

**OFFERING MEMORANDUM**

**±16,500 Sq Ft Commercial Building**  
**Showroom, Offices, Loading Docks, More!**

**FOR  
SALE**

**Tom Sullivan**  
**Commercial Real Estate Broker**  
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TJS@comrealty.net



**586 HIGGINS CROWELL RD**

**COMMERCIAL/WAREHOUSE**

**LAND/ BLDG. SF**

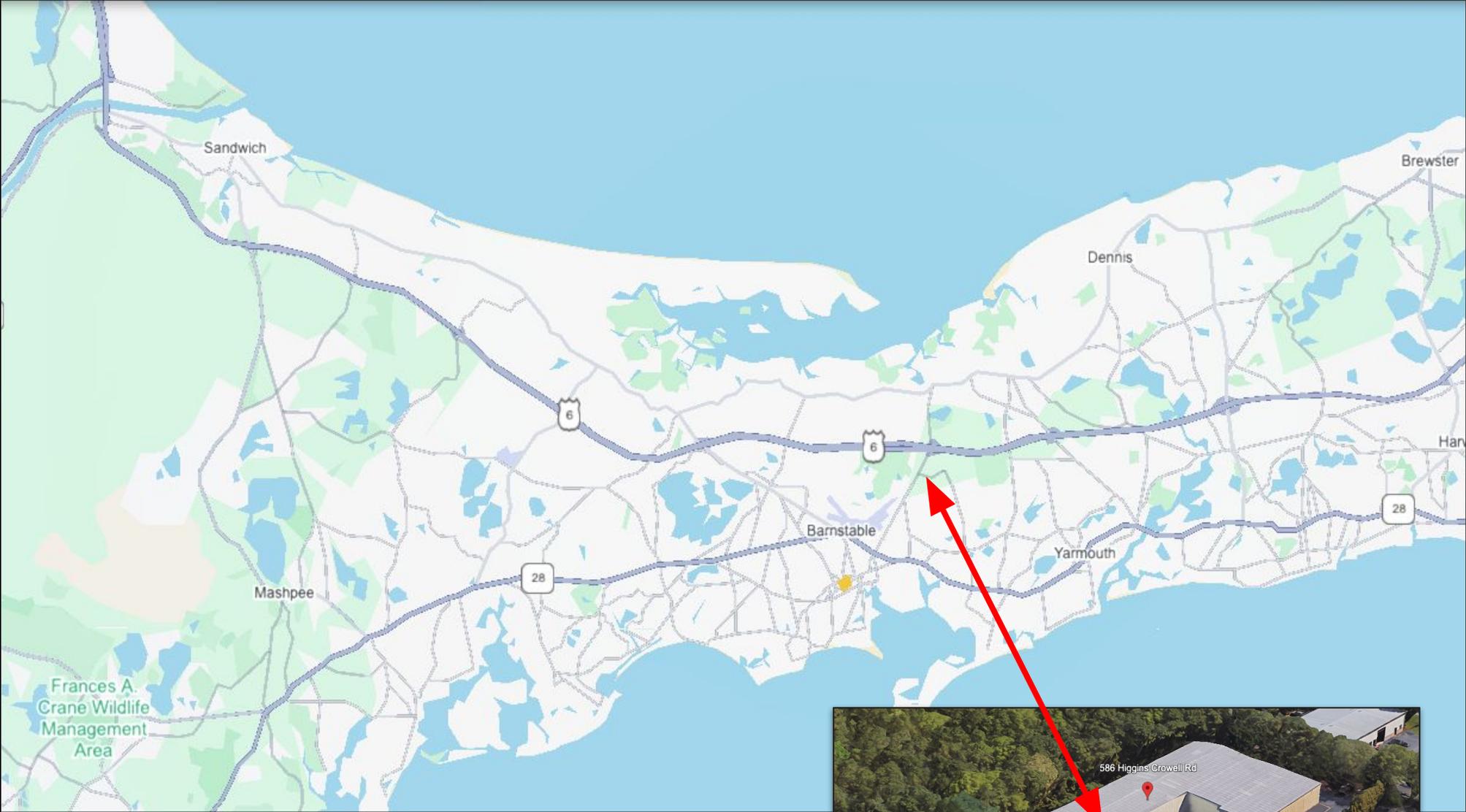
W. YARMOUTH, MA 02601

\$4,300,000

± 16,500 Sq. Ft  
ON ±1.22 ACRES.

