

**2,415+/- Sq Ft Office Building For Sale**  
**1200 Route 28, Yarmouth, MA**

**Property Highlights:**

2,415+/- sq. ft. on 0.38+/- acres. Route 28 signage, opportunity for improved visibility, ample parking. The building consists of 5 private offices, reception area, administration, and group meeting spaces. Unique windmill conference room. Central air/oil heat. 2 bathrooms. Property is in a **Business 2 (B2)** zoning district.



**Asking: \$450,000**

**For more information about this  
opportunity please contact  
Brad Kuhrtz  
Commercial Realty Advisors, Inc.**

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**www.comrealty.net**

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Sellers of this project unless otherwise disclosed

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202.5 Use Regulation Table	Res.	RS-40	B1 <sup>21</sup>	B2 <sup>21</sup>
<b>A. RESIDENTIAL</b>				
A1 Single-family dwelling	yes	yes	yes	yes
A2 Two-family dwelling	yes	no	yes	PB <sup>24</sup>
A3 Multi-family dwelling (in Cluster/PRD only)	BA <sup>14</sup>	no	BA <sup>14</sup>	BA <sup>14</sup>
A4 Cluster/Planned Residential development	PB	no	PB	PB
A5 Boarding or Lodging house	BA	no	BA	BA
A6 Guesthouse, Inn, or Bed & Breakfast Inn	BA	no	BA	BA
A7 Hotel or motel	no	no	no	Yes <sup>42,43</sup>
A8 Mobile home	no	no	no	no
A9 Mobile home park	no	no	no	no
A10 Accessory apartments	BA	BA	BA	BA
A11 Employee Housing at non Motels/Hotels	no	no	no	yes
A11A Seasonal Employee Housing at Motels/Hotels	no	no	no	BA
A12 Multi-family	no	no	no	no <sup>24</sup>
<b>B. AGRICULTURE</b>				
B1 Agricultural production of Crops	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>
B2 Agricultural production of livestock (except on feed lots - then no)	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>
B3 Agricultural service agencies	no	no	yes <sup>4</sup>	yes <sup>2</sup>
B4 Forestry, fishing, hunting	yes	yes <sup>10</sup>	yes	yes
<b>C. MINING AND MINERAL EXTRACTION</b>				
C1 Mining & mineral extraction (including sand & gravel pits)	BA	no	no	BA
<b>D. CONSTRUCTION</b>				
D1 General building contractor's yard	no	no	no	no
D2 Heavy construction contractor's yard	no	no	no	no
D3 Special trade contractor's yard	no	no	no	no
<b>E. MANUFACTURING</b>				
E1 Food & kindred products (*except no manufacturing of fats, oils & shortening)	no	no	no <sup>3</sup>	no
E2 Tobacco products	no	no	no <sup>3</sup>	no
E3 Textile mill products (*except no dyeing, finishing of yarn & thread mills or coated fabrics)	no	no	no <sup>3</sup>	no
E4 Apparel & other textile products, leather & leather products(*except no for tanning & finishing)	no	no	no <sup>3</sup>	no
E5 Lumber & wood products (*except wood preserving BA, plywood & particle board BA)	no	no	no <sup>3</sup>	no
E6 Furniture & fixtures	no	no	no <sup>3</sup>	no
E7 Paper & allied products (*except BA for manufacture of products from purchased paper & allied material)	no	no	no <sup>3</sup>	no
E8 Printing & publishing (*except BA for	no	no	yes <sup>8,18</sup>	yes <sup>8,18</sup>

