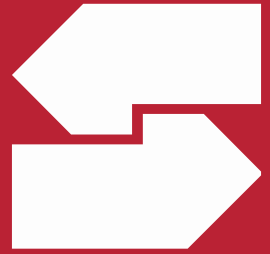


FOR SALE

8,000 SF Retail / Office / Flex Bldg.

28 South Orleans Road, Orleans, MA



Building Info:	8,000 SF on .28 Acres. First Floor – Vanilla Shell Build-Out with a Kitchenette, 2 Baths. Second Floor – Exposed Wood Frame Construction Ready for Build-Out. There is also a 1,725 SF Basement.
Utilities:	200 Amp Electric, Municipal Water & Sewer, Oil Hot Air, Dry Sprinkler System.
Zoning:	Village Center (VC), With the Commercial Center Subdistrict (CCS) Overlay.
Real Estate Taxes:	\$4,624
Easement Rights:	The Seller is willing to grant an easement for the parking area adjacent to the building. Regarding access to the rear upper level of the bldg. the Seller is willing to consider an easement coming off Southward Drive. Buyer's should outline their requirements in a written offer.
Location:	Less than a Quarter Mile to the Orleans Rotary.
For Sale:	\$1,600,000.



**SOUTHEAST
COMMERCIAL
REAL ESTATE, INC**

MICHAEL GIANCOLA, SIOR

Southeast Commercial Real Estate, Inc.
3131 Cranberry Highway, P.O. Box 570
East Wareham, MA 02538

| 508.759.3030
| mgiancola@ccim.net
| southeastcommercialre.com

1. Assessors Parcels:
Parcel 26-5-0 (#28 S. Orleans Rd.)
Parcel 26-4-0 (#2 Southward Dr.)

2. Zone: VC*
Front Yard Setback: 15'
Side Yard Setback: 10'
Rear Yard Setback: 10'
*See Zoning Section 164-22 ss. 1

3. Structures do not fall in a special flood hazard zone as shown on F.E.M.A. FIRM map No. 25001C0436J effective 7/16/2014

#85 Rte. 6A
Deed Bk. 32345 Pg. 123

Lot 20
(Parcel 26-4-0)
Area = 35,664± S.F.
(0.82 Acre)

#24 South Orleans Rd.
L.C. Cert. #C160
L.C. Plan 20803 K-1

#97 Rte. 6A
L.C. Cert. #56374

#14 Cove Rd.
Deed Bk. 32621 Pg. 196

#30 South Orleans Rd.
L.C. Cert. #112440
L.C. Plan 20803-1

I hereby certify that the structures shown hereon are located as they exist on the ground

Donald T. Poole
P.L.S. #32662



In

Orleans, MA
#28 South Orleans Road &
#2 Southward Drive

Prepared for
The Cape Cod Five Savings Bank &
Cape Five Corporation

Deed Book 36572 Pg. 218

Land Court Cert. #75447

L.C. Plan 20803-J

Scale: 1" = 20' June 30, 2026

ols #1805001