# PROPERTY LOCATION

586 Higgins Crowell Road, West Yarmouth, MA



# PROPERTY SPECIFICATIONS

586 Higgins Crowell Road, West Yarmouth, MA

The property at **586 Higgins Crowell Road in West Yarmouth** is a premier commercial asset positioned to serve as a high-performance hub for owner-operators and strategic investors. Boasting a versatile  $\pm 16,500$  SF layout on 1.22 acres, this facility combines a modern showroom, private administrative offices, and functional loading docks to support seamless regional operations. Located just minutes from the Mid-Cape Highway, it provides unparalleled access to the Hyannis business district and the broader Cape Cod and mainland markets.

## **Investment Highlights & Strategic Advantages**

**Prime Mid-Cape Connectivity:** Situated on the highly accessible Higgins Crowell Road corridor, the site ensures efficient logistics and "last-mile" delivery capabilities for both the Upper and Lower Cape.

**Modern Infrastructure:** With a 2009 effective build date, the facility is move-in ready, minimizing immediate CAPEX and allowing for rapid operational deployment.

**B3 Zoning Flexibility:** The broad B3 Business District designation supports a diverse array of high-value uses, protecting long-term asset value through versatility in a supply-constrained market.

**Owner-Operator Ready:** The integrated office-warehouse design is an ideal headquarters for established trade firms, including HVAC, plumbing, or electrical contractors requiring professional client-facing space alongside robust industrial storage.

## **Permitted Uses in the B3 Business District**

The following uses are generally permitted by-right or by special permit within the Yarmouth B3 Zoning District, offering investors multiple pathways for tenancy or expansion:

**Retail & Trade:** General retail stores, showrooms, and trade supply outlets.

**Professional Services:** Business and professional offices, banks, and financial institutions.

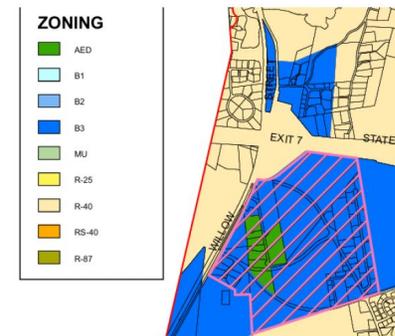
**Industrial & Trade Services:** Contractor yards and shops (e.g., plumbing, electrical, carpentry) provided work is largely conducted within sound-insulated buildings.

**Distribution & Logistics:** Wholesaling and regional distribution centers leveraging the site's loading dock infrastructure.

**Specialized Commercial:** Educational services, research and development facilities, and certain scientific production activities.

