

48 Oyster Pond Furlong, Chatham, MA 02633

RARE OFFERING - 5,930+/- Sq. Ft. Warehouse Located in Downtown Chatham



FOR SALE!

Contact **Brad Kuhrtz** at Commercial Realty Advisors at 508-862-9000 ext 118 and bkuhrtz@comrealty.net

Property Highlights:

- Existing non-conforming mixed use property with +/- 5,000 sq. ft. of warehouse space
- Renovated & rented one bedroom apartment
- Lot is approximately .54 acres

Offered at \$975,000

Property Summary:

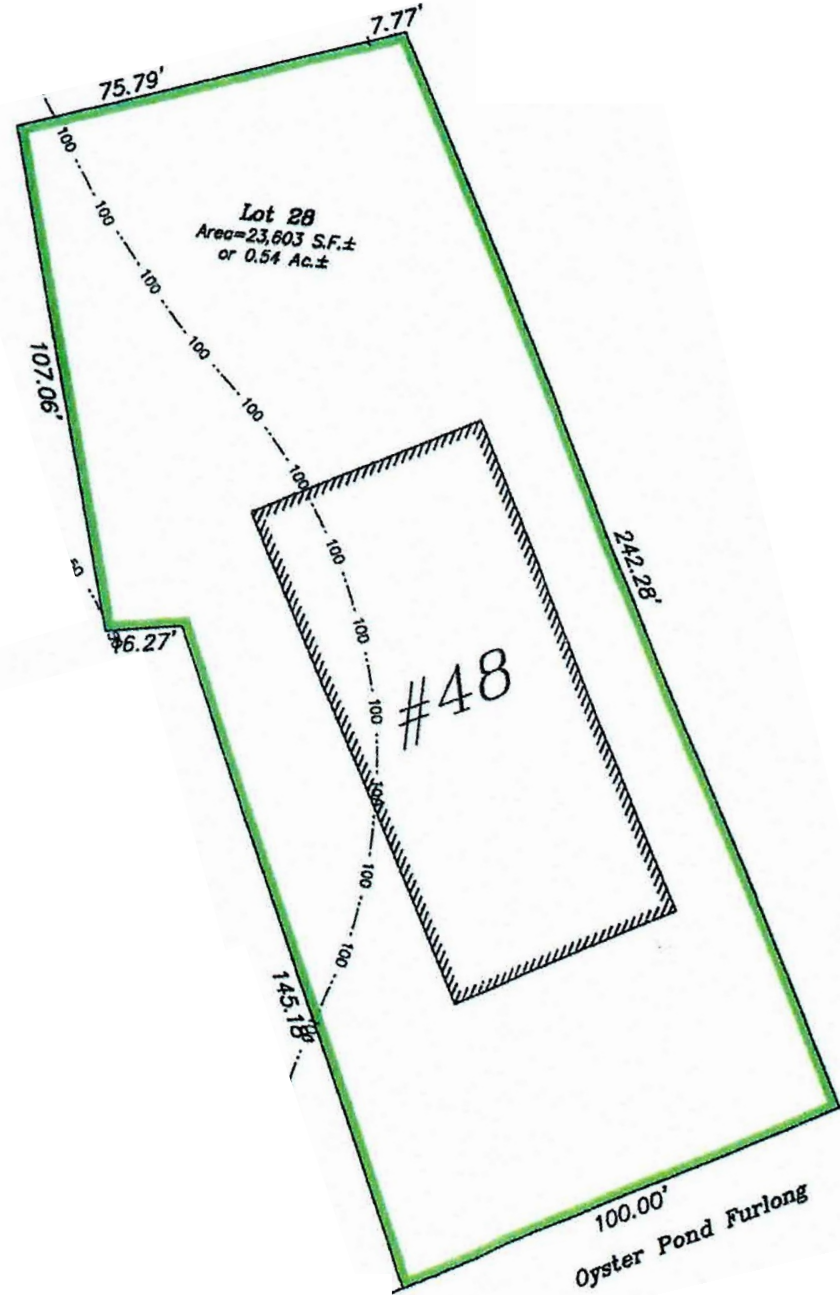
- Existing non-conforming mixed use property
- +/- 5,000 sq. ft. of warehouse space
- One bedroom apartment (currently leased)
- Lot (zoned residential) is approximately .54 acres
- Includes a paved parking area at the front of the property with an overhead door into the warehouse, vehicle & equipment access along both sides of the building, and a rear yard area with an additional overhead door
- The building has new electrical service and has been connected to municipal sewer
- Inside the warehouse portion there is a small office area, a bathroom with a utility sink, and oil heat
- Deeded beach rights to nearby Oyster Pond
- Seller is willing to condo the property and sell the front portion, approximately 50%, for \$550,000 and the rear portion, approximately 50%, for \$425,000
- Buyers should verify their intended use with the Town of Chatham





