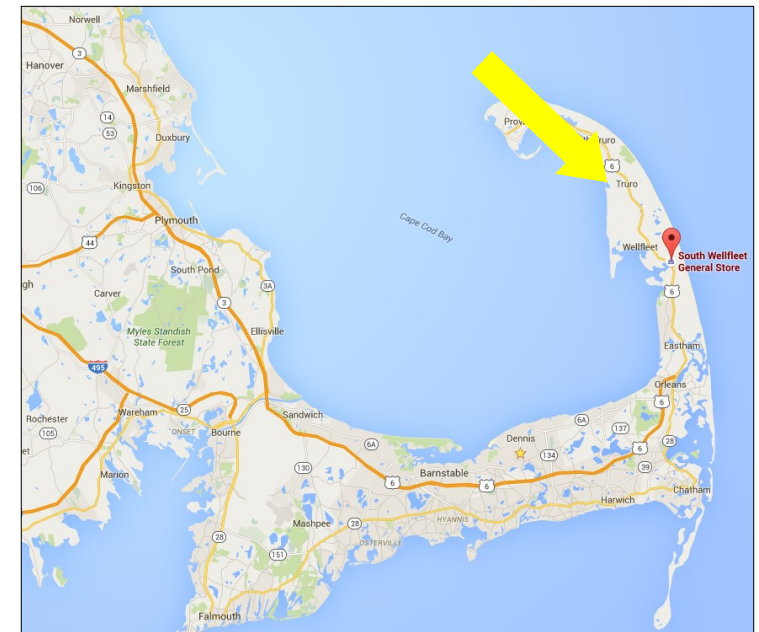


4,000+/- SQ FT RETAIL SPACE FOR LEASE

1446 STATE HIGHWAY, ROUTE 6, WELLFLEET, MA



- Attractive, well maintained retail space on very busy Route 6 in Wellfleet and on Bike Path
- Fully equipped market / deli
- High traffic counts and great exposure
- In close proximity to Cape Cod National Seashore
- Food Service Kitchen with extra storage downstairs
- Prior store revenues just <\$1million



Offered at \$5,000/Month + Utilities

For more information about this opportunity contact:

Brad Kuhrtz

508.862.9000 Ext. 118

Mobile: 508.360.4523

bkuhrtz@comrealty.net

Commercial
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www.comrealty.net

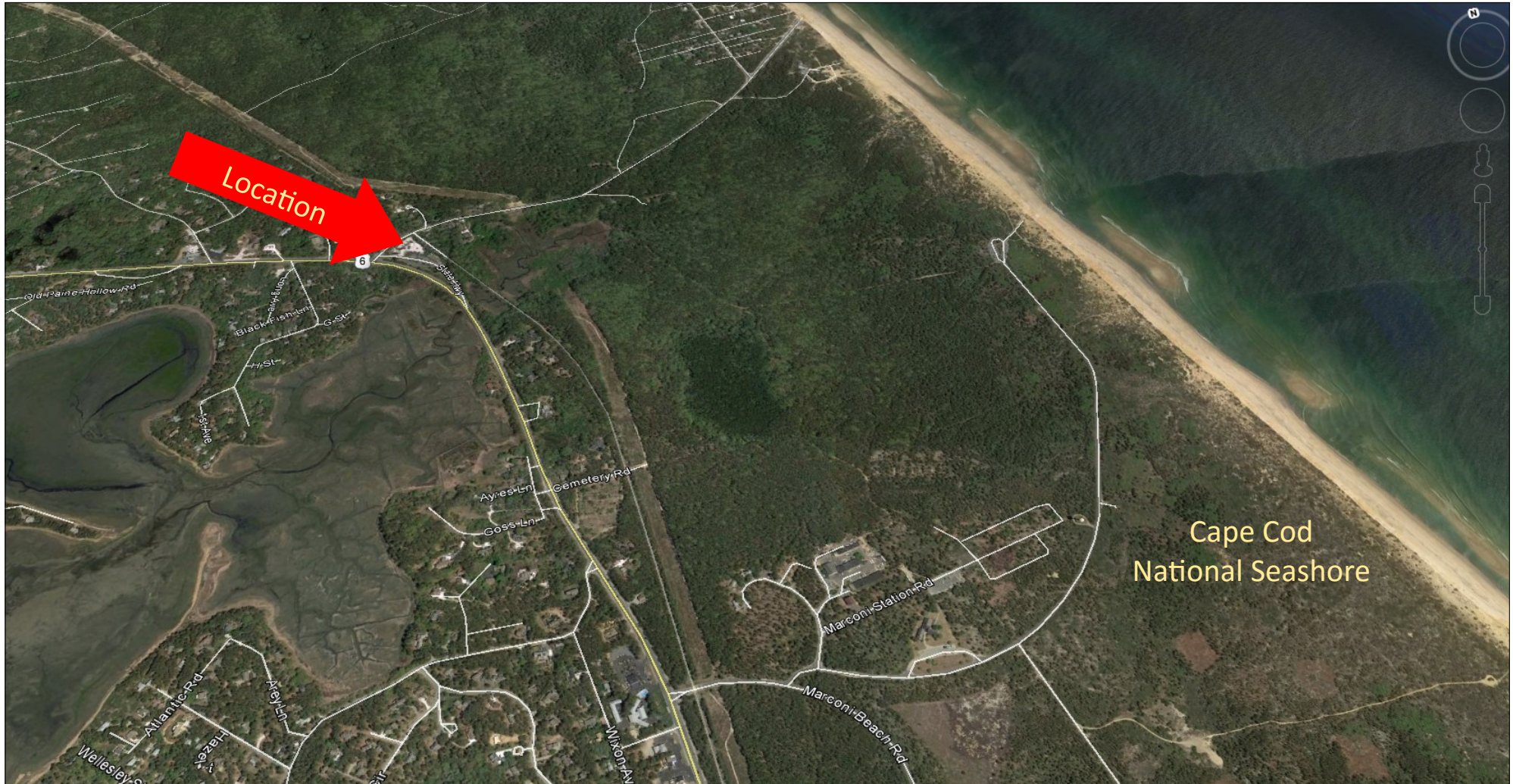
Commercial Realty Advisors, Inc.

