

# CAREY COMMERCIAL, INC.

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

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

## LIGHT MANUFACTURING BUILDING FOR SALE

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



## 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
Zoning / Flood Zone:	B2 / No
Year Built:	1967, Renovated 2017
2025 Real Estate Taxes:	\$6,253
For Sale:	\$2,100,000

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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



CAPE COD  
CANAL  
BIKEWAY

CAPE COD SCENIC  
RAILROAD TRAIL

KEITH FIELD

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.

Key: 1970

Town of Bourne - Fiscal Year 2025

11/27/2024 5:30 pm SEQ #: 1,381

LEGALL  
LAND  
DETACHED  
BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PAIRPOINT GLASS COMPANY LLC P O BOX 515 SAGAMORE, MA 02561-0515		11.4-9-0		851 SANDWICH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PAIRPOINT GLASS COMPANY L		11/16/2004	B	598,000	19247-302
PAIRPOINT GLASS COMPANY I			XX		01454-0204

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
4000	100	BLDGS FOR MANUF OPS		6	1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
5334	05/20/2005	7	SIGN	250	12/08/2005	MJ
04927	12/16/2004	3	ALT/RENO	10,500	04/19/2007	MJ
200295	05/15/2000	4	DETACH.STRUC	250	12/05/2000	EB
990288	05/27/1998	4	DETACH.STRUC	1,500	12/05/2000	EB
980231	05/15/1998	4	DETACH.STRUC		01/13/1999	JS

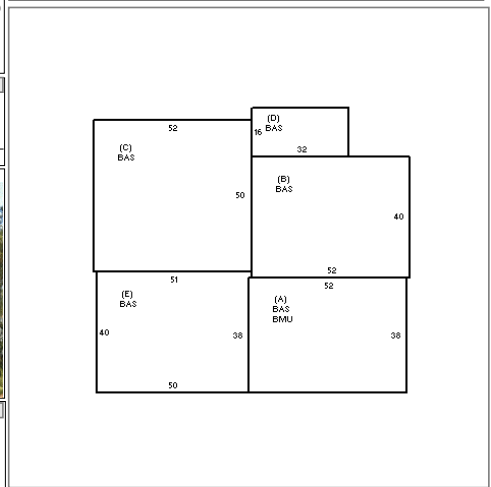
CD	T	AC/SF/UN	Nbhd	Inf1	N_Index	ADJ BASE	SAF	Topo	Lpl	VC	CREDIT AMT	ADJ VALUE
103	S	20.000	C-2	1.00	100	478,300	1.48	A	1.00	55	1.00	325,560
203	A	0.224	C-2	1.00	100	167,500	1.00	A	1.00	55	1.00	37,520

TOTAL	29,751 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE				LAND	363,100	345,800
Inf1	AVG				BUILDING	412,200	392,700
N_Index	AVG				DETACHED	4,300	4,100
					OTHER	0	0
					TOTAL	779,600	742,600

