

COMMERCIAL BUILDING FOR SALE

5,854 ± SQ. FT. | 0.61 ± ACRES

435 Main Street | Dennis Port MA



FOR SALE AT \$299,000

For more information, please contact:

JEFF EKLUND

Office: 508-862-9000, Ext. 115 | Cell: 508-280-2319

Fax: 508-862-9200 | jeklund@comrealty.net

Commercial
Realty Advisors



222 West Main Street, Hyannis, MA 02601 | 508-862-9000 | www.comrealty.net

PROPERTY SUMMARY: 435 MAIN STREET, DENNIS PORT MA

The Property

The property is 0.61 ± acres on highly trafficked Route 28 in Dennis, improved by a 5,854 ±sq. ft. vacant restaurant building built in 1964. The building alone is currently assessed at \$366,300 but requires significant repairs which is cause for the low asking price. This availability presents the opportunity for a restaurant or retailer to place themselves in a prime commercial location and customize the building to tailor their needs. Ample parking located onsite. Building is fully sprinklered with forced-air gas heat.

Title

Barnstable County Registry of Deeds: Book 29961, Page 105

Zoning:

The property is zoned GC-II ([General Commercial II](#)) by the Town of Dennis. See pages 9-18 in the linked document for potential uses.

Assessment (2019):

Address	Parcel ID	Land Assessment	Building Assessment	Detached Assessment	Total Assessment
435 Main Street	74-68-0	230,000	366,300	7,900	604,200



COMMERCIAL REALTY ADVISORS' DISCLAIMER

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 contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.