

AMG REALTY

— COMMERCIAL REAL ESTATE —



3261 Main Street, Route 6A, Barnstable

Space available on Main Street, Route 6A, directly in front of / adjacent to the Barnstable County Court complex.

Each suite measures 500 sq. ft. approx. 18' x 30'.

May be leased separately or together. These spaces have been recently remodeled with new vinyl, wood-like flooring and paint. Separately metered for heat & electric.

Other tenants in the complex include the Sheriff's office, Civil Process Division, and an ice cream shop.

Zoning allows for retail, offices and personal services (nails, skincare, hair, etc). Town sewer. Landlord pays taxes & CAM.

Unit 1: \$1,200/ month ~ Unit 2: \$1,000/ month

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ALI MALONEY
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1170 Main Street, Rt. 6A, #5, West Barnstable, MA

3261 MAIN STREET, UNIT 1, BARNSTABLE VILLAGE



Unit 1 is an end unit on the left side, as you look at the building. It's a wide open space with an oversized window in the front and also a window on the side. Vinyl, wood-like floors. Private bathroom. \$1,200 per month.



3261 MAIN STREET, UNIT 2, BARNSTABLE VILLAGE

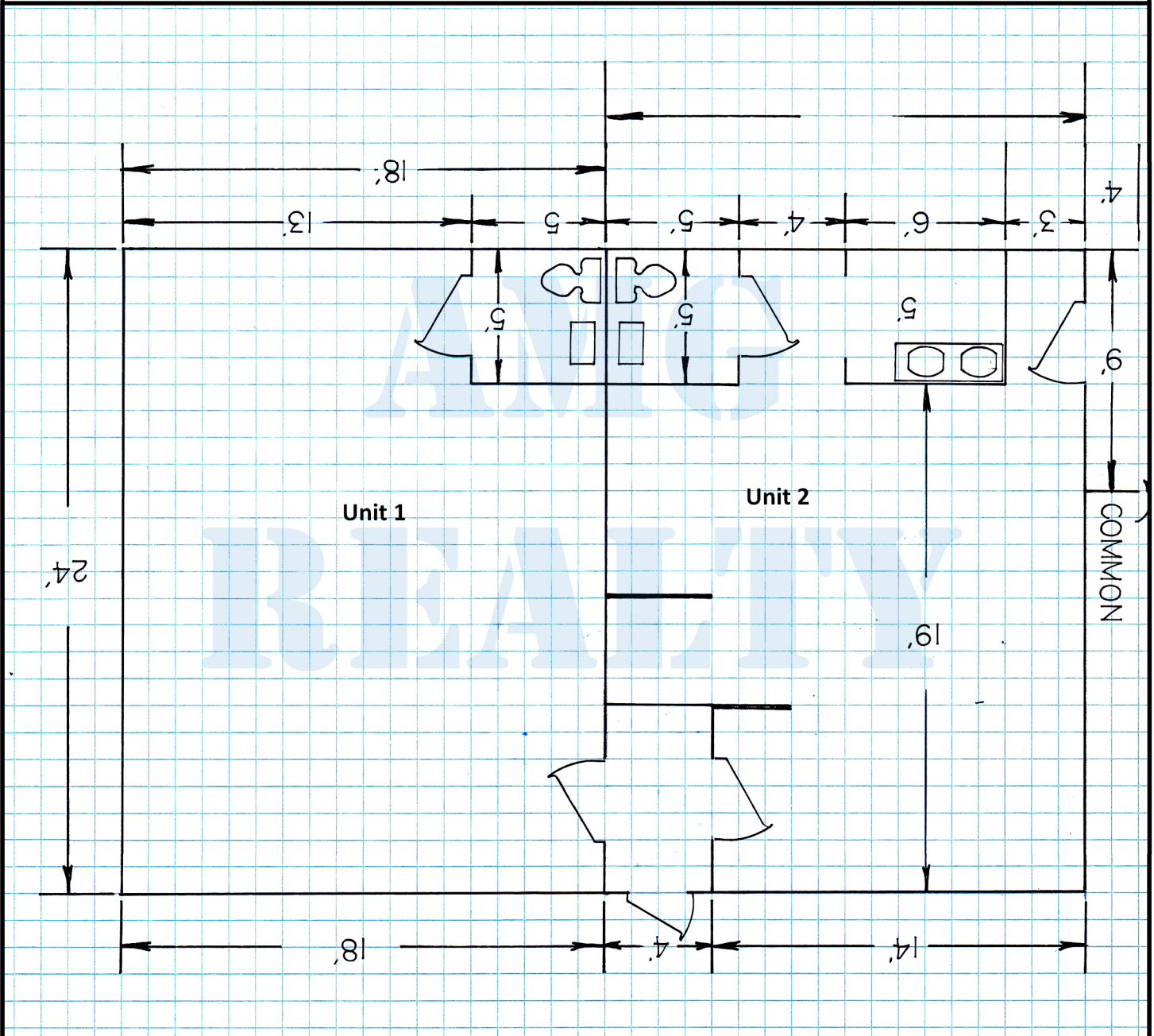


Unit 2, in the middle, has a private bathroom plus another sink. Space works well for office or retail, and also for some sort of personal services, such as skincare, lashes, etc. One can walk from this unit to the upstairs suite, for those who might want to rent the first and second floor together. \$1,000 per month