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

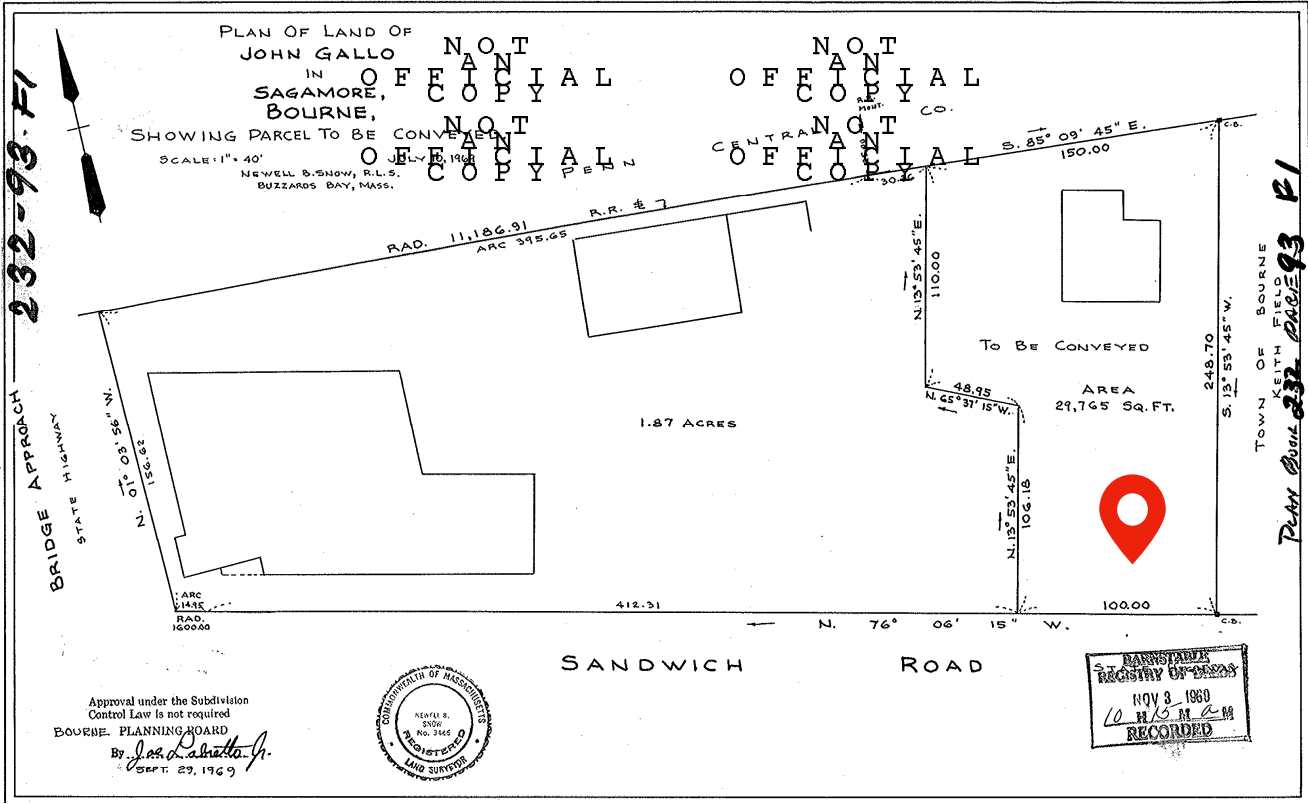


BUILDING	CD	ADJ	DESC	MEASURE	9/16/2016	BC
MODEL	5		CIM-5	LIST	9/16/2016	EST
STYLE	63	1.11	LIGHT MANUF. (78%)	REVIEW	9/16/2016	BC
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	4	0.99	METAL (72%)			

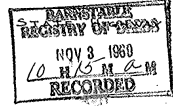


YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,975
NET AREA	9,170	DETAIL ADJ	0.979	FOUNDATION	2	SLAB	1.00	A	BMU	N	BSMT UNF	1,976		19.30	38.137		
SNLA(RCN)	\$61	OVERALL	1.000	EXT COVER	19	PREFAB METAL	1.00	A	BAS	L	BASE AREA	1,976	1967	56.58	111,802		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	2,080	1967	56.58	117,686		
				ROOF COVER	10	METAL	1.00	C	BAS	L	BASE AREA	2,600	1967	56.58	147,108		
				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										