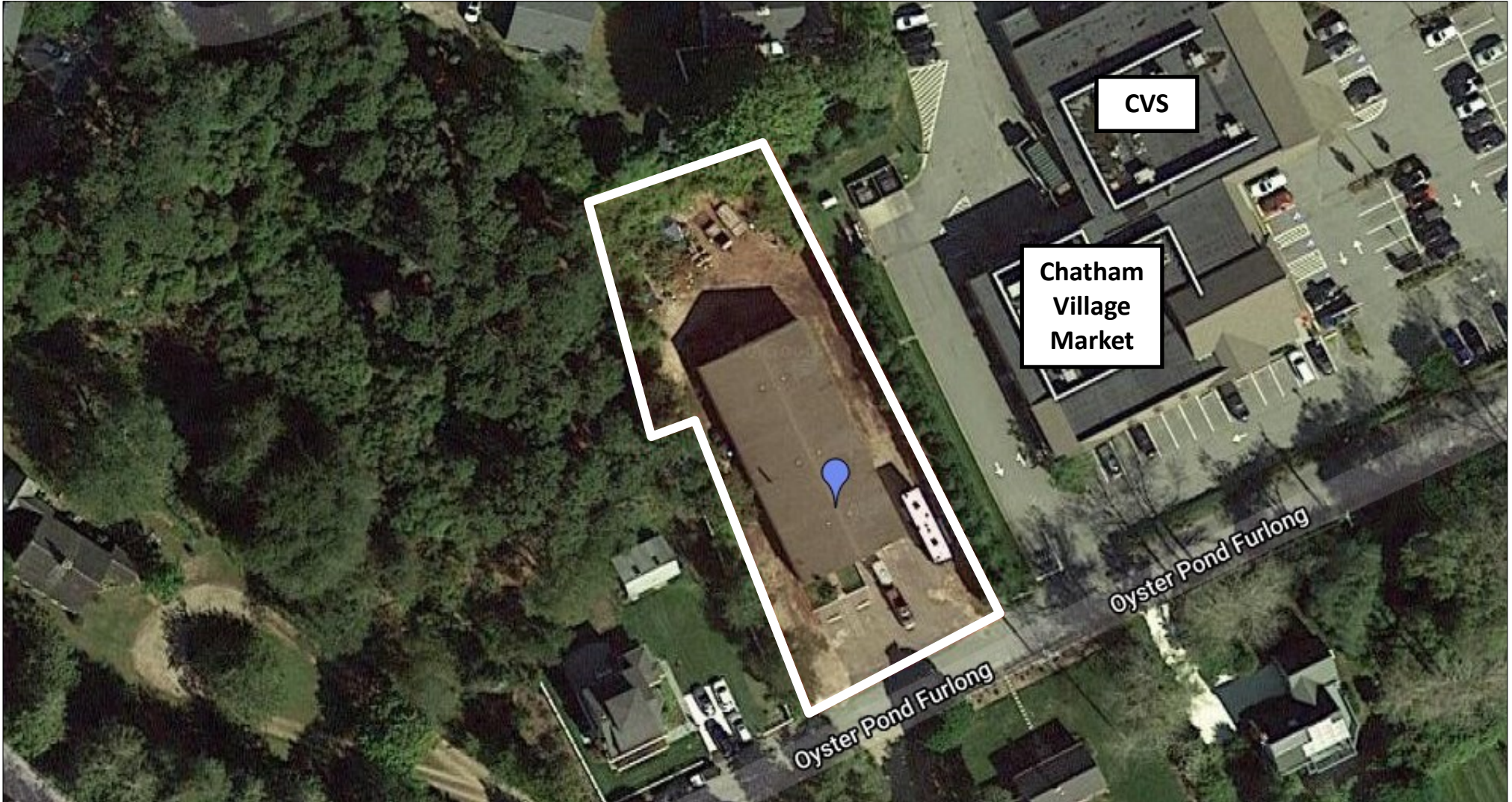
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Property Map



