

# CAREY COMMERCIAL, INC.

146 Main Street Hyannis, MA 02601  
cecelia@careycommercial.com  
www.careycommercial.com

Voice: 508-790-8900  
Direct: 508-566-2787

## RETAIL / LIGHT MANUFACTURING BUILDING

FOR SALE ♦ 851 SANDWICH ROAD (ROUTE 6A) SAGAMORE, MA 02561 ♦ FOR LEASE



## FOR SALE

Landmark light industrial / retail building in high profile location at the foot of the Sagamore Bridge. 1,976 SF like-new retail showroom plus 7,230 SF of warehouse space. Positioned on a 0.70 acre hilltop parcel with plenty of parking and direct views of the Cape Cod Canal.



FOR SALE ♦ 851 SANDWICH ROAD (ROUTE 6A) SAGAMORE, MA 02561 ♦



## PROPERTY OVERVIEW

Building Area:	9,208 +/- SF
Base Area (Warehouse):	7,232 +/- SF
Retail Showroom:	1,976 +/- SF
Land Area:	29,751 SF / 0.683 Acres
Ceiling Height	12' - 22'
Zoning / Flood Zone:	B2 / No
Year Built:	1967, Renovated 2017
2026 Real Estate Taxes:	\$6,261
For Sale:	\$1,550,000
For Lease:	\$10.00 PSF + NNN

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## HIGHLIGHTS:

PRIVATE PLATFORM FOR CAPE COD  
CENTRAL RAILROAD TRAIN STOP



DIRECT VIEWS OF THE  
CAPE COD CANAL



RECENTLY RENOVATED 2,000 +/-  
SF SHOWROOM



LOCATED AT THE FOOT OF THE  
SAGAMORE BRIDGE. MINIMAL  
IMPACT FROM BRIDGE  
CONSTRUCTION



PARKING FOR 22+ VEHICLES



0.683 ACRES OF B2 ZONED LAND



THE INFORMATION PROVIDED HEREIN IS GATHERED FROM SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY BUT WE DO NOT GUARANTEE IT. BUYER SHOULD VERIFY ALL INFORMATION PRIOR TO SALE. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL AND INDEPENDENT INVESTIGATION TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

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**Key: 1970 Town of Bourne - Fiscal Year 2025** 11/27/2024 5:30 pm SEQ #: 1,381

CURRENT OWNER										PARCEL ID			LOCATION			DESCRIPTION									
PAIRPOINT GLASS COMPANY LLC P O BOX 515 SAGAMORE, MA 02561-0515										11.4-9-0			851 SANDWICH RD			CLASS	CLASS%	BLDGS FOR MANUF OPS					BN ID	BN	CARD
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
PAIRPOINT GLASS COMPANY L										11/16/2004	B	598,000	19247-302	5334	05/20/2005	7	SIGN	250	12/08/2005	MJ	0	100			
PAIRPOINT GLASS COMPANY I											XX		01454-0204	04927	12/16/2004	3	ALT/RENO	10,500	04/19/2007	MJ	0	100			
														200295	05/15/2000	4	DETACH.STRUC	250	12/05/2000	EB	100	100			
														990288	05/27/1998	4	DETACH.STRUC	1,500	12/05/2000	EB	100	100			
														980231	05/15/1998	4	DETACH.STRUC		01/13/1999	JS	0	100			

CD	T	AC/SF/UN	Nbhd	Inf1	N_Index	ADJ BASE	SAF	Topo	Lpl	VC	CREDIT AMT	ADJ VALUE
103	S	20.000	C-2	1.00	100	478,300	1.48	A	1.00	55	1.00	325,560
203	A	0.224	C-2	1.00	100	167,500	1.00	A	1.00	55	1.00	37,520

TOTAL	29,751 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE				363,100	345,800	
Inf1	AVG				412,200	392,700	
N_Index	AVG				4,300	4,100	
					0	0	
<b>TOTAL</b>					<b>779,600</b>	<b>742,600</b>	

TY	QUAL	COND	DIMNOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PAV	A	1.00	50 0.50		5,600	1.30	3,600	09/30/2020
SM2	A	1.00	30 0.70	4 X 6	24	44.50	700	

BUILDING	CD	ADJ	DESC	MEASURE	9/16/2016	BC
MODEL	5		CIM-5			
STYLE	63	1.11	LIGHT MANUF. (78%)	LIST	9/16/2016	EST
QUALITY	A	1.00	AVERAGE (100%)	REVIEW	9/16/2016	BC
FRAME	4	0.99	METAL (72%)			

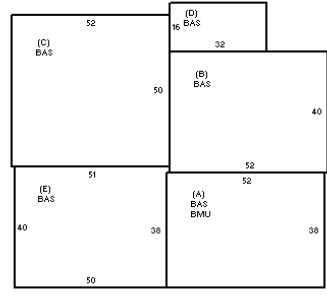
YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,975
NET AREA	9,170	DETAIL ADJ	0.979	FOUNDATION	2	SLAB	1.00	A	BMU	N	BSMT UNF	1,976		19.30	38.137	CONDITION ELEM	CD
SNLA(RCN)	\$61	OVERALL	1.000	EXT COVER	19	PREFAB METAL	1.00	A	BAS	L	BASE AREA	1,976	1967	56.58	111,802	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	2,080	1967	56.58	117,686	INTERIOR	G
				ROOF COVER	10	METAL	1.00	C	BAS	L	BASE AREA	2,600	1967	56.58	147,108	CONVAPP	G
				FLOOR COVER	9	CONCRETE	0.95	D	BAS	L	BASE AREA	512	1967	56.58	28,969		
				INT. FINISH	5	OTHER	1.00	E	BAS	L	BASE AREA	2,002	1967	56.58	113,273		
				HEATING/COOL	13	NONE	0.95										
				FUEL SOURCE	8	NONE	1.00										
				NAF	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	0	.95
% AIR COND	0	1.00
% SPINKLERS	0	1.00

EFF-YR/AGE	1992 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$412,200



BLDG COMMENTS