Real Estate Investment Brokerage Company

222 West Main Street
Hyannis, Massachusetts 02601

Tel: 508.862.9000

Fax: 508.862.9200



Average Annual Daily Traffic Counts of approximately 20,000 (per Cape Cod Commission)

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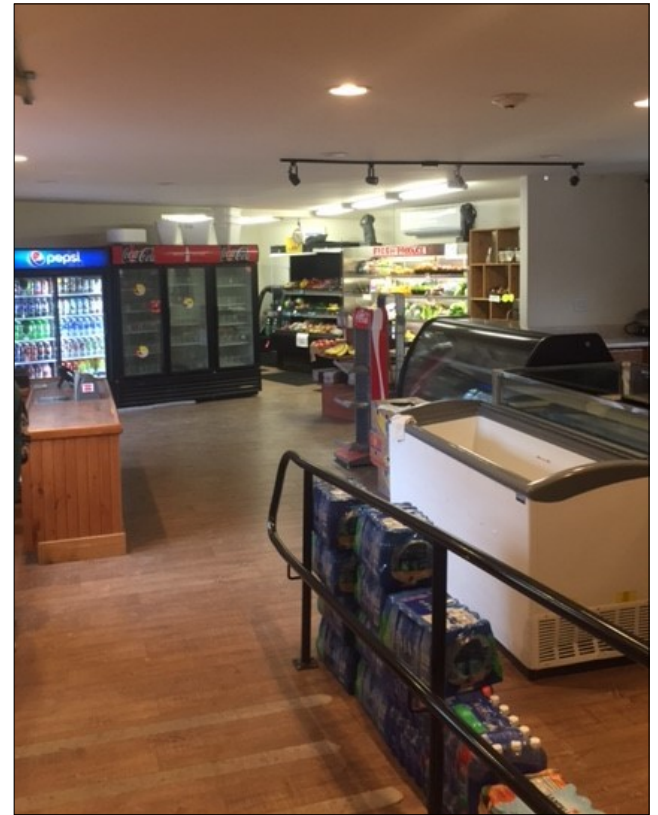
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Fully equipped offering to qualified parties.

Additional security deposit for existing equipment shall be required.

