



193 Commercial St Retail - 193 Commercial St, Provincetown, MA 02657

Property Type:	Retail	Price:	\$325,000
	Street Retail	Price/SF:	\$224.14/SF
Building Size:	1,450 SF		
Property Description:	On Commercial St. between Carver and Court Streets, across from Spiritus Pizza.		



Agape Bed & Breakfast - 168 Route 6a, Yarmouth Port, MA 02675

Property Type:	Hotel & Motel	Price:	\$495,000
	Economy/Limited Service	Price/SF:	\$112.04/SF
Building Size:	4,418 SF		
Property Description:	A wonderful buy in the heart of historic Yarmouthport! The cozy Agape Bed and Breakfast is now available at an unbelievable price. Built by Captain James Crocker in 1843, this Greek Revival home housed his courtroom, and later became the Courthouse Inn. This turn key inn comes with 5 guest rooms, all with private baths, plus expansive owner's quarters comprising 5 bedrooms, two full baths, a large family room, and office. Many upgrades have been done by the present owners including partial roof replacement and expanding the finished space in the home. Great reviews from guests! Call for details and an accompanied showing.		



Jimmy D's Restaurant & Sports Bar - 4940 State Highway, Eastham, MA 02642

Property Type:	Retail	Price:	\$1,095,000
	Restaurant	Price/SF:	\$216.75/SF
Building Size:	5,052 SF		
Property Description:	Famous Landmark Sports Bar on the Lower Cape: Jimmy D's Sports Bar. Extraordinary upside potential. Sellers are retiring. Minimal amount of advertising and marketing have been done in the recent past. Capacity 305 people with the following licenses: Common Victualer - License to Expose, Keep for Sale, and to Sell All Kinds of Alcoholic Beverages, New and Renewal Certificate of Inspection, Permit to Operate a Food Establishment, Common Victualer's License, License for a Billiard Table, License for Innholders, Common Victualers, and Other Keepers of Restaurants and Other Establishments, License for Coin-Operated Amusements - Weekday and Sunday Hours. Seller will consider lease/purchase option or partial owner financing for qualified buyers.		



Army/Navy Surplus Store - 101 Route 6A, Orleans, MA 02653

Property Type:	Retail	Price:	\$499,000
	Free Standing Bldg	Price/SF:	\$121.71/SF
Building Size:	4,100 SF		
Property Description:			

Rare opportunity to own 4100 s.f. of prime Orleans downtown location with additional 2050 s.f. of basement storage. Take over and reestablish a very lucrative business, start or relocate the one you have. Building may be leased at reasonable rate with option to buy or owner may help with financing. Owner flexible with all terms for qualified buyer. 499,000. Call for details.



The Tinder Box - 19 North Street, Mashpee, MA 02649

Property Type:	Retail	Price:	\$179,000
	Street Retail	Price/SF:	\$149.17/SF
Building Size:	1,200 SF		
Property Description:			

Well known Francise - store name "Tinder Box". Turn key operation to get started before the summer season. Additional outlet location at Cape Cod golf courses. Store has its own smoking room and lockers for customers. Regular clientel built up since 1999. Price is business only and includes the assets and a very high end buildout, inventory is additional at cost.



Antique Professional Office - 756 Sandwich Road, East Falmouth, MA 02536

Property Type:	Office	Price:	\$299,000
	Office Building	Price/SF:	\$147.29/SF
Building Size:	2,030 SF		
Property Description:			

1760 Antique Cape: One of Hatchville's genuine old Cape Cod houses that once was the home of a whaling captain, William W Eldredge as well as a popular tavern in Daniel Webster day. This charming old Cape, in need of loving care and renovation, has the original wide floor boards, some fine old paneling, and 8 over 12 windows. Located on .653 acres of land in a zoned Agricultural District (owner operated a town permitted dog grooming business since 1977). Other home/business uses are possible, per town zoning permission. Buyers are encouraged to verify possible use with town. This would make an excellent professional building for a doctor, architect, engineer, consultant, etc. Current price reflects seller's opinion of work needed to restore this home to its former glory.



Vintage Flowers of Osterville - 25 Wianno Ave, Osterville, MA 02655

Property Type:	Retail	Price:	\$100,000
	Street Retail	Price/SF:	\$100.00/SF
Building Size:	1,000 SF		

Property Description:
 BUSINESS ONLY. A VERY good price for this established flower shop in the heart of Osterville, serving all of the prestigious clubs and gracious families in the area. This is the only flower shop in Osterville and it has a very loyal following. The owner will stay on for a smooth transition well into the season to introduce the new buyer to his high end clientele and accounts. Possible partial owner financing for the right buyer.