**Healthcare:** Medical offices and specialized outpatient clinics

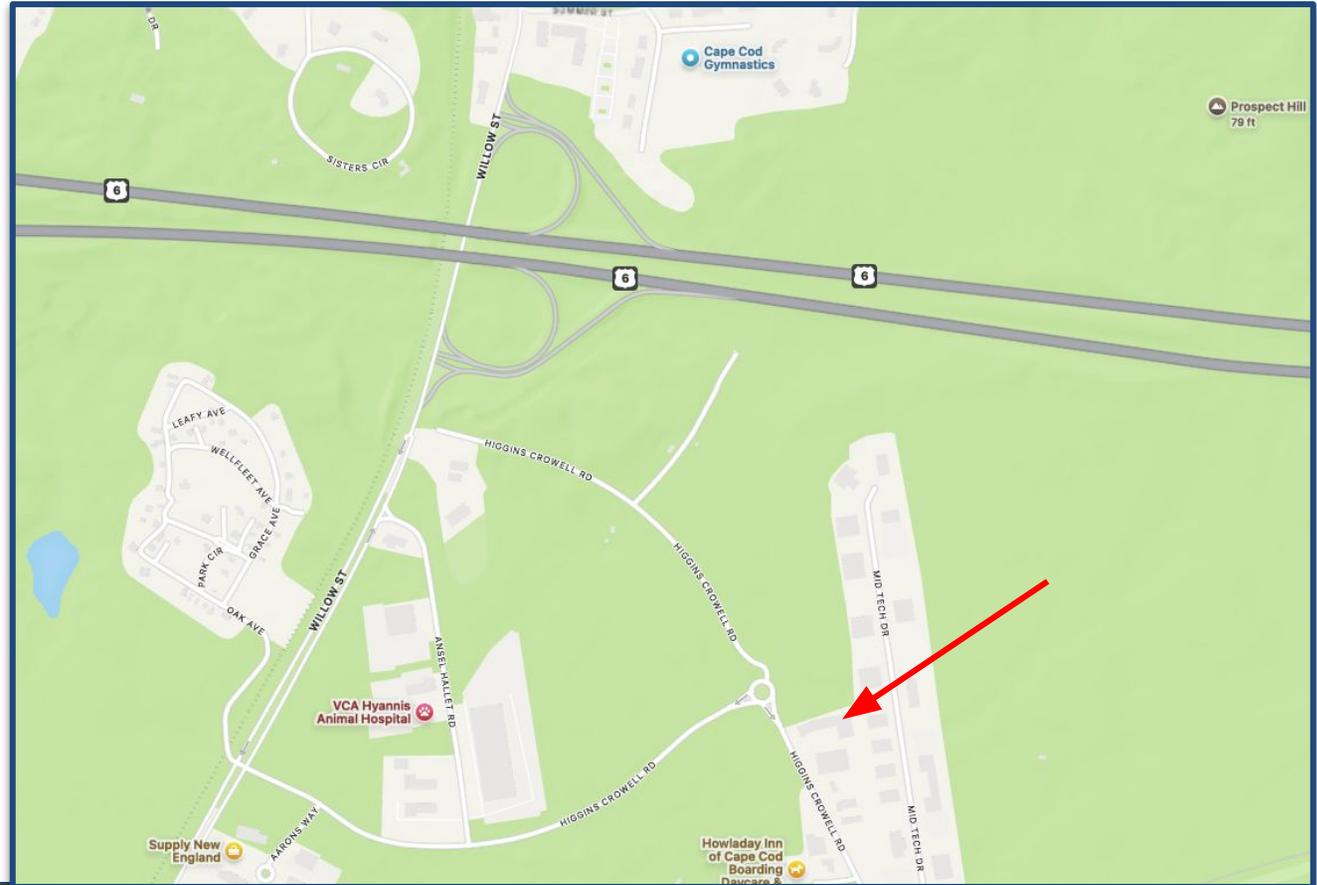
Zoning District B3  
Cannabis Overlay District



# PROPERTY SPECIFICATIONS

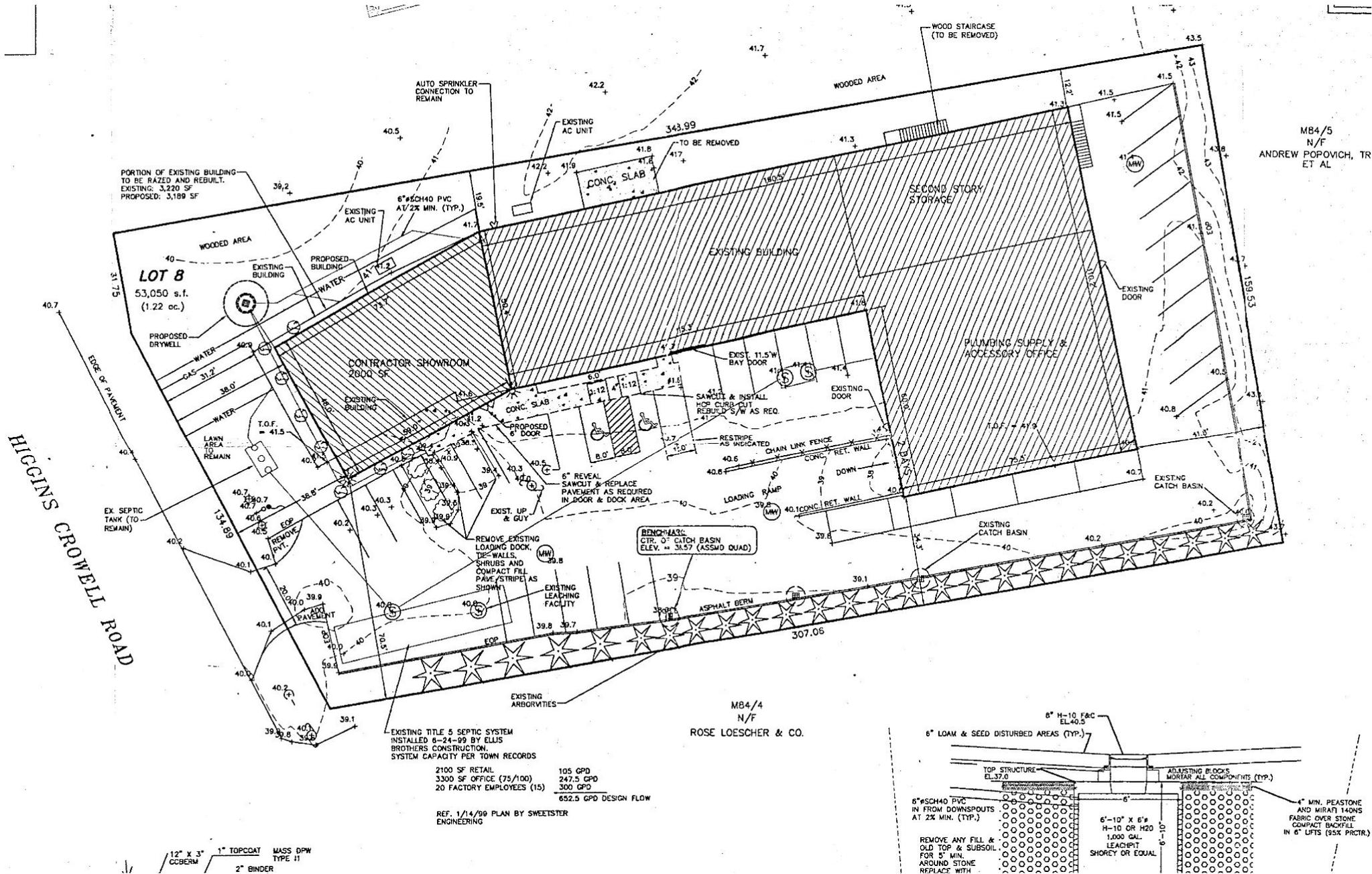
586 Higgins Crowell Road, West Yarmouth, MA