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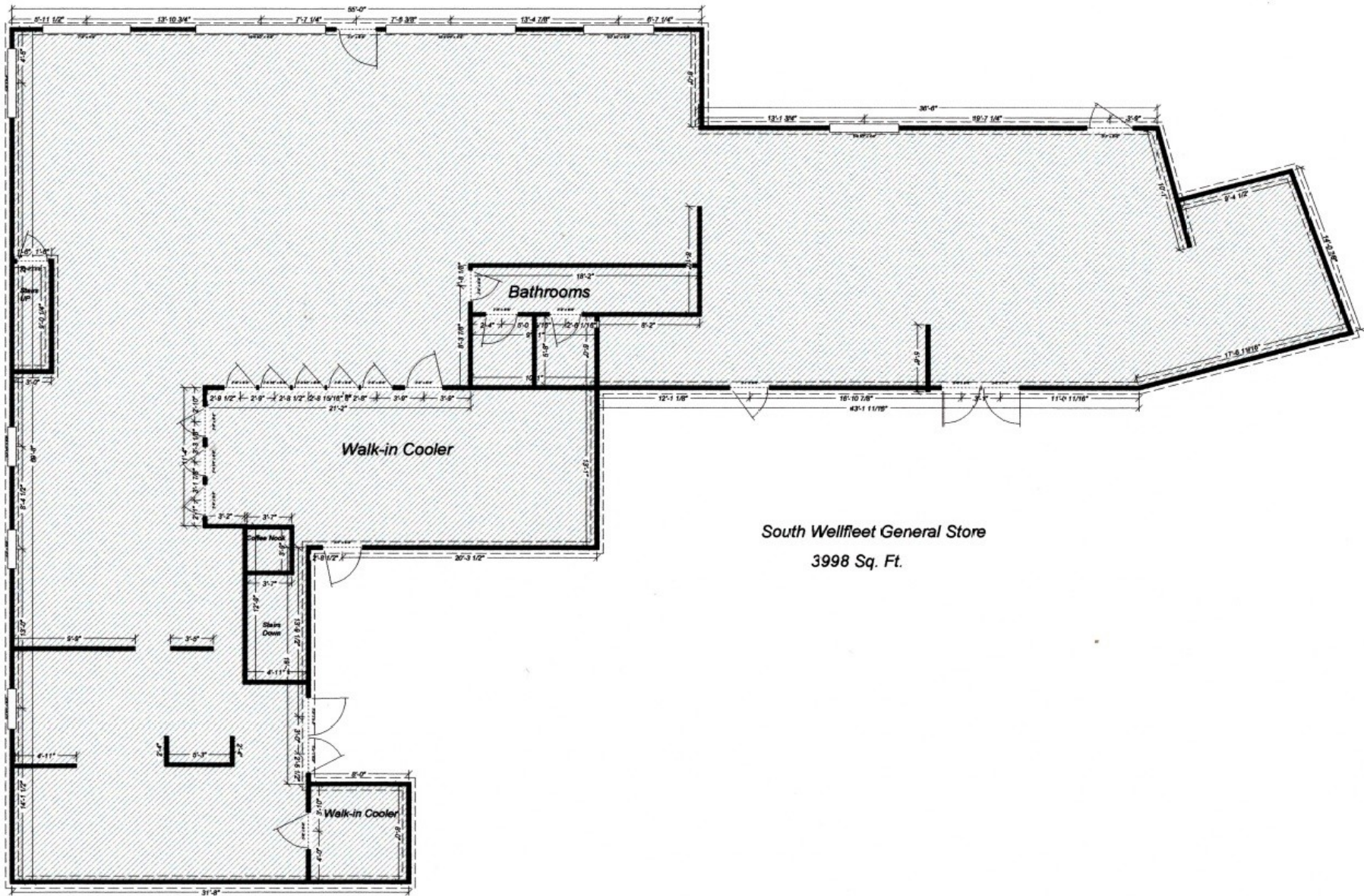
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South Wellfleet General Store
3998 Sq. Ft.