Mid Cape Liquor Store - 101 Iyannough Road, Hyannis, MA 02601

Property Type:	Retail	Price:	\$299,000
	Free Standing Bldg	Price/SF:	\$110.74/SF
Building Size:	2,700 SF		

Property Description:
 Established, high volume upscale liquor store located in the Mid-cape area on a high traffic road. The current building comes with attractive lease terms. Approx. 1300 sf storage space in basement, plus unfinished upper level which could be used for expansion. Buy now to get in for the busy Cape Cod summer season. Owner will help finance a qualified buyer.



Eastham Lobster Pool Restaurant - 4380 State Highway, North Eastham, MA 02651

Property Type:	Retail	Price:	\$899,900
	Restaurant	Price/SF:	\$169.79/SF
Building Size:	5,300 SF		

Property Description:
 Eastham Lobster Pool Restaurant - Established, 175 seat seafood restaurant and market. Full liquor license and bar. Indoor and outdoor seating areas. Includes 2 separate buildings (one is leased for retail) for a total of 5700 sf and 1.7 acres on busy Route 6 near the National Seashore. State-of-the-art septic system, new water treatment system. Parking for 75 cars, new central A/C, new awnings and upgraded kitchen appliances. This is an outstanding opportunity to own a long-established well known seafood restaurant and market in a great location



West Chatham Office Building - 1566 Main St, Chatham, MA 02633

Property Type:	Office	Price:	\$1,350,000
	Office Building	Price/SF:	\$518.04/SF
Building Size:	2,606 SF		
Property Description:			

This West Chatham antique with a barn, is waiting to be restored to all of it's former glory! Located in the Small Business zone, this 5BR/2BA property has numerous residential and commercial possibilities. Now includes 3.5 acres of land.



Neighborhood Automotive - 1500 State HWY RTE 6, Wellfleet, MA 02667

Property Type:	Retail	Price:	\$675,000
	Service/Gas Station	Price/SF:	\$187.50/SF
Building Size:	3,600 SF		
Property Description:			

Great cash flow. Rare opportunity, sellers retiring. Financials available after confidentiality and prequalifying of buyer. Several ways of getting into the business with building being available for lease for a period of time and option to buy. Owners are flexible with terms. Call for details.



Sesuit Harbor Motel - 1411 Route 6a #21, East Dennis, MA 02641

Property Type:	Hotel & Motel	Price:	\$1,649,000
	Economy/Limited Service	Price/SF:	\$164.93/SF
Building Size:	9,998 SF		
Year Built:	1964		
Property Description:			

Seldom available on Historic Route 6A East Dennis, this pristine 19+ unit motel is close to Scargo and all the great Dennis beaches. Sited on 2 lovely landscaped acres it consists of 17 spacious motel units: 4 rooms with king, 4 queen, 3 with 2 doubles, 3 with 2 queen beds, 3 with 2 queens and kitchenettes, plus two apartments: 1 sleeps 6 & one 4, and a large in ground pool. The 3 bedroom home with 2.5 baths, sun room, private patio, six fireplaces 2 with gas logs and 4 more enhance the wonderful feel of this lovely antique. There are 2 extra rooms, one with kitchenette and one over the garage. This rare, beautifully maintained property has great upside potential as a motel as well as a conversion project or other possible developments. Owners will consider a substantial amount of favorable owner financing to qualified buyer.



Grose Gallery - Retail Building - 524 Route 6a, Dennis, MA 02638

Property Type:	Retail	Price:	\$779,900
	Free Standing Bldg	Price/SF:	\$198.04/SF
Building Size:	3,938 SF		
Year Built:	1900		

Property Description:
 Amazing antique barn with unique history. Currently operating as the Grose Gallery, this retail building contains a 2BR/1BA owner's apartment, and is perfect for an owner-occupied business. Could be used as an art gallery, gift shop, antique store, or many other types of retail establishments. Great space with high ceilings, wood floors, office space, and many original barn features. Extensive basement storage below, on a large, landscaped lot. Plenty of parking and easy access off historic Route 6a in Dennis.