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printing)				
E9 Chemicals & allied products	no	no	no	no
E10 Petroleum & coal products	no	no	no	no
E11 (Deleted 12-11-07)				
E12 Stone, clay & glass products	no	no	no <sup>3</sup>	no
E13 Primary metal industries	no	no	no <sup>3</sup>	no
E14 Fabricated metal products (*except no for coating, engraving & allied services)	no	no	no <sup>3</sup>	no
E15 Machinery, except electrical	no	no	no <sup>3</sup>	no
E16 Electrical & electronic equipment	no	no	no <sup>3</sup>	no
E17 Transportation equipment	no	no	no <sup>3</sup>	no
E18 Misc. manufacturing industries	no	no	no <sup>3</sup>	no
<b>F. TRANSPORTATION AND PUBLIC UTILITIES</b>				
F1 Railroad transportation terminal	no	no	no	no
F2 Local & commuter passenger transportation terminal (incl. bus, cab, rail & other transportation)	no	no	no	BA
F3 Trucking & warehousing	no	no	no	no
F4 Water transportation	no	no	no	BA
F5 Aviation field	BA	BA	no	no
F6 Transportation services	no	no	yes <sup>2,4,18</sup>	yes <sup>2,18</sup>
F7 Communications facilities	BA <sup>20</sup>	BA <sup>20</sup>	BA <sup>20</sup>	BA <sup>20</sup>
F8 Public utility	no	no	BA <sup>4</sup>	BA
<b>G. WHOLESALE TRADE</b>				
G1 Wholesale of durable or non-durable goods (*except: no for petroleum products. no for chemical & allied products. no for junk yards)	no	no	no	no
<b>H. RETAIL TRADE</b>				
H1 Building materials & garden supplies	no	no	yes <sup>2,4,18</sup>	yes <sup>2,18</sup>
H2 General merchandise stores	no	no	yes <sup>2,4,18</sup>	yes <sup>2,18</sup>
H3 Food stores	no	no	yes <sup>2,4,18</sup>	yes <sup>2,18</sup>
H3A Farmers' Markets (as outlined by the Selectmen's Farmers' Market Policy)	yes	yes	yes	yes
H4 Sale of autos, boats, motor cycles, mopeds or other motorized recreational vehicles (includes service as accessory to sales)	no	no	BA	BA
H5 Sale of trucks, mobile homes or other heavy motorized equipment (includes service as accessory to sales)	no	no	no	no
H6 Motor vehicle fuel & service	no	no	BA <sup>2</sup>	yes <sup>2,18</sup>
H7 (Deleted 12-11-07)				
H8 Apparel & accessories	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
H9 Furniture & home furnishings	no	no	yes <sup>4</sup>	yes <sup>2</sup>
H10 Eating & drinking establishments	no	no	yes <sup>18</sup>	yes <sup>18</sup>
H11 Miscellaneous retail stores	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>

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(*except BA for fuel oil dealers; no junk yards in any district)				
<b>I. FINANCE, INSURANCE AND REAL ESTATE</b>				
I1 Banking & credit agency office	no	no	yes <sup>18</sup>	yes <sup>18</sup>
I2 Security & commodity brokers & services	no	no	yes <sup>18</sup>	yes <sup>2,18</sup>
I3 Insurance carriers, agents & brokers office	no	no	yes <sup>18</sup>	yes <sup>2,18</sup>
I4 Real estate managers, agents & service office & land subdivision	no	no	yes <sup>18</sup>	yes <sup>2,18</sup>
I5 Holding & other investment office	no	no	yes <sup>18</sup>	yes <sup>2,18</sup>
<b>J. PERSONAL SERVICES</b>				
J1 Laundry, dry cleaning & garment services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
J2 Photographic studios	no	no	yes <sup>4,9,18</sup>	yes <sup>2,9,18</sup>
J3 Beauty & barber shops	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
J4 Funeral home	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
J5 (Deleted 12-11-07)				
J6 Miscellaneous personal services	no	no	yes <sup>4,18,23</sup>	yes <sup>2,18,23</sup>
<b>K. BUSINESS SERVICES</b>				
K1 Advertising agencies	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
K2 Consumer credit reporting agencies	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
K3 Mailing, reproduction, commercial art & stenographic services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
K4 Building cleaning & maintenance services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
K5 Extermination services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
K6 News syndicates	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
K7 Personnel supply services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
K8 Computer & data processing	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
K9 Detective agencies & guard services	no	no	yes <sup>4,18</sup>	yes <sup>4,18</sup>
K10 Motion picture production, distribution & services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
K11 Misc. Businesses	no	no	yes <sup>4,9,18</sup>	yes <sup>2,9,18</sup>
<b>L. MOTOR VEHICLE SERVICES</b>				
L1 Auto, bus, truck & trailer rental (no vehicle servicing allowed)	no	no	BA	BA
L2 Commercial parking lots	no	no	yes <sup>9</sup>	yes
L3 Mechanical repair shop	no	no	BA	BA
L4 Auto body & paint shop	no	no	BA	BA
L5 Other auto services	no	no	BA	BA
L6 Junk yard or similar	no	no	no	no
L7 Medical Services Appurtenant Parking	no	no	no	no
<b>M. MISCELLANEOUS REPAIR SERVICES</b>				
M1 Electrical repair (including refrigeration & air conditioning)	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
M2 (Deleted 12-11-07)				
M3 Reupholstery & furniture repair (*except no for paint stripping)	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>