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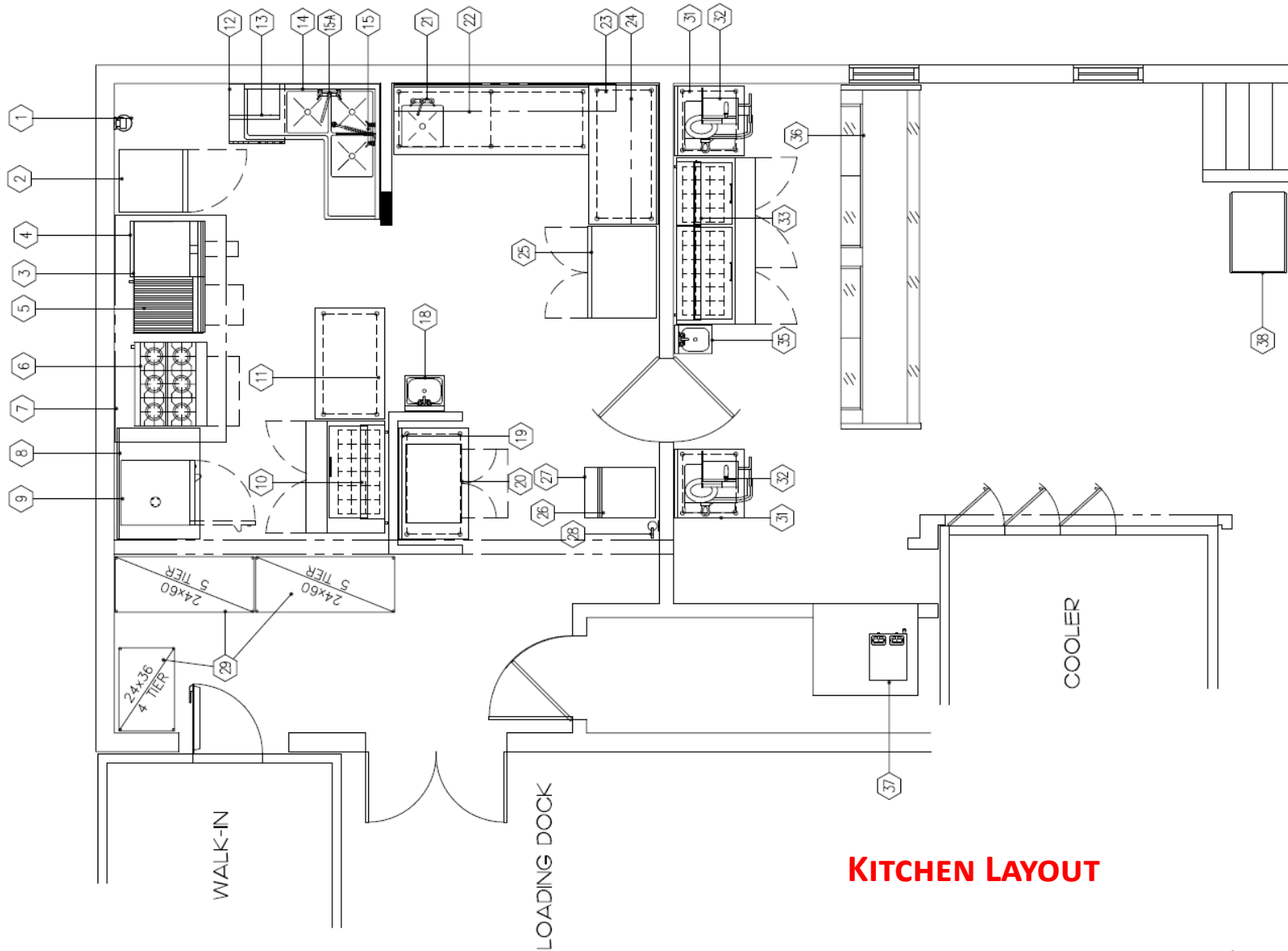
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KITCHEN LAYOUT



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FOODSERVICE EQUIPMENT SCHEDULE

