

PRIME COMMERCIAL/RETAIL LOT FOR SALE

41,960 ± SQ. FT. OF LAND

311 Cotuit Road | Lot 2 | Sandwich MA



FOR SALE AT \$575,000

For more information, please contact:

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Commercial
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PROPERTY SUMMARY: 311 COTUIT ROAD, LOT 2, SANDWICH MA

The Property

Cotuit Road is the primary retail area of Sandwich. 311 Cotuit Road, Lot 2, sits in the middle of the strip. Lot 1 was sold and expanded to a convenience/package store; busy Aubuchon Hardware store located in the rear creates heavy traffic flow. The interconnecting roads allow the businesses to share the substantial traffic generated by their neighbors, health club and restaurants that share the northerly curb cut parking areas. Buyer will need to do their own due diligence and permit their intended development plan with the town of Sandwich. A conceptual 9,100 sq. ft. building was placed on lot 2 for the permitting of the subdivision, but site plan approval for lot 2 has not yet been sought or received.

Zoning:

BL2 by the Town of Sandwich



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PROPERTY OUTLINE: 311 COTUIT ROAD, LOT 2, SANDWICH MA