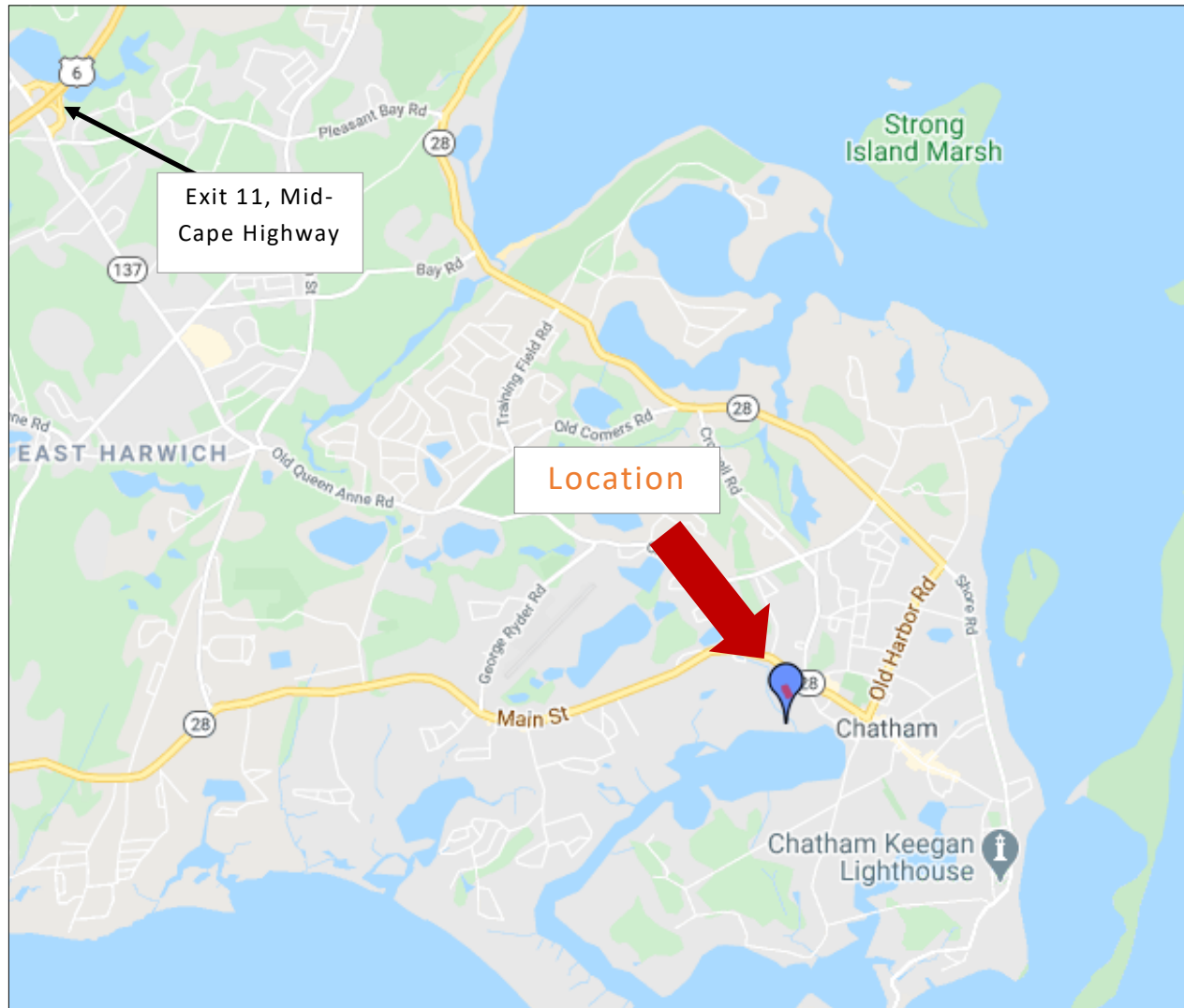
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Property Aerial Map



48 Oyster Pond Furlong, Chatham, MA 02633

Property Location Map



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