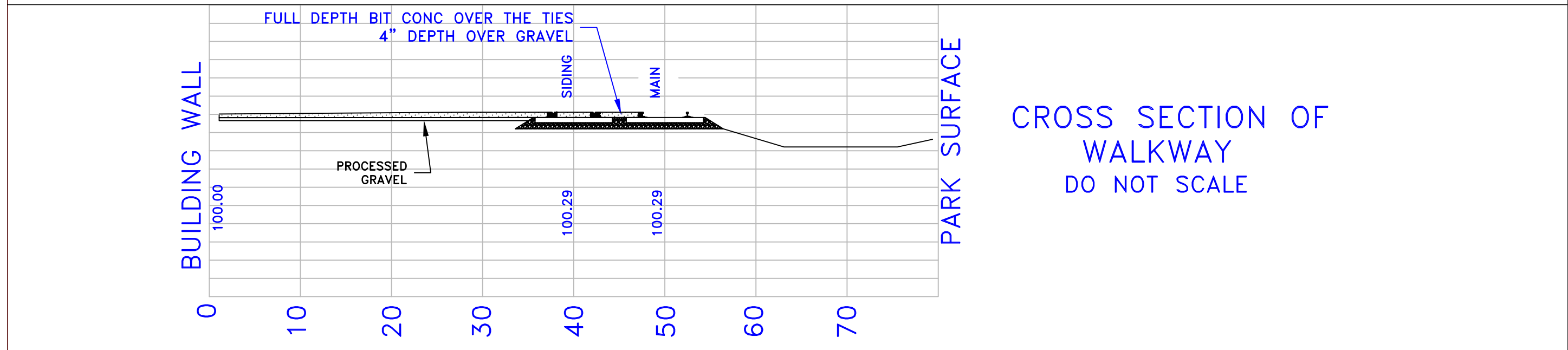
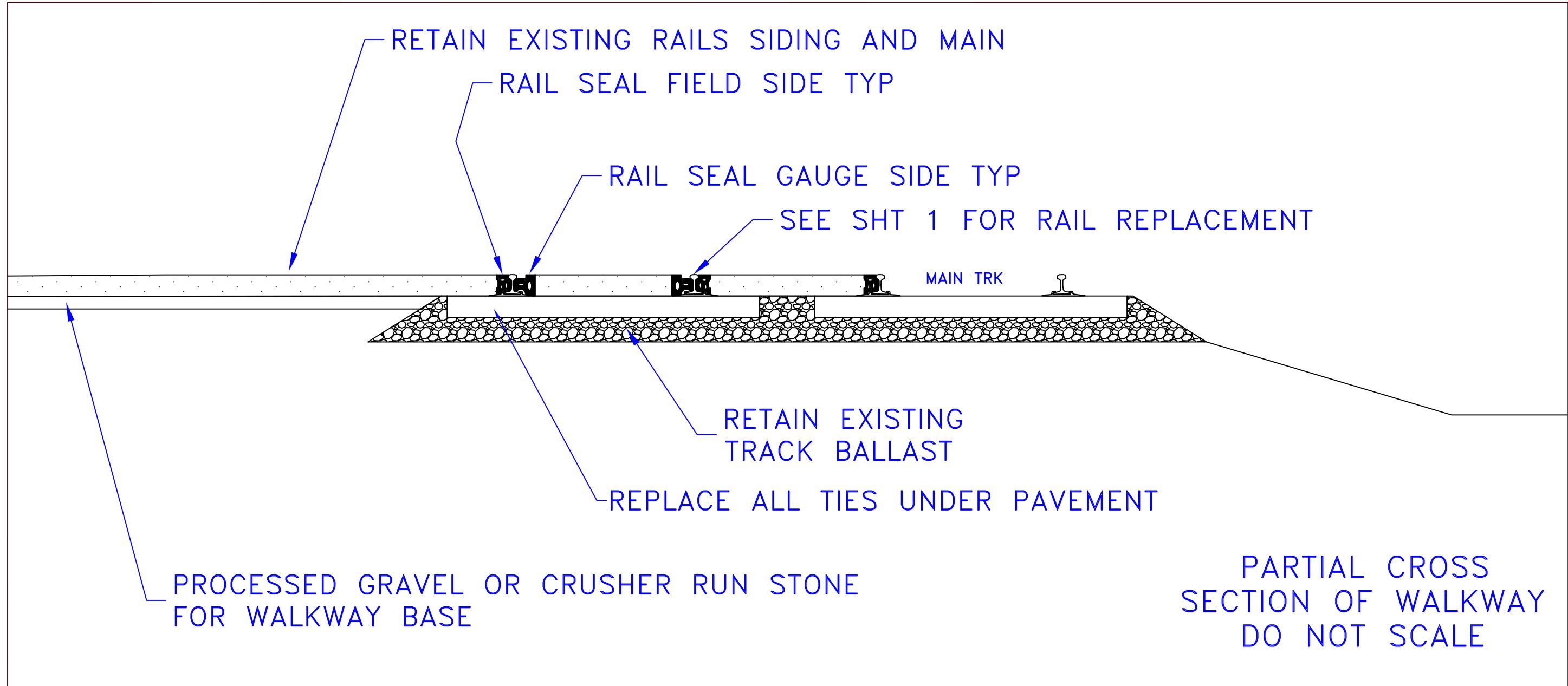
EFF-YR/AGE	1992 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$412,200



Approval under the Subdivision Control Law is not required  
 BOURNE PLANNING BOARD  
 By: *Jas. D. Sabatino Jr.*  
 SEPT. 29, 1969







**MASS COASTAL RAILROAD**  
 Engineering Offices at 3065 Cranberry Highway  
 East Wareham, MA 02538

STATION PAIRPOINT
TRACK MAIN / SPUR
MP X TO MP
BENCH MARK SEE F/D
TITLE
PROPOSED PASSENGER PLATFORM
SCALE SEE F/D
SHT OF 1 REV 2 D
DRAWN BCW DATE 9/17
APPROVED DATE
JOB NO. MCSTL023
FILE NAME MCSTL023C3.DWG