

5 Namskaket Road, Unit 5B, Orleans, MA 02653

Commercial
Realty Advisors

7,400+/- Sq. Ft. Rare and Unique Commercial
Building for Sale in Orleans Village, Cape Cod



FOR SALE!

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or **Bob Furst** at 508-327-3424 and rfurst@comrealty.net

Property Summary:

- 7,400+/- Sq. Ft. warehouse (6,500+/- Sq. Ft. footprint) , most recently operated as a fitness facility
- Two standard height loading docks, currently sealed off, but can be restored
- Grade level access—overhead door can be restored
- Multiple private offices, studios, locker rooms and meeting spaces across 2 levels within condo

For Sale at \$845,000

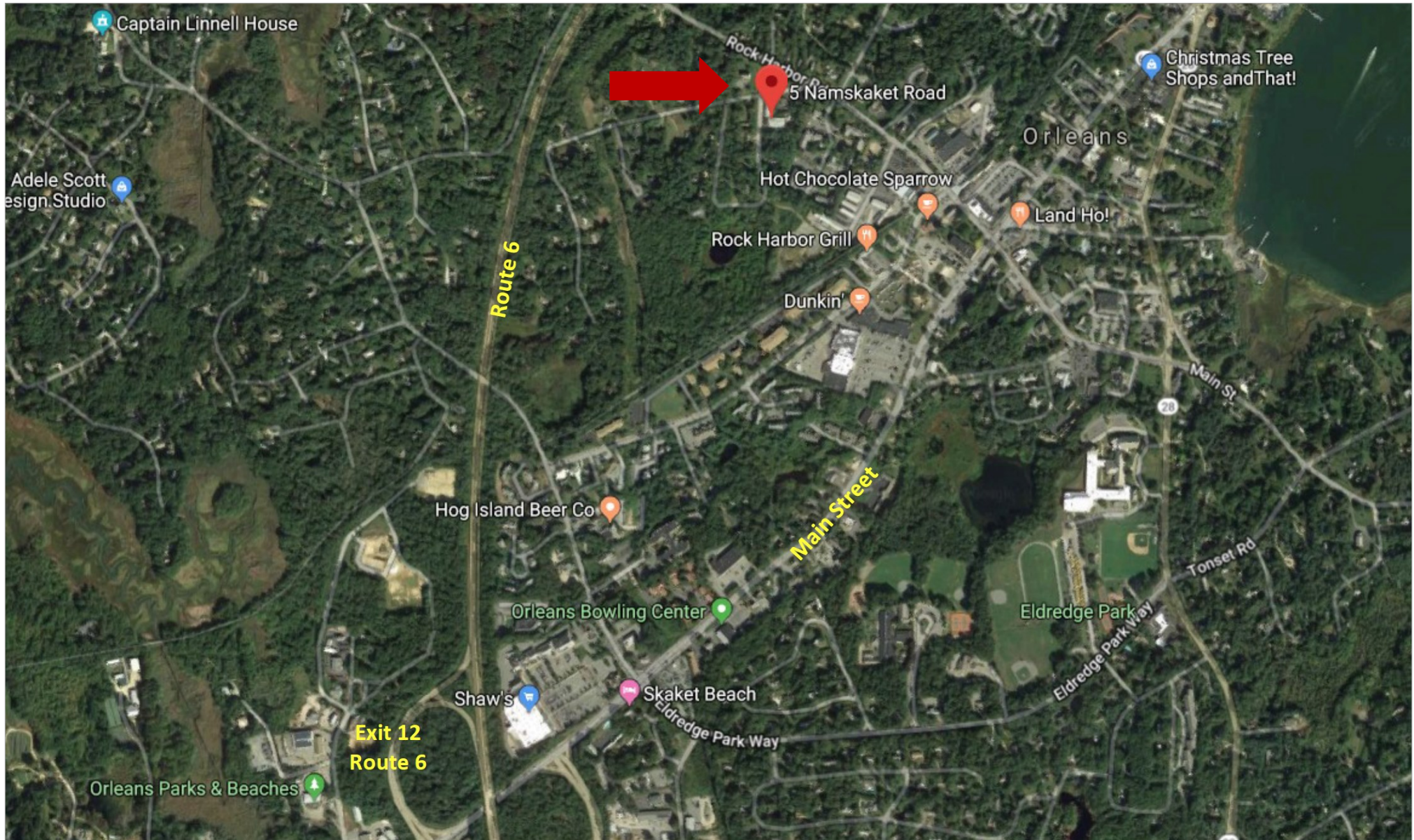
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Property Map



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- 7,400 sq. ft. warehouse (6,500 sq. ft. footprint) most recently operated as a fitness facility. Two standard height loading docks, currently sealed off, but can be restored.
- Grade level access – overhead door can be restored
- 3-phase, 480-volt electrical service
- Gas heat, Central Air Conditioning
- Fire sprinklers
- Warehouse portion has 15' 9" ceilings
- Multiple private offices, studios, locker rooms and meeting spaces across two levels within condo
- There are four total baths on premises. Two of them are men's & woman's locker rooms with toilet, shower, & storage facilities
- Handicapped accessible first floor
- Ample parking
- Property located outside Orleans Groundwater protection Area
- Condo Fees: \$650/Month Zoning: The property is zoned GB by the Town of Orleans. For permitted uses see Town of Orleans Zoning Bylaws: <https://ecode360.com/14200109>



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Property View



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