Cape Cod Craftsman - 610 Main Street, Chatham, MA 02633

Property Type:	Retail	Price:	\$49,000
	Street Retail	Price/SF:	\$59.04/SF
Building Size:	830 SF		
Year Built:	1970		

Property Description:
 Location...Location...Location. Established Chatham gift shop, features a wide variety of products with a local theme. Owner of 22 years is ready to pass this business along with excellent contacts and an interesting product line and owner training if you would like. Take advantage of this opportunity to grow a Chatham tradition. Be a part of the village business community. Lease available.



Sandwich Commercial Condo - 103 Route 6a, Sandwich, MA 02563

Property Type:	Retail	Price:	\$249,900
	Free Standing Bldg	Price/SF:	\$300.72/SF
Building Size:	831 SF		
Year Built:	2006		

Property Description:
 NEW! Price for the real estate. New building, nicely finished on the inside. Commercial condo has a low \$200/month fee. Location is highly visible located on Route 6A in the center of Historic Sandwich Village. Great investment opportunity. Tanning Salon business offer separately for \$75,000 includes 7 state-of-the-art new tanning beds.



No Stuffed Shirt - 595 Main St., #E, Chatham, MA 02633

Property Type:	Retail	Price:	\$19,900
	Street Retail	Price/SF:	\$99.50/SF
Building Size:	200 SF		
Year Built:	1989		

Property Description:
 Established since 1989, this retail business in downtown Chatham is fully-equipped for the self-contained production of custom imprints. The possibilities for business growth are unlimited. The current lease is assignable with landlords consent. Inventory will be sold separately.



South Village Variety & Deli - 2447 Route 28, South Chatham, MA 02659

Property Type:	Retail	Price:	\$50,000
	Retail (Other)	Price/SF:	\$71.43/SF
Building Size:	700 SF		
Year Built:	1980		

Property Description:
 Business now closed due to health of owners. Has operated for several years at this location as a variety store, specialized in prepared take out food items for loyal clientele breakfast and lunch, full beer and wine sales, walk-in cooler and other ample refrigeration. Easy access from Route 28 near Post Office, double basement provides extensive, dry storage. Price includes all equipment [several new items], inventory, and license rights (new buyer must apply and be qualified). Wiring recently upgraded to meet fire code. Current lease runs thru 6/30/2010, assignable with landlord's consent.



Madaket Place Commercial Condo - 766 Falmouth Road, Mashpee, MA 02649

Property Type:	Office	Price:	\$350,000
	Office Condo	Price/SF:	\$183.15/SF
Building Size:	1,911 SF		
Year Built:	1984		

Property Description:
 Mashpee Commercial Condominium in Madaket Place with nearly 2,000 SF on the 1st & 2nd floors, plus finished 3rd floor (500 SF) and finished basement (919 SF). In addition this unit is equipped with a freight elevator to carry deliveries/shipments from back of the building to the basement. Monthly condo fee \$250.



On The Creek Cafe - 55 Commercial Street, Wellfleet, MA 02667

Property Type:	Retail	Price:	\$29,000
	Restaurant	Price/SF:	\$40.85/SF
Building Size:	710 SF		
Year Built:	1930		

Property Description:
 On The Creek Cafe: A rare business opportunity indeed - waterfront dining in the quaint seaside town of Wellfleet!! Savor bistro-trattoria fare in a room with a view or outside under an umbrella, in the flowering gardens on Duck Creek. Watch cormorants dive and kayakers slip by while relishing breakfast or lunch. Unlimited potential! Get creative and expand on this well established, local favorite known for its intimate atmosphere. Arrange a private viewing of this sweet spot today!



Academy Place Bed & Breakfast - 8 Academy Place, Orleans, MA 02653

Property Type:	Hotel & Motel	Price:	\$719,900
	Economy/Limited Service	Price/SF:	\$327.82/SF
Building Size:	2,196 SF		
Year Built:	1790		

Property Description:
 Exquisite antique Bed & Breakfast lovingly maintained and rich in Orleans history! Wonderful turnkey B & B with loads of space and large yard! This pristine antique with gorgeous wood floors throughout boasts 5 bedrooms and 5 baths. First floor accomodates two bedrooms, each with its own full bath, one with working fireplace as well as a large living/dining area, a well equipped kitchen, pantry, and laundry room with bath. Second floor has three bedrooms, 2 full baths, and a skylit family room. Front path is graced with lovely hydrangeas while the back yard includes antique rose bushes and grape arbor. Property also has a detached studio/cottage and detached two car garage. Own a part of Orleans history - this beautiful property has been a post office, telegraph office, and a stage coach stop. Come view this one of a kind property!



