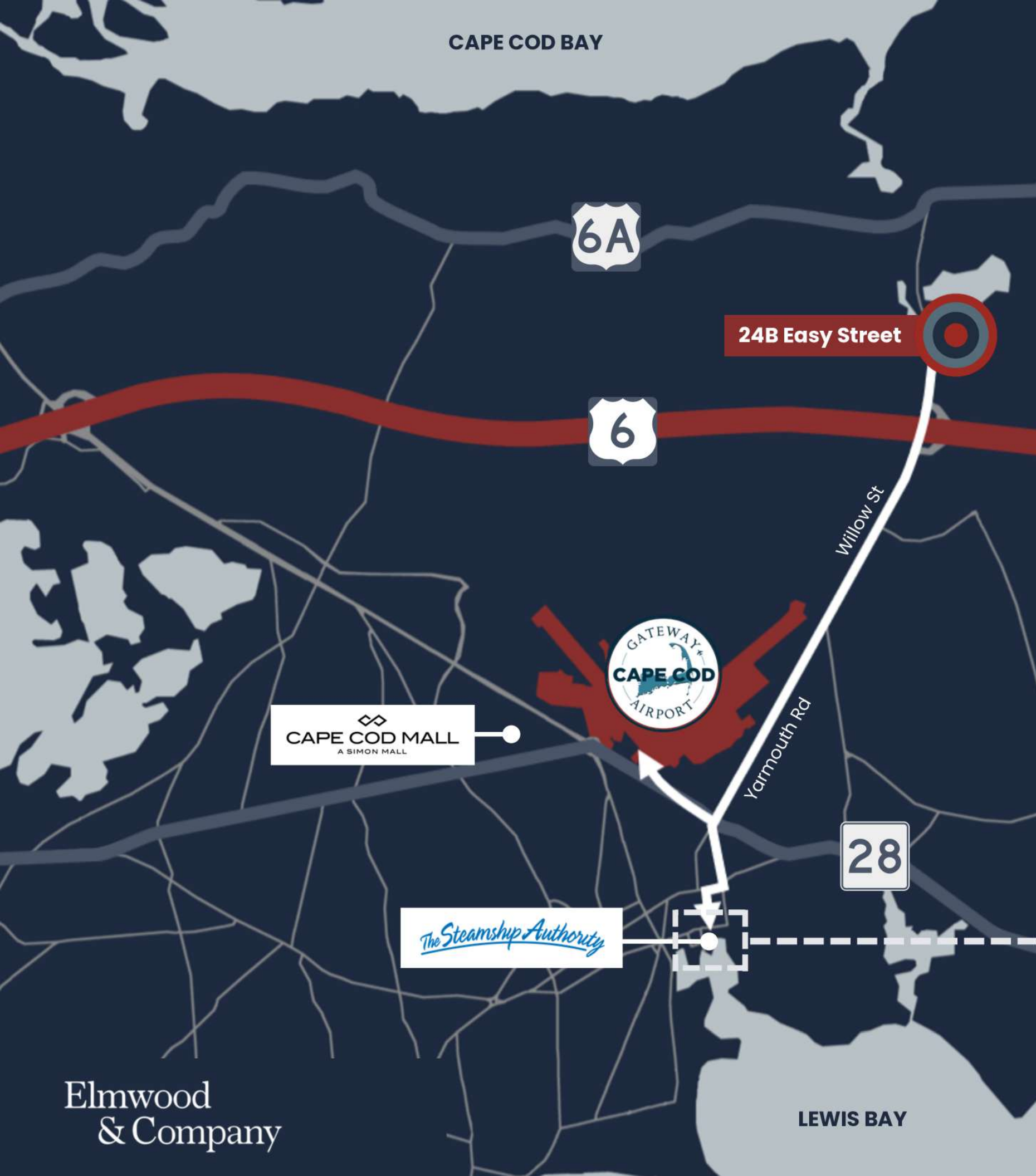
120 amps/ unit (2 panels)

PROPERTY PHOTOS

Elmwood
& Company



CAPE COD BAY



6A

24B Easy Street

6

Willow St

Yarmouth Rd

28

CAPE COD MALL
A SIMON MALL

GATEWAY
CAPE COD
AIRPORT

The Steamship Authority

LEWIS BAY

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

HYANNIS MARINA

HY-LINE Cruises