3261 Main Street, Units 1 & 2, Barnstable Village

Floor plan for Units 1 & 2. Measurements are approximate. Not to scale.



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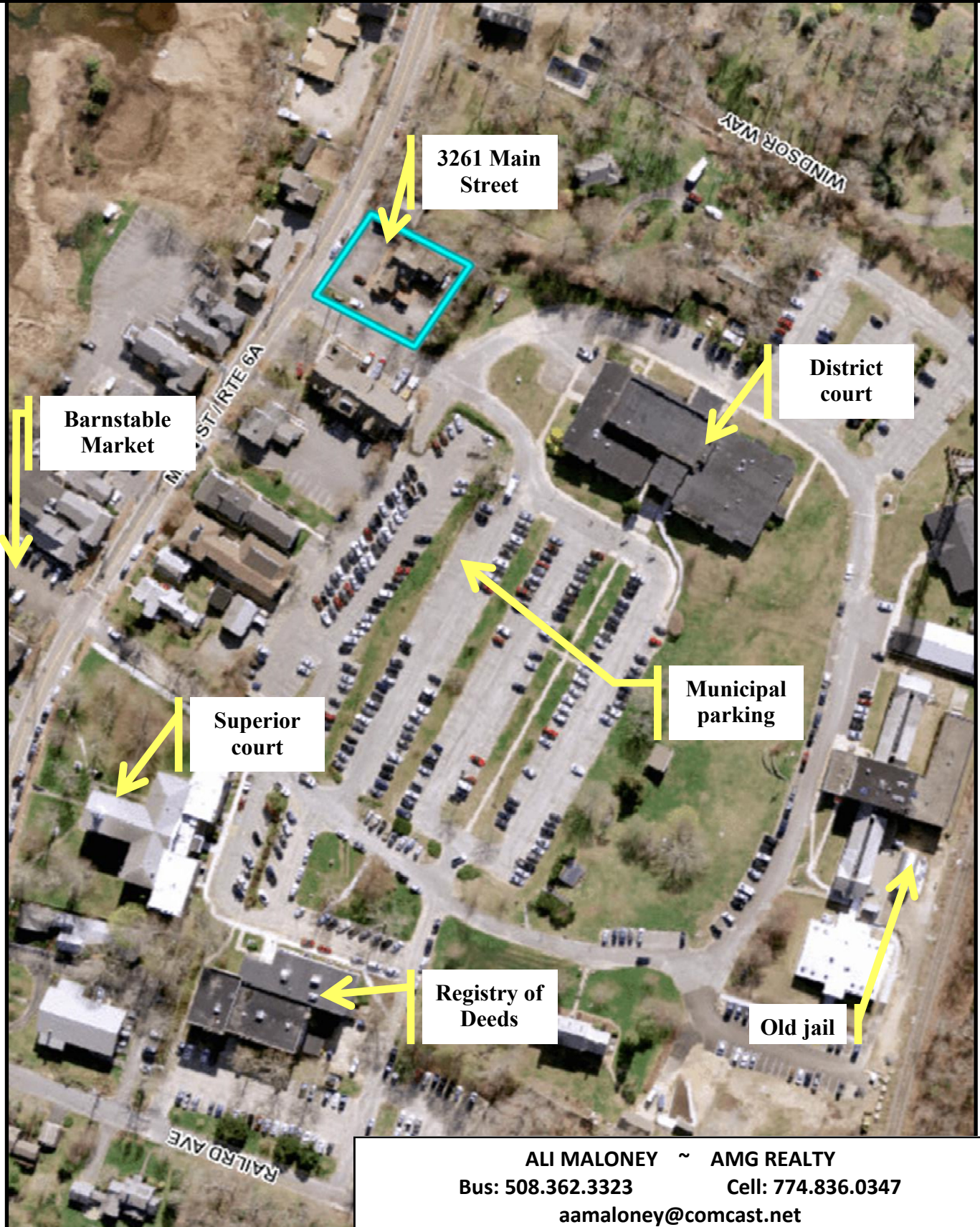
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