The Captain Heman Smith House - 70 Old State Highway, Eastham, MA 02642

Property Type:	Residential Income	Price:	\$1,995,000
	Single-Unit (SFR/Condo)	Price/SF:	\$459.89/SF
Building Size:	4,338 SF		
Year Built:	1862		

Property Description:
 A charming quintessential Cape Cod Property of 4 buildings! The main home is the famous 1863 Captain Heman Smith House, located on the Orleans/Eastham line; situated on the waterfront of Nauset Harbor Cove. The main house -completely renovated, but leaving the historical charm of the home. The 4 bedroom/4 bath home (with two master suites) is picture perfect; large rooms, original hardwood floors in most of the home, huge open bright kitchen/dining/living area with expansive views of Nauset cove. 2nd building is 2 bedroom/2 bath as gorgeous as the main home. 3rd is a recently converted barn which has a sleeping loft and kitchen/living space/bath. 4th building is 3 bedroom/1 bath directly located on the Cove with deep water access dock steps from the deck of the house. There will be a \$5000 bonus to the selling agent!



Eastham Auto Parts - 200 Brackett Rd., Eastham, MA 02642

Property Type:	Retail	Price:	\$699,900
	Free Standing Bldg	Price/SF:	\$174.98/SF
Building Size:	4,000 SF		
Year Built:	1981		

Property Description:
 Hard to find 4000 square foot building with high ceiling, two large overhead doors, 3 phase electric, reinforced concrete floor and ample parking. Endless possibilities for this established business or many other uses. Steps from Route 6 and close to all conveniences of Eastham.



Orleans Holiday Motel - 46-48 Cranberry Highway, Orleans, MA 02653

Property Type:	Hotel & Motel	Price:	\$2,500,000
	Economy/Limited Service		
Year Built:	1963		

Property Description:
 Great opportunity to own a turn-key, year round 45 unit two-story motel (Orleans Holiday Motel)or convert to private condominium units in a prime Cape Cod location. The individual rooms exist as legal condominiums so that the property may be sold as an existing business or developed and re-sold as private residences. Situated on 1.96 acres conveniently located near some of the best beaches the Cape has to offer, this unique property is an amazing investment opportunity.



Beachfront Resort Inn - 1 Main Street, Harwich Port, MA 02646

Property Type:	Hotel & Motel	Price:	\$3,650,000
	Economy/Limited Service	Price/SF:	\$608.33/SF
Building Size:	6,000 SF		
Year Built:	1950		

Property Description:
 Stunning Cape Cod landmark beachfront resort inn directly on Nantucket Sound. 18 beautiful rooms, including several suites and a detached cottage. No room is more than 30 yards from the sands of the private beach. Resort has been lovingly restored to combine the best of past and present. Owner's quarters on property, or convert to a rentable efficiency for greater income. Excellent financials, with room to grow by adding amenities such as a restaurant or liquor license. All rooms are fully equipped with refrigerators, microwaves, and all but three have a private deck/patio. High occupancy rates during season, with plenty of repeat and referral customers.



Route 137 Retail Building - 105 Route 137, East Harwich, MA 02645

Property Type:	Retail	Price:	\$2,500,000
	Free Standing Bldg	Price/SF:	\$270.56/SF
Building Size:	9,240 SF		
Year Built:	2001		

Property Description:
 Prime Commercial/Retail property in the fastest growing commercial intersection on the Lower Cape. 9,240 square feet of quality retail space in a recently built building with multiple entrances and excellent window display areas. High visibility and high consumer traffic location with neighboring businesses such as Stop & Shop, CVS, Dunkin Donuts, Talbots, two banks and other retail stores. Building in excellent condition, with rest rooms, AC, sprinkler system and easy access. Large paved parking lot with 33 spaces. Real estate only



Hemeon Drive Multi-use - 4 Hemeon Drive, Yarmouth, MA 02673

Property Type:	Office	Price:	\$289,000
	Office Building	Price/SF:	\$164.48/SF
Building Size:	1,757 SF		
Year Built:	2000		

Property Description:
 Freestanding building on the corner of Route 28, B2 business zoned. Allows for many uses including office, retail, bank, restaurant, auto, and others. Six year old 3BR 2BA 1757 square foot Cape with central air, gas heat, passed Title 5 Septic. Great exposure on a busy road.



