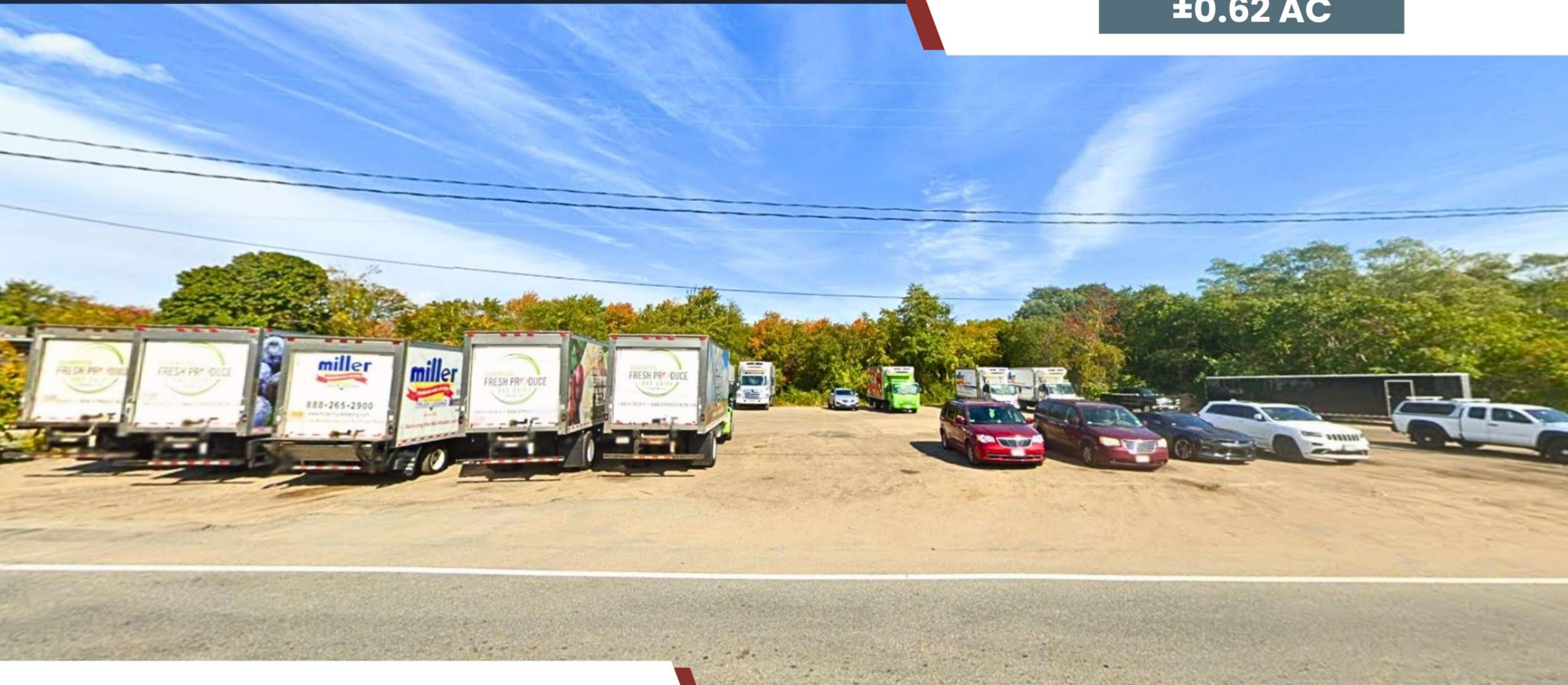


COMMERCIAL SITE

Route 28 Frontage • Former Drayage Yard

AVAILABLE FOR
SALE OR **LEASE**

±0.62 AC



30 Iyannough Rd

Hyannis, MA 02601

Ross Scherma
Associate
Elmwood & Company
508.468.6969
ross.scherma@elmwood.co

**Elmwood
& Company**

PROPERTY DETAILS

Elmwood
& Company

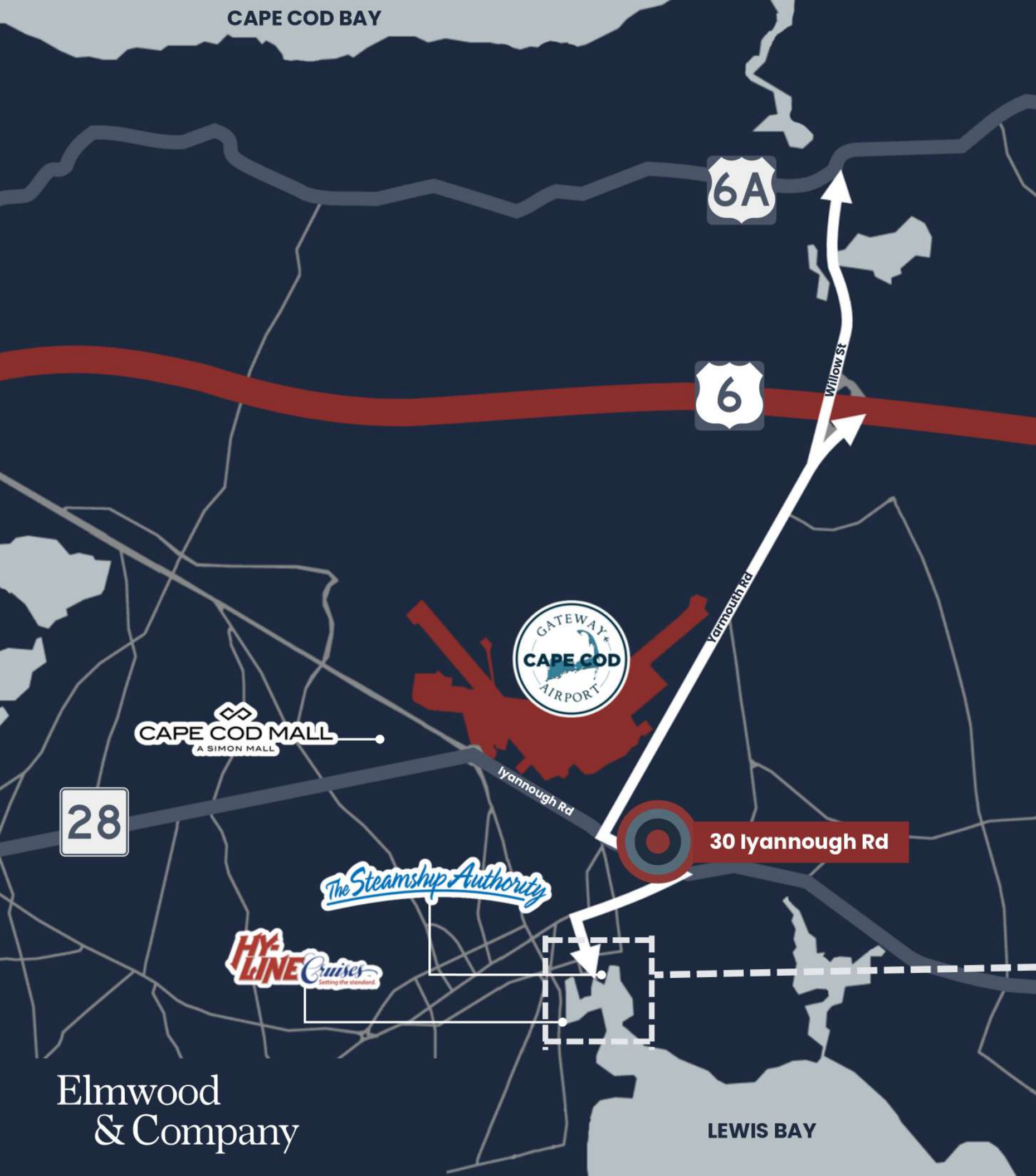
ADDRESS	30 Iyannough Rd
CITY, STATE, ZIP CODE	Hyannis, MA 02601
COUNTY	Barnstable
MAP-ID	343015
MA USE CODE	3900
PREVIOUS USE	Commercial Drayage Yard
LOT SIZE	±0.62 AC
BASE	Gravel/Concrete
SALE PRICE	\$449,000
LEASE RATE	Please Inquire
ZONING	(HC) Highway Commercial

SALE CONDITION: AS-IS Sale. Certain usage requirements subject to town approvals.

NOTE: Part of Rt. 28 sewer expansion project. Optimal location, rare opportunity for commercial parcel in this area.



CAPE COD BAY



30 Iyannough Rd: Proximity

Hyline Terminal

via Main St and Ocean St

1.2 Miles

7 Minutes

Steamship Authority Terminal

via Main St

1.0 Miles

6 Minutes

Cape Cod Gateway Airport

via Iyannough Rd

0.8 Miles

3 Minutes

Route 6

via Yarmouth Rd and Willow St

2.3 Miles

5 Minutes

Route 6A

via Yarmouth Rd and Willow St

3.5 Miles

8 Minutes

