

OFFERING MEMORANDUM

Well-Maintained Shop Space w/ Private Office, Private Bath, & 8' Overhead Door

Commercial
Realty Advisors

Kevin Pepe
Office: 508-862-9000, ext. 105
KPepe@comrealty.net

**FOR
LEASE**

**NOW
AVAILABLE**



**CALL TODAY TO
SCHEDULE A SHOWING!**

114 State Road

FOR LEASE

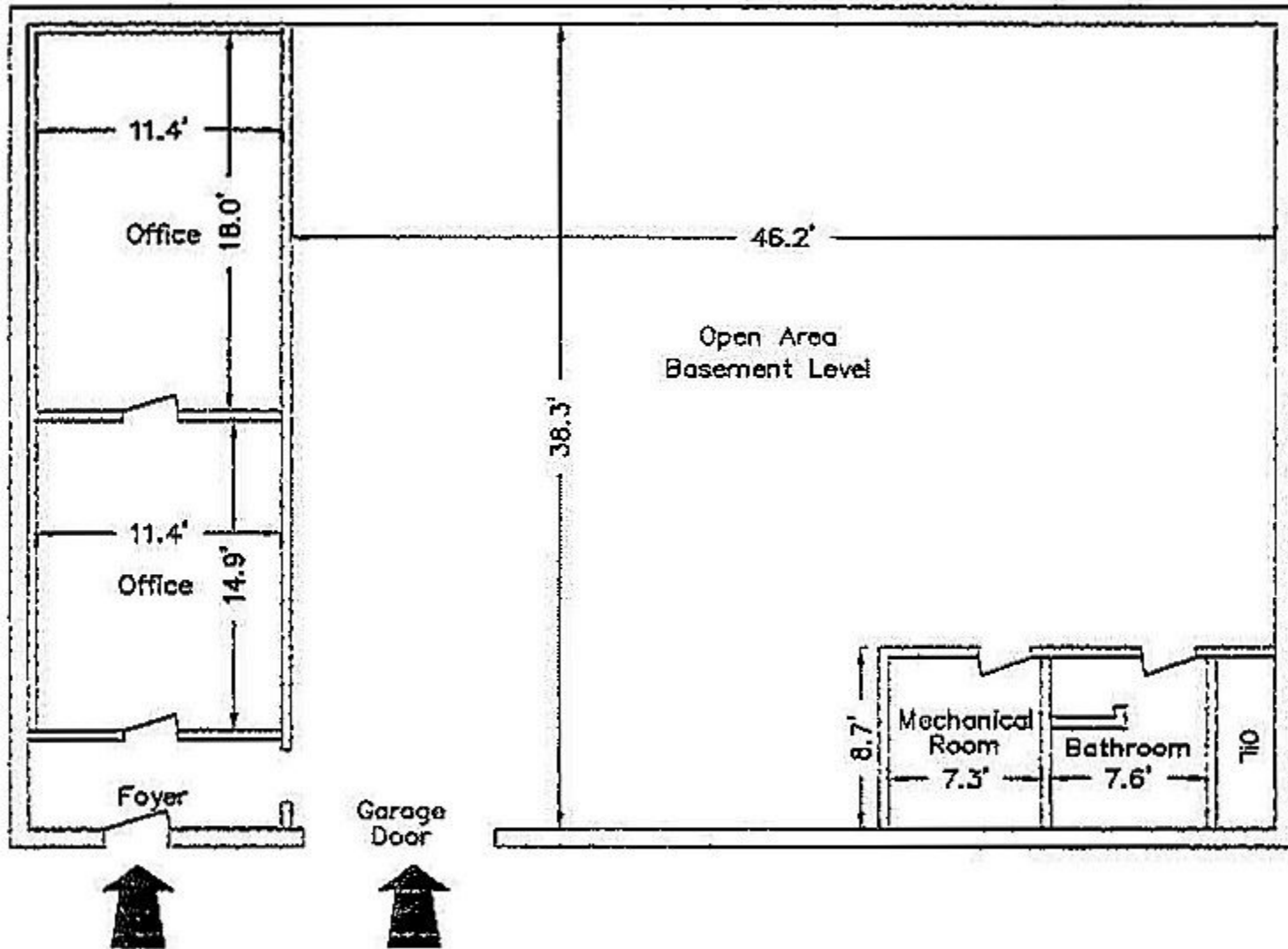
AREA

SAGAMORE BEACH, MA

**\$2,500 per month,
plus utilities**

**LOWER LEVEL UNIT:
2,000 SQ. FT.**

FRONT

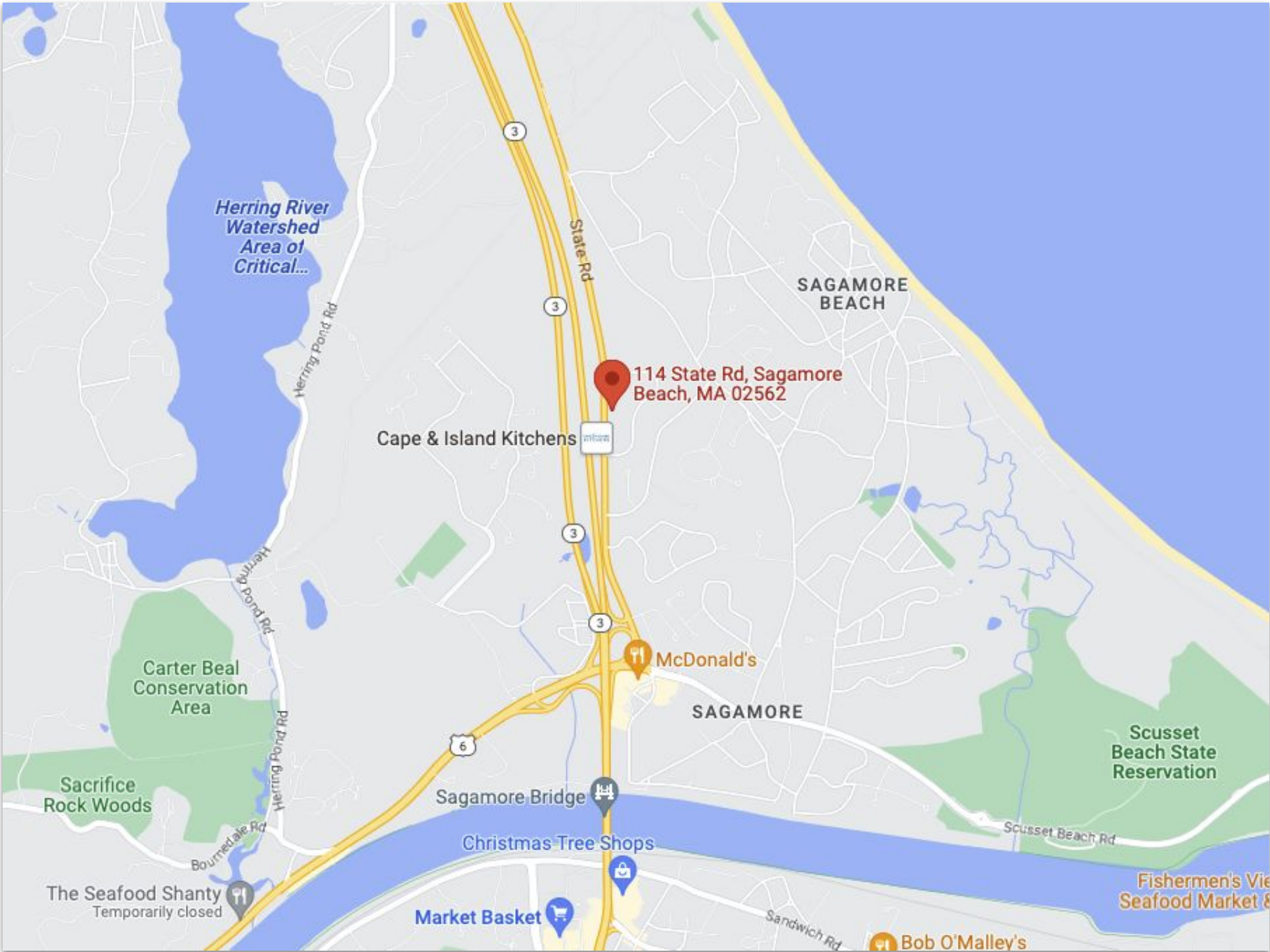


Basement Floor Bldg A

2,300 sf ±

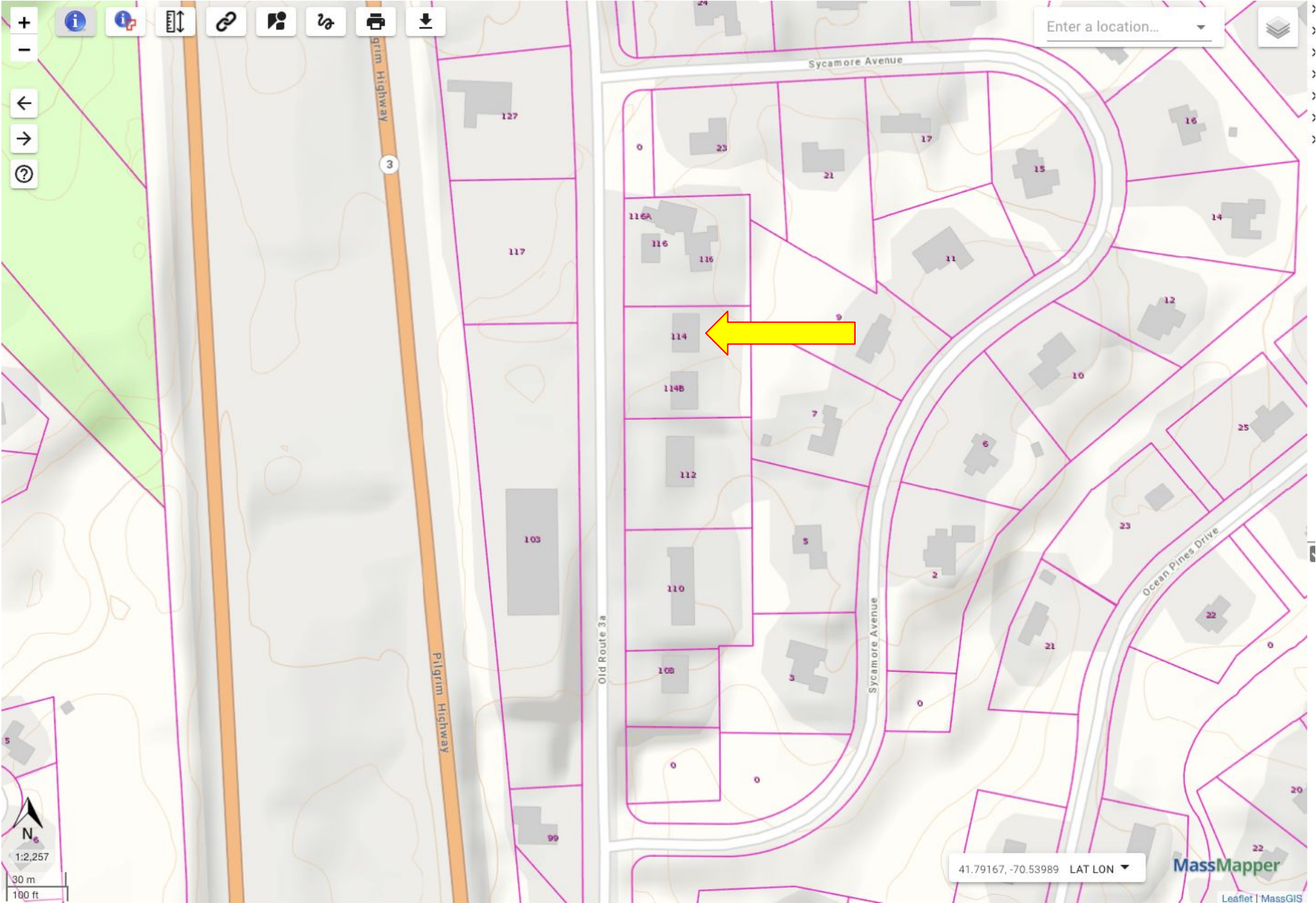
PROPERTY LOCATION

114 State Road, Sagamore Beach, 02562



PROPERTY LOCATION

114 State Road, Sagamore Beach, 02562





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.

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

COMMERCIAL REALTY ADVISORS

222 West Main St.
Hyannis, MA
508-862-9000 | comrealty.net

KEVIN PEPE

Office: 508-862-9000
KPepe@comrealty.net