Prothesia's (Retail Condo) - 620 Main Street, Dennis, MA 02638

Property Type:	Retail	Price:	\$425,000
	Free Standing Bldg	Price/SF:	\$141.24/SF
Building Size:	3,009 SF		
Year Built:	1900		

Property Description:
 A fabulous opportunity to operate a business in the heart of Dennis Village with spacious living quarters for rental or owner occupancy! Zoned residential/commercial, this inviting condominium currently features a successful village gift store, with over 900 square feet of tastefully decorated business space accented by wide pine floors. The private living area offers a large kitchen, cathedraled living room with hardwood floors, 3 second floor bedrooms, and a second full bath. Additional amenities include first floor central air conditioning, a newer heating system, and both customer and private parking. This is a unique opportunity to own an exceptional antique condominium with a business opportunity in one of Cape Cod's most treasured villages. Buyer should verify all room sizes. Also available as a lease-purchase.



Lanterns of Cape Cod - 2 Bay Ridge Lane, Orleans, MA 02653

Property Type:	Retail	Price:	\$79,000
	Retail (Other)	Price/SF:	\$98.63/SF
Building Size:	801 SF		
Year Built:	1950		

Property Description:
 This is a very unique business. Every lamp order is custom made and sold or shipped from the shop. The shop showroom enables customers to select the design and options they desire in their lamp. All lanterns are either copper or brass and are reproductions of time proven designs. The business has been in operation for over 30 years and includes patterns and templates for 13 different types of lamps. Each lamp comes in three to four sizes, types of glass and mountings. In recent years, the business has shown a steady increase in sales. Financial information will be provided upon signing of a confidentiality statement. In addition to the owner, there are two part time people who maintain the shop, assemble lamps and operate the showroom. The two non-owner employees would like to stay on and train and work with the new owner.



Cape Cod Braided Rug Company - 537 Route 28, Harwich Port, MA 02646

Property Type:	Industrial	Price:	\$349,900
	Manufacturing	Price/SF:	\$26.92/SF
Building Size:	13,000 SF		

Property Description:
 Unique opportunity to own an established retail and manufacturing business that dates back to 1910. The sky is the limit to which an ambitious individual can build this business. Call for details. Financials available to qualified individuals with executed confidentiality agreement. Price includes business and equipment. Inventory will be sold at dollar for dollar.



Multi-use Building - Truro - 408 Route 6, Truro, MA 02666

Property Type:	Retail	Price:	\$449,000
	Free Standing Bldg	Price/SF:	\$326.31/SF
Building Size:	1,376 SF		
Year Built:	1971		

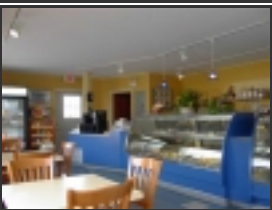
Property Description:
 There's more than meets the eye at this well-maintained mixed use property. In 1997, the present owners extensively and very tastefully remodeled. The results of this significant transformation are impressive - a retail space that is comfortable, inviting and surprisingly spacious. This is absolutely a one of a kind property in move in condition that somehow combines a private setting with a Route 6 address - a perfect match for a buyer looking to explore possible Retail/Commercial/Residential options! The retail space has expansion potential too! The seller is in the process of having plans approved for an additional 800sf with garage.



Marshall Fitness & Health - 216 Orleans Road #D, North Chatham, MA 02650

Property Type:	Special Purpose	Price:	\$49,000
	Special Purpose (Other)	Price/SF:	\$33.11/SF
Building Size:	1,480 SF		
Year Built:	2000		

Property Description:
 Marshall Fitness&Health business for sale in North Chatham, MA. A Turn-Key, profitable operation, in business for five years with an active membership base. The personal training studio has approx 1500 sq ft for multiple activities, with all equipment included in the sale price. Multi-year lease available at a reasonable rate, with sub-contractor relationships for personal training and classes. Owner is willing to train and consult with new owner. Live, work, and stay healthy in this beautiful oceanfront community. Call for financial details.