| MK. | QTY | DESCRIPTION | ELECTRICAL | | | | | | WATER | | WASTE | | GAS | | REMARKS |
|------|-----|------------------------------------|------------|-----|-----|---------|-------|--------|-------|------|--------|--------|----------|----------------------------------|------------------------------|
| | | | FLAMPS | KW | HP | VOLTS | PHASE | DIRECT | PLUG | COLD | HOT | DIRECT | INDIRECT | SIZE | |
| 1 | 1 | FIRE SUPPRESSION SYSTEM | 6.0 | . | . | 120 | 1 | X | | | | | | | EXISTING, MODIFIED BY OTHERS |
| 2 | 1 | REFRIGERATOR, REACH-IN | 7.6 | . | 1/3 | 120 | 1 | X | | | | | | | . |
| 3 | 1 | EQUIPMENT STAND | | | | | | | | | | | | | . |
| 4 | 1 | GRIDDLE, COUNTER UNIT, GAS | | | | | | | | | | 3/4" | 60 | . | |
| 5 | 1 | CHARBROILER, GAS, COUNTER MODEL | | | | | | | | | | 3/4" | 80 | . | |
| 6 | 1 | 6-BURNER RANGE, W/OVEN | | | | | | | | | | 3/4" | 203 | EXISTING | |
| 7 | 1 | EXHAUST HOOD | | | | | | | | | | | | . | |
| 8 | 1 | S/S WORK TABLE | | | | | | | | | | | | . | |
| 9 | 1 | OVEN, CONVECTION, GAS-FIRED | 2.0 | 0.3 | . | 120 | 1 | X | 3/4" | | | 1/2" | 332 | EXISTING | |
| 10 | 1 | REFRIGERATED COUNTER, SANDWICH TOP | 8.6 | . | 1/3 | 120 | 1 | X | | | | | | . | |
| 11 | 1 | S/S WORK TABLE | | | | | | | | | | | | . | |
| 12 | 1 | DISHWASHER, UNDERCOUNTER | 33.0 | 5.3 | 3/4 | 208 | 1 | X | | 1/2" | | 1" | | . | |
| 13 | 1 | RACK SHELF | | | | | | | | | | | | . | |
| 14 | 1 | SINK, 3-COMPARTMENT, CORNER | | | | | | | | | 3 @ 2" | | | MANIFOLD AND PIPE TO GREASE TRAP | |
| 15 | 1 | PRE-RINSE SPRAY W/FAUCET | | | | | | | 1/2" | 1/2" | | | | . | |
| 15-A | 1 | FAUCET, SPLASH-MOUNT | | | | | | | 1/2" | 1/2" | | | | . | |
| 16 | - | - SPARE NUMBER - | | | | | | | | | | | | . | |
| 17 | - | - SPARE NUMBER - | | | | | | | | | | | | . | |
| 18 | 1 | HAND SINK | | | | | | | 1/2" | 1/2" | 1-1/2" | | | . | |
| 19 | 1 | S/S WORK TABLE | | | | | | | | | | | | . | |
| 20 | 1 | ROTISSERIE, ELECTRIC | 25.0 | 9.5 | . | 208 | 3 | X | | | | | | . | |
| 21 | 1 | S/S WORK TABLE | | | | | | | 1/2" | 1/2" | | 2" | | . | |
| 22 | 1 | S/S WALL SHELF | | | | | | | | | | | | . | |
| 23 | 1 | S/S WORK TABLE | | | | | | | | | | | | . | |
| 24 | 1 | S/S WALL SHELF | | | | | | | | | | | | . | |
| 25 | 1 | REFRIGERATOR, REACH-IN | 7.3 | . | 1/3 | 120 | 1 | X | | | | | | . | |
| 26 | 1 | ICE MAKER, CUBE-STYLE | 13.8 | . | . | 120 | 1 | X | 3/8" | | | 3/4" | | . | |
| 27 | 1 | ICE STORAGE BIN | | | | | | | | | | 3/4" | | . | |
| 28 | 1 | WATER FILTER | | | | | | | 3/8" | | | 3/8" | | . | |
| 29 | 3 | SHELVING UNIT | | | | | | | | | | | | EXISTING | |
| 30 | - | - SPARE NUMBER - | | | | | | | | | | | | . | |
| 31 | 2 | S/S WORK TABLE | | | | | | | | | | | | . | |
| 32 | 2 | FOOD SLICER | 7.0 | . | 1/2 | 120 | 1 | X | | | | | | . | |
| 33 | 1 | REFRIGERATED COUNTER, SANDWICH TOP | 10.5 | . | 1/2 | 120 | 1 | X | | | | | | . | |
| 34 | - | - SPARE NUMBER - | | | | | | | | | | | | . | |
| 35 | 1 | HAND SINK | | | | | | | 1/2" | 1/2" | 1-1/2" | | | . | |
| 36 | 1 | DISPLAY CASE, REFRIGERATED DELI | 2.4 | . | . | 120 | 1 | X | | | | 1" | | . | |
| 36-A | 1 | REFRIGERATION SYSTEM, REMOTE | 4.6 | . | 3/4 | 208 | 3 | X | | | | | | BY OTHERS, VERIFY SIZE | |
| 37 | 1 | COFFEE BREWER - AIRPOT | 25.8 | 6.3 | . | 120/208 | 1 | X | 3/8" | | | | | BY VENDOR | |
| 38 | 1 | DISPLAY CASE, HOT MERCHANDISER | 18.9 | 2.3 | . | 120 | 1 | X | | | | | | VERIFY IF FUTURE | |

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