

# 2,772+/- Sq Ft Office Space for Lease

## 196 Old Townhouse Road, South Yarmouth, MA



- 2,772 Sq Ft
- Gas Forced Air Heat
- Central Air Conditioning
- Signage on street
- Corner lot with ample parking
- 2017 RE Taxes: \$2,958

**Asking \$14.50/Sq Ft  
(N-N-N)**



**Contact Kevin Pepe**  
**Commercial Realty**  
**Advisors, Inc.**

*Real Estate, Investment,  
Brokerage Company*

222 West Main Street  
Hyannis, MA 02601  
508-862-9000 ext. 105  
kpepe@comrealty.net  
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**This property is currently occupied by the owner, a national building and remodeling firm, which uses this site and it's well thought out offices, as their now too small headquarters.**

**Located on the heavily traveled Old Townhouse Road, this site and structure will easily accommodate additional buildout for uses ranging from the finest banking or financial services offices to the office spaces of any company simply looking for efficiency, presentation and comfort for their employees, clients or customers.**

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. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Sellers of this project unless otherwise disclosed

# 196 Old Townhouse Road, Yarmouth, MA



## LOCATION HIGHLIGHTS:

- *LOCATED APPROX. 1/2 MILE FROM EXIT 8 OF ROUTE 6*
- *CORNER LOCATION ON HEAVILY TRAVELED OLD TOWNHOUSE ROAD*
- *CENTRAL CAPE LOCATION SERVES ALL OF BARNSTABLE COUNTY*

## ZONING (B3 DISTRICT) HIGHLIGHTS:

- *OFFICE, BANK USES, BY RIGHT\**
- *LIGHT INDUSTRIAL USES, FUNERAL HOME, BOARDING HOUSE, B&B BY SPECIAL PERMIT*
- *RETAIL, FOOD SERVICE AND PETROLEUM BASED USES NOT ALLOWED IN THIS DISTRICT*

*For more information about this opportunity contact:*

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508-962-5022 (Mobile)