<b>Parcel ID</b>	84/3
<b>Address</b>	586 Higgins Crowell Rd.
<b>Style</b>	Commercial Warehouse
<b>Land Use Code</b>	3160
<b>Zoning</b>	DD
<b>Lot Size</b>	±1.22 Acre
<b>Building Size</b>	±16,500 SF
<b>Eff. Year Built</b>	2009



# SITE PLANS

586 Higgins Crowell Road, West Yarmouth, MA



MB4/5  
N/F  
ANDREW POPOVICH, TR  
ET AL

MB4/4  
N/F  
ROSE LOESCHER & CO.

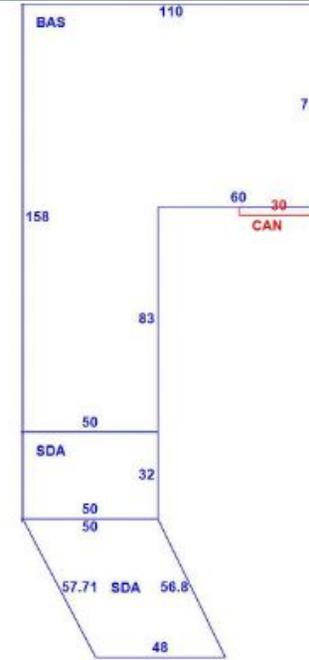


# FIELD CARD

586 Higgins Crowell Road, West Yarmouth, MA

Vision ID 10378 Account # 10378 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 9/15/2025 11:57:49 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	53	Pre-Eng Warehs			
Model	96	Ind/Comm			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	316I	COMM WHSE M96			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	00	NONE			
Frame Type	05	LT STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Rooms/Prtns	02	AVERAGE			
Wall Height	16.00				
% Conn Wall	0.00				
1st Floor Use:	316I				
			<b>MIXED USE</b>		
			Code	Description	Percentage
			316I	COMM WHSE M96	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		871,311
			Year Built		2002
			Effective Year Built		2009
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		15
			Functional Obsol		
			Ext. Comment		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		85
			RCNLD		740,600
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR1	SPRINKLERS-	B	17,158	0.80	2000		85		0.00	11,700
MEZ1	MEZZANINE-U	B	3,840	12.00	2000		85		0.00	39,200
A/C	AIR CONDITIO	B	4,099	4.50	2000		85		0.00	15,700
MEZ2	MEZZANINE-U	B	2,850	12.00	2000		85		0.00	29,100
SGN2	DOUBLE SIDE	L	25	35.00	1987		50		0.00	400
PAV1	PAVING-ASPH	L	14,000	1.35	1987		50		0.00	9,500
LDL2	W/MAN FLIP O	B	2	900.00	2000		85		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	12,400	12,400	12,400	49.67	615,908
CAN	Canopy	0	90	18	9.93	894
SDA	Store Display Area	4,099	4,099	5,124	62.09	254,509



Commercial  
Realty Advisors

## Commercial Realty Advisors' Disclaimer

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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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