Phoenecia Cafe - 54 Main Street, Orleans, MA 02653

Property Type:	Retail	Price:	\$80,000
	Restaurant	Price/SF:	\$30.08/SF
Building Size:	2,660 SF		
Year Built:	1946		

Property Description:
 Restaurant approved for 44 seats, located in a prime downtown Orleans location. The Phoenecia Cafe' currently features Mediterranean cuisine in a casual atmosphere with both inside and outside dining. Additional space in the building could offer more formal seating. Open year round, this turnkey operation has done phenomenally well in its first year and is a great opportunity for someone to walk in and expand this already established business. Three year lease with option to renew. \$3150 per month with 5% increase per year. Option to renew for 3 more years in October 2008



Kirby Building - Falmouth Technology Park - 117 Bernard E St. Jean, East Falmouth, MA 02536

Property Type:	Industrial Warehouse	Price:	\$949,000
		Price/SF:	\$105.44/SF
Building Size:	9,000 SF		
Year Built:	1999		
Clear Height:	22 Ft.		
Dock-High Doors:	1		

Property Description:
 Falmouth Technology Park - 9,000 square feet. First floor has 7,000 feet which includes warehouse space located in the back of the building with 22 foot high ceilings; all exterior walls have six inches of insulation. In the front part of the building are four separate offices, a conference room, Two full baths. Additionally the building includes 2,000 square feet of finished space upstairs. Property includes a 11 zone irrigation system and a hardwired Honda generator.



Agape' Bed and Breakfast - 168 Main Street, Yarmouthport, MA 02675

Property Type:	Hotel & Motel Economy/Limited Service	Price:	\$599,000
		Price/SF:	\$148.67/SF
Building Size:	4,029 SF		
Year Built:	1843		

Property Description:
 A wonderful buy in the heart of historic Yarmouthport! The cozy Agape Bed and Breakfast is now available at an unbelievable price. Built by Captain James Crocker in 1843, this Greek Revival home housed his courtroom, and later became the Courthouse Inn. This turn key inn comes with 5 guest rooms, all with private baths, plus expansive owner's quarters comprising 5 bedrooms, two full baths, a large family room, and office. Many upgrades have been done by the present owners including partial roof replacement and expanding the finished space in the home. Great reviews from guests! Call for details and an accompanied showing.



Chatham Seafood House Restaurant - 2175 Main Street, South Chatham, MA 02659

Property Type:	Retail Restaurant	Price:	\$1,095,000
		Price/SF:	\$273.75/SF
Building Size:	4,000 SF		
Year Built:	1960		

Property Description:
 Outstanding business opportunity: The popular Chatham Seafood House Restaurant&Iso-Bar, which has been operating for 28 years. The Restaurant and lounge seats 130 with 4000 sf on the first floor, 1500 sf of storage in the basement. Zoned 'Small Business' offering multiple opportunities for the investor/developer. 2 separate homes available for use as owner's and/or employees quarters for sale separately. Contact agent for details.



Lovells Lane Mixed Use - 167 Lovells Lane, Marstons Mills, MA 02648

Property Type:	Office	Price:	\$549,000
	Office Building	Price/SF:	\$211.81/SF
Building Size:	2,592 SF		
Year Built:	1981		

Property Description:
 One of the most recognized properties at a featured corner at the intersection of Route 149 and Lovell's Lane in Village of Marstons Mills. Ideally situated for office/retail/mixed use. Classic architecture, skylight, second floor loft, 3 restrooms (one with shower). Possible apartment on second floor, four separate entrances. Seller currently replacing roof.



West Dennis Mixed Use Retail - 285 Main St. #3, West Dennis, MA 02670

Property Type:	Retail	Price:	\$340,000
	Street Retail	Price/SF:	\$113.33/SF
Building Size:	3,000 SF		
Year Built:	1930		

Property Description:
 Commercial building suitable for a wide variety of business, professional, retail and commercial uses. Excellent location with high traffic and visibility in the center of West Dennis on Route 28. Can be divided nicely into three separate tenant spaces. Last use was Retail Candle Shop, seamstress Shop and Christmas Gift Shop. Plenty of dry basement area storage. Shares Condo with Victorian Condo dwelling next door. Has .39 acres of exclusive use land with parking for 15 to 20 cars.



Main Street Mercantile Commercial Condo - 3 Main Street #1, North Eastham, MA 02651

Property Type:	Retail	Price:	\$375,000
	Free Standing Bldg	Price/SF:	\$136.41/SF
Building Size:	2,749 SF		
Year Built:	1986		

Property Description:
 This is the most well placed unit in Main Street Mercantile, and offers over 2,700 sq. feet w/ 3 levels offers unique opportunity for retail/office/mixed use. Unit very well maintained, has operated as glass studio and gift shop for many years, great retail history draws customers with ease. Space includes kitchenette, half bath, plumbing for additional bath. Ample space for display, storage and work areas. Check with listing agent as to other uses that may be considered. Sellers will entertain serious inquiries from qualified parties for sale of business additionally.