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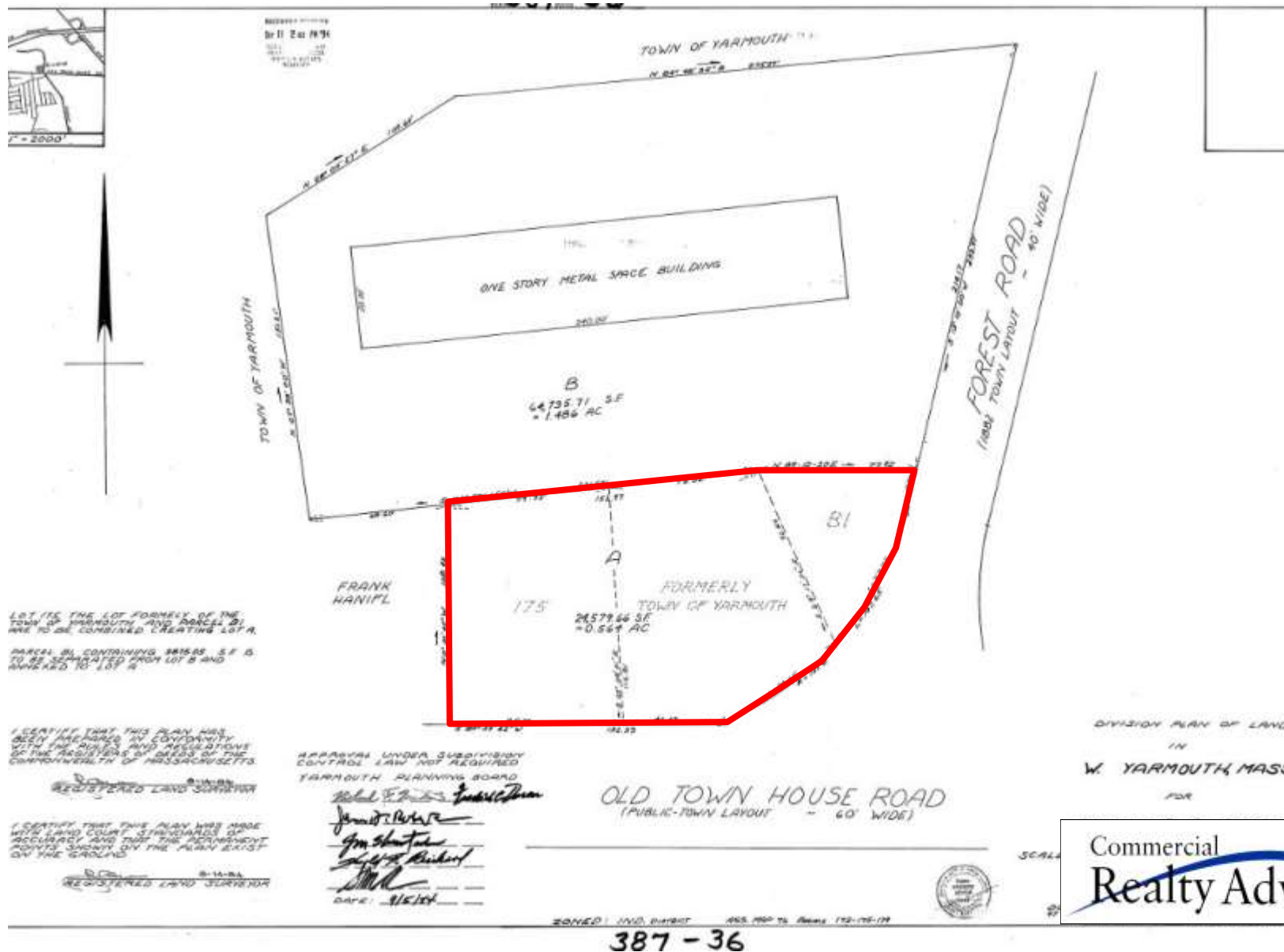
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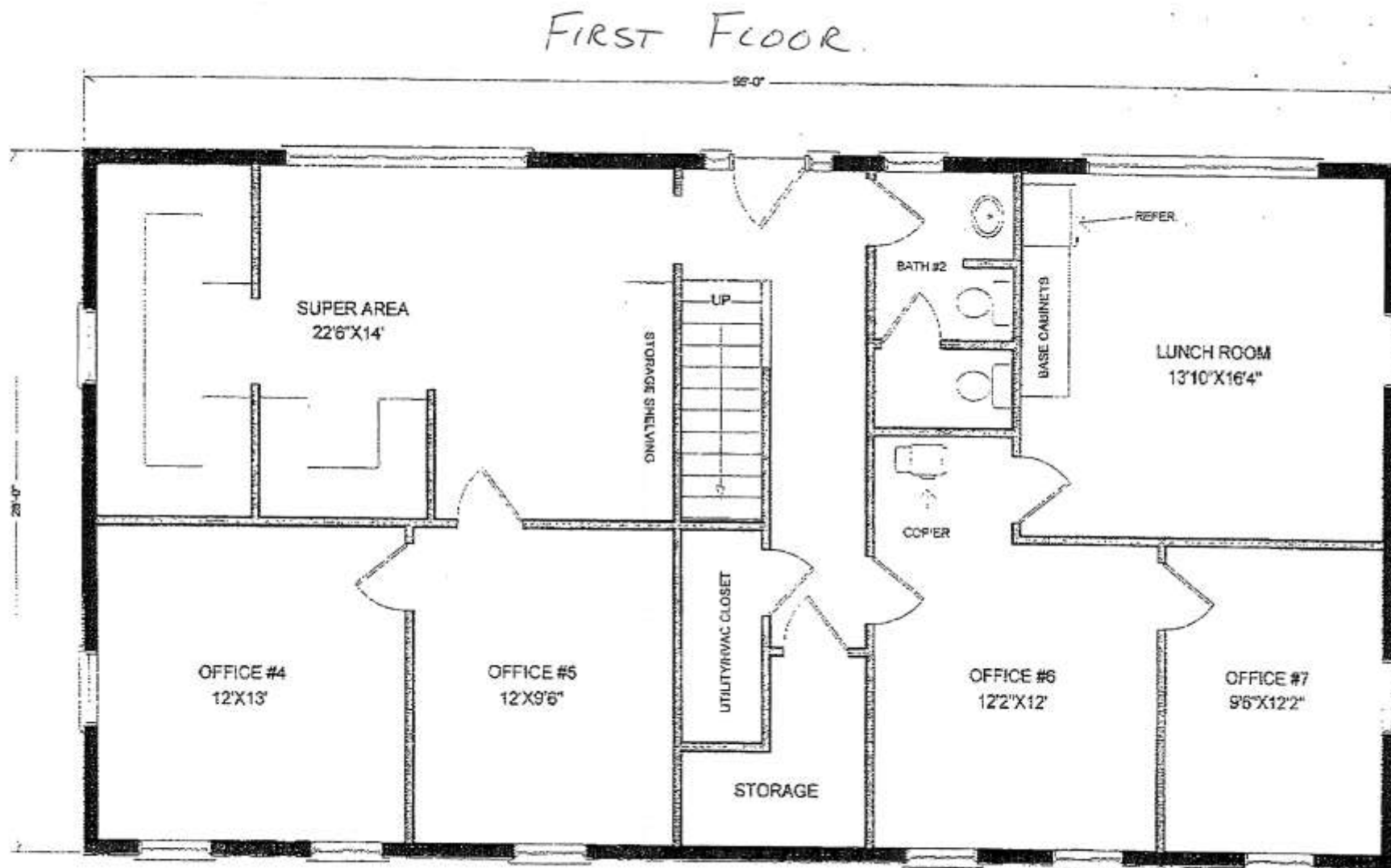
