

MIXED-USE COMMERCIAL BUILDING FOR SALE

7,408 ± SQ. FT. | 2.05± ACRES

432 Route 28 | Harwich Port, MA



FOR SALE AT \$999,000

For more information, please contact:

BRAD KUHRTZ

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Commercial
Realty Advisors

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

Commercial Realty Advisors

PROPERTY SUMMARY: 432 ROUTE 28, HARWICH PORT, MA

The Property

The property is approximately 2.05± Acres of CH-1 Zoned land, which allows for multiple uses, improved by a 2-story 7,408± sq. ft. mixed-use building built in 1991. The first floor is a mix of showroom/office space with storage and shop space to the rear. There is additional shop space in the garage. The second floor consists of 3 apartments: 2-2 Bedroom and 1-1 Bedroom, with 2 additional 1 Bedroom apartments in the “framing stage” over the garage. Buyer should seek updated permits. Waterfront property, located in Flood Zone. Title V septic. Central A/C, Natural Gas Forced Hot Air Heating. Easily accessible from Exit 10 off the Mid-Cape Highway.

Title

Barnstable County Registry of Deeds: Book 21069, Page 290

Zoning:

The property is zoned CH-1 by the town of Harwich

Assessment and Taxes

(2019):

2018 Annual Taxes

\$8,530

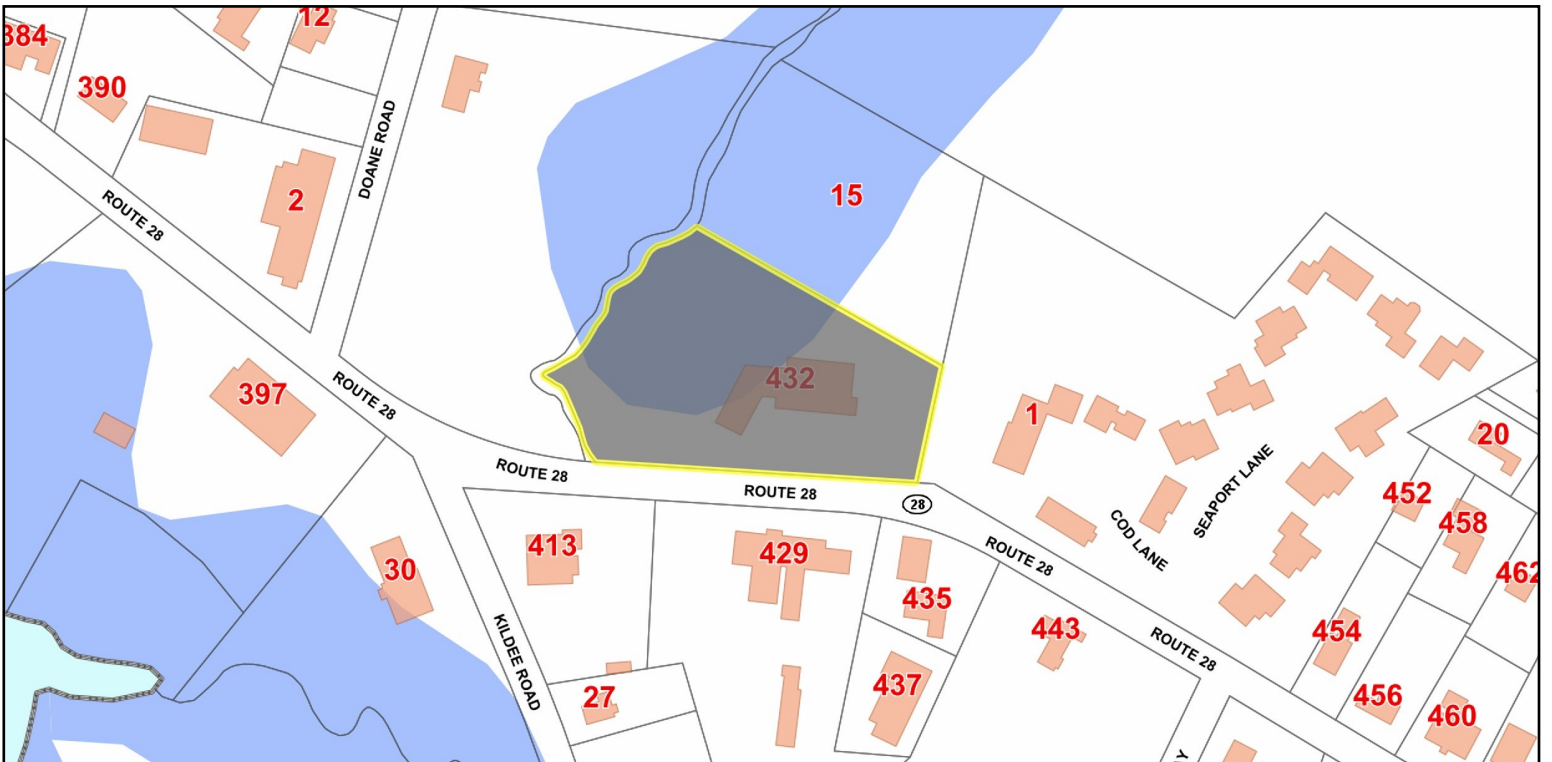
Address	Parcel ID	Land Assessment	Building Assessment	Other Assessment	Total Assessment
432 Route 28	13-E4-0	325,000	371,000	271,200 1,200	969,400