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M4 Misc. repair shops & related services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>
<b>N. AMUSEMENT &amp; RECREATION SERVICES</b>				
N1 Movie & drive-in theaters	no	no	BA	BA
N2 (Deleted 12-11-07)				
N3 Theatrical productions, including bands, orchestras & entertainers	no	no	BA	BA
N4 Bowling alleys & billiard establishments	no	no	BA	BA
N5 Professional sports establishments	no	no	BA	BA
N6 Public golf course	BA	no	BA	BA
N7 Coin-op amusement arcade	no	no	BA	BA
N8 Private sports & recreation club	no <sup>1</sup>	no	BA	BA
N9 Municipal recreation use	BA	no	BA	BA
N10 Temporary (not to exceed 9 days) outdoor recreation	no	no	no	no
N11 Other miscellaneous amusement & recreation services	no	no	BA	BA
N12 Adult Entertainment Enterprises, pursuant to section 410 of this Bylaw	no	no	no	no
<b>O. PROFESSIONAL SERVICES</b>				
O1 Doctors & dentists offices	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>
O2 Legal office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>
O3 Engineering & architectural office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>
O4 Accounting, auditing & book keeping office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>
O5 Management, consulting & public relations office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>
O6 Research & development office (except yes for medical purposes in the MOD)	no	no	BA	BA <sup>27</sup>
O7 Veterinary office (including kennel)	no	no	BA	BA
O8 Other professional office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>
<b>P. INSTITUTIONAL SERVICES</b>				
P1 Educational institutions	yes	yes <sup>11</sup>	yes	yes
P2 Religious institutions	yes	yes	yes	yes
P3 Cemetery	BA	no	BA	BA
P4 Hospital	BA	no	BA	BA
P5 Nursing & personal care facility	BA	no	BA	BA
P6 Social service facility	BA	no	no	BA
P7 Day Care Center	yes	yes	yes	yes
P7A Family Day Care Home	BA	BA	yes	yes
P8 Non-profit private club, civic or fraternal organization	BA	no	BA	BA
P9 Museum, art gallery, botanical or zoological garden	BA	no	BA	BA
P10 Municipal use (Municipal Use may include installation and operation of Municipal Wind Energy Facilities)	BA	BA	yes	yes

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<b>Q. ACCESSORY USE</b>				
Q1 Temporary construction trailer	yes	yes	yes	yes
Q2 Parking for more than 2 cars	BA	BA	yes	yes
Q3 Other accessory uses if customarily incidental to any of the above permitted uses and not detrimental to the neighborhood	yes <sup>5</sup>	yes <sup>5</sup>	yes	yes
Q4 Parking or storing of vehicles or trucks with 12 wheels or more or vehicles capable of hauling a unit of 12 wheels or over except for the purpose of constructing a home or structure or making a delivery or pickup	no	no	yes	yes
Q5 Neighborhood convenience store in PRD	BA	no	BA	BA
<b>R. MISCELLANEOUS</b>				
R1 Registered Marijuana Dispensary	no	no	no	no