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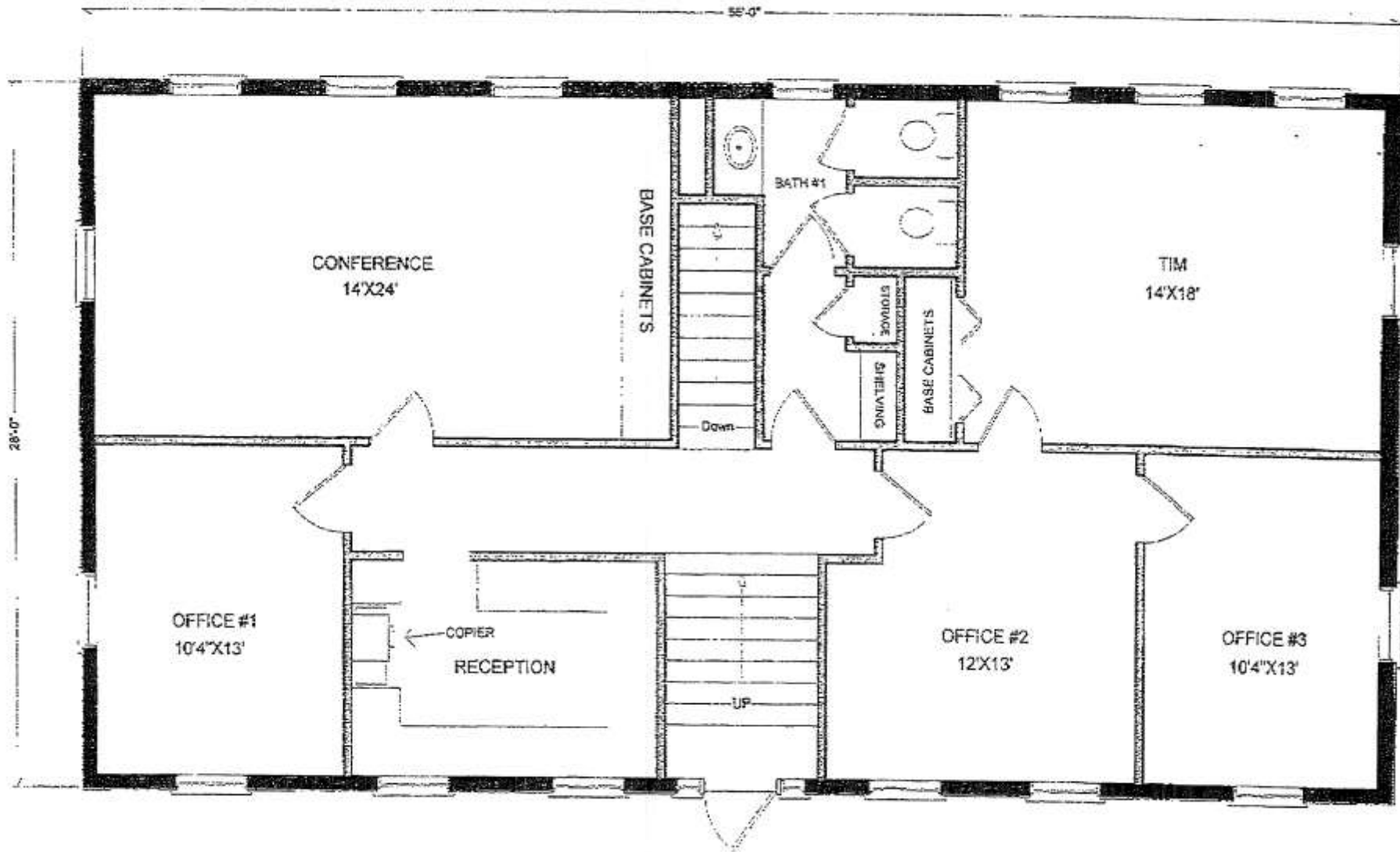
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## SECOND FLOOR



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