



MIXED USE BUILDING FOR SALE

133 ROUTE 6A

SANDWICH, MA 02563

Henry McIntyre

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GIBSON
Commercial

548 Tremont Street, Boston, MA 02118 | 617.908.6775 | gibsoncre.com

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Property Highlights

- 9 Total Spaces for Office or Retail Use
- Spacious reception area, individual office's, private conference rooms
- Occupied 1,200+- SqFt 1 Bed, 1 Bath apartment with separate entry
- Exterior Building renovations completed in 2025, including roof, windows, & ramp
- Triple net Lease purchase option is available, financing available to qualified buyer
- High Visibility Location in Sandwich
- 6 Parking Spaces

Offering Summary

Sale Price:	\$2,200,000
Number of Units:	9
Lot Size:	6,534 SF
Building Size:	4,625 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	78	315	1,064
Total Population	156	617	2,104

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Property Description

Cape Cod's prestigious and successful 40 year business location on Historic Route 6A Sandwich, MA. Boasts high exposure on a corner lot. If your goal is business growth this is the right address. Impressive 3 story structure as a mixed-use building features daily traffic, business signage, visibility and convenience. This mixed-use building features approximate 3,850 +-square feet. Zoned B-1 Limited mixed use code 31. Parking lot 6 spaces, plus off street parking, Ideal for professional office services, retail space, or investment opportunity. Office space provides a spacious reception area, individual office's, private conference rooms, total of 7 total office spaces on 1st floor. Second floor 2 office spaces. Exterior Building envelope completed 2025, included new windows, new roof, exterior trim, new handicapped ramp. Efficient Rinnai hot water heater. Gas heat, Central A/C. Reno bath on 1st floor. Occupied, 1 bdrm apt., with separate entry, full bath, laundry, kitchen & LR. Triple Net Lease purchase option is available, financing available to qualified buyer. \$5,000/month NNN lease.

Location Description

Route 6A follow to # 133 at corner of Jarvis Street & set of lights. Parking lot in rear of building

Interior Description

7 first floor office space, 2 second floor office spaces.

Parking Description

6 total spaces with street parking available.

Utilities Description

Gas Heat, Central A/C. Natural gas.

Construction Description

Exterior Building envelope completed 2025 including new windows, new azek exterior

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Sale Price	\$2,200,000
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Location Information

Street Address	133 Massachusetts 6A
City, State, Zip	Sandwich, MA 02563
County	Barnstable

Building Information

Building Size	4,625 SF
Building Class	B
Tenancy	Multiple
Number of Floors	3
Year Built	1792
Construction Status	Existing
Roof	New Roof Completed in 2025
Free Standing	Yes
Number of Buildings	1

Property Information

Property Type	Mixed Use
Property Subtype	Office Building
Zoning	B-1, Legal Non-Conforming
Lot Size	6,534 SF
Corner Property	Yes