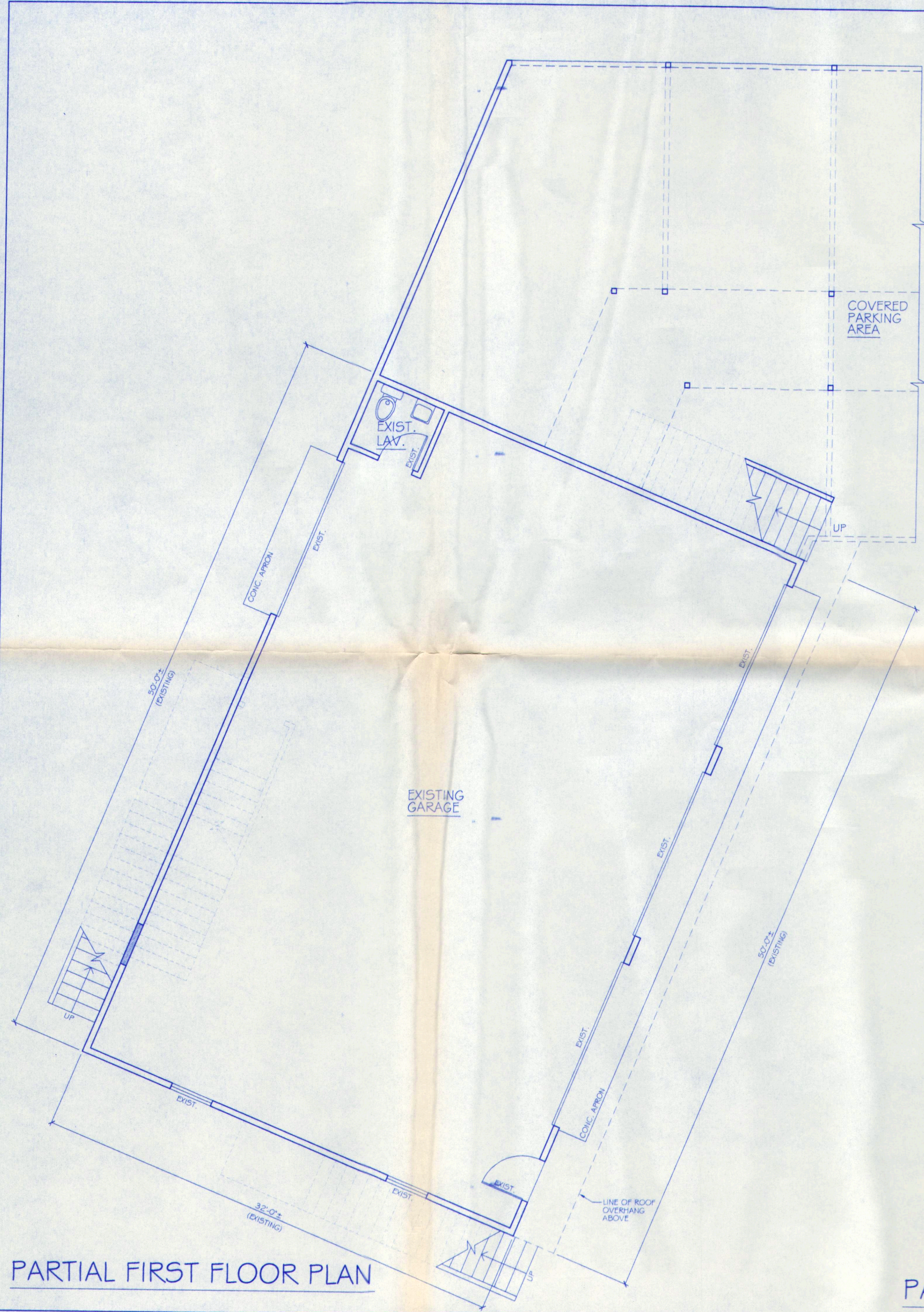


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PROPERTY IMAGES: 432 ROUTE 28, HARWICH PORT, MA







PARTIAL FIRST FLOOR PLAN



PARTIAL SECOND FLOOR PLAN

REMODELING FOR:
WOELFEL & SONS INC.
 ROUTE 28
 HARWICHPORT, MA.

SCALE:
 1/4" = 1'-0"
 DATE:
 3/16/2006
 PROJ. NO.
 25-487
 DWG. NO.:

A3

DESIGNED/DRAWN BY:
THOMAS A. MOORE DESIGN COMPANY
 P.O. BOX 2793
 ORLEANS, MA.
 158 ROUTE 6A
 (508) 255-8671