Parking & Transportation

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	6

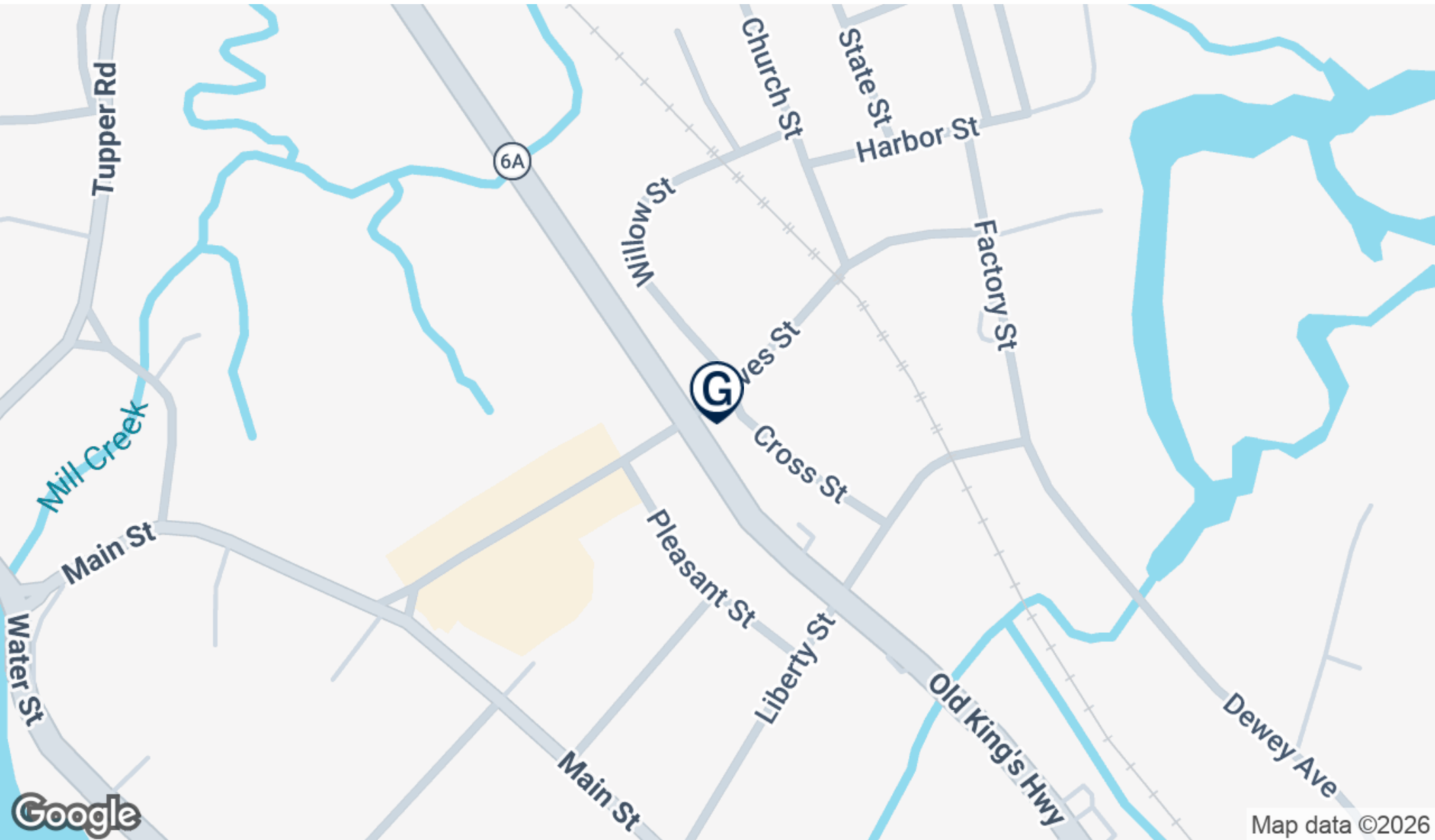
Utilities & Amenities

Handicap Access	Yes
Elevators	0
Number of Elevators	0
Central HVAC	Yes
Restrooms	3

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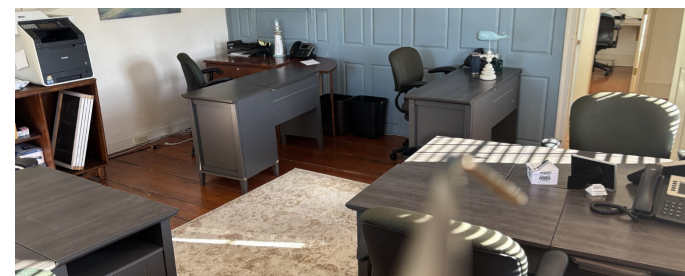
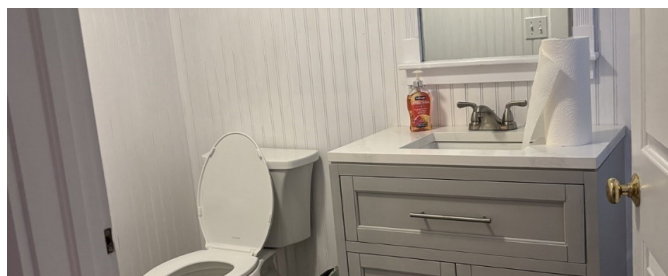
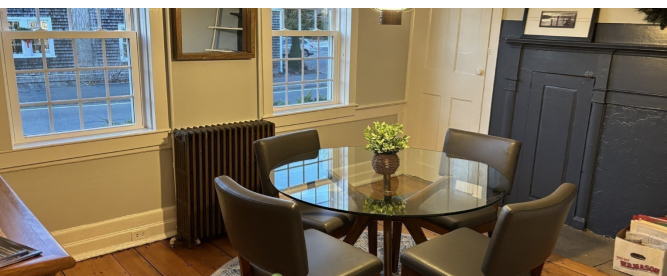
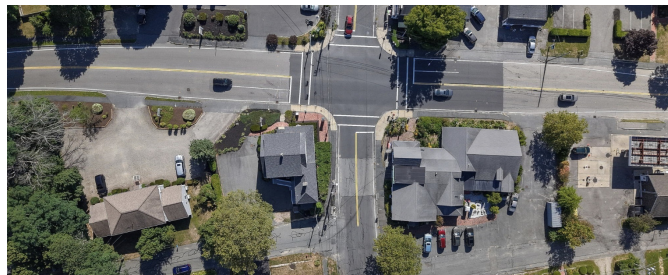
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Floor Plans

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