148-52 Route 6a - 148-152 Route 6a, Orleans, MA 02653

Property Type:	Retail	Price:	\$850,000
	Free Standing Bldg	Price/SF:	\$184.78/SF
Building Size:	4,600 SF		
Year Built:	1940		

Property Description:
 Unique Property, Perfect For Your Project, Could Include Mixed Use Possibilities. High Potential, High Visibility, Easy Access, General Business Location. Three Curb Cuts, 236' Of Frontage On Route 6a, 3.94 Acres.



Captain Farris House - 308 Old Main Street, Yarmouth, MA 02664

Property Type:	Hotel & Motel	Price:	\$2,295,000
	Economy/Limited Service	Price/SF:	\$251.92/SF
Building Size:	9,110 SF		
Year Built:	1845		

Property Description:
 This elegant sea captain's home, c. 1845, has been completely restored to its former glory and is currently operating as a very successful 10-room bed and breakfast inn. Listed on the National Register of Historic Places. The main building has six large guest rooms and two suites (all with private bath), dining room, parlor, library, gourmet kitchen, and center courtyard with glass roof. Attached to the main building is a private owners' residence, added in 2001. The main floor has living room, dining room, and gourmet kitchen. Upstairs are two large bedrooms, with private baths. The adjacent carriage house has a two-bedroom suite on the main floor, and a honeymoon suite up with deck. This is a truly spectacular one-of-a-kind TURNKEY property, complete with 20-seat restaurant license.



2370 Route 6 - Wellfleet, MA 02667

Property Type:	Hotel & Motel	Price:	\$375,000
	Economy/Limited Service	Price/SF:	\$344.04/SF
Building Size:	1,090 SF		
Year Built:	1991		

Property Description:
 Zoned Commercial 2 and located on Route 6 across from Wellfleet Post Office. Contact listing agent and explore the many possible uses for this unique property - Bed & Breakfast, Home Occupation, etc. Built in 1991, this impeccably maintained building features wide pine floors, exposed beams, open first floor living, gas stove and easy access to front or back decks. Current owners use finished basement as second bedroom/office. 3 Bedroom Title V septic offers expansion potential. Close to town, beaches and National Seashore. Warranty too!!



Falmouth Gas Station & Convenience Store - Falmouth, Falmouth, MA 02540

Property Type:	Retail	Price:	\$50,000
	Service/Gas Station	Price/SF:	\$41.67/SF
Building Size:	1,200 SF		
Year Built:	1950		

Property Description:
 Well Established gas station with 2 pumps in a highly visible location. This gas station is well-known in Falmouth, and has outstanding income figures. Low overhead cost, and equipment is included with sale. Convenience store has 1200 sf of selling space, plus refrigerators and a freezer. Possibilities for store expansion exist, as well as possible space for used car sales. Sales figures are approximately \$50,000 after expenses for store, \$60,000 commission from brand supplier, and 800,000 gallons gas sales. Contact broker for more information. Note: a \$20,000 deposit is required with gas supplier.



Beechcroft Inn & Tea Room/restaurant - 1360 Main Street, Brewster, MA 02631

Property Type:	Hotel & Motel	Price:	\$1,050,000
	Economy/Limited Service	Price/SF:	\$250.00/SF
Building Size:	4,200 SF		
Year Built:	1840		

Property Description:
 Charming circa 1840 Ten room country inn and authentic English Tea room built on a hill on Rte 6a in Brewster. Lovely landscaped grounds with plenty of privacy on 1.4 acres. Commercial/ Professional kitchen fully equipped and furnished with expensive China. This property has extraordinary upside potential. Restaurant and Inn have been extremely underutilized. The strong possibility of a full liquor license that once existed and additional exposure to increase occupancy will create extraordinary upside. Occupancy has been less than 10% at the Inn in an area where occupancy averages 35% to 48%.



7 Champlain Rd - Chatham, MA 02633

Property Type:	Special Purpose	Price:	\$2,200,000
	Marina	Price/SF:	\$800.00/SF
Building Size:	2,750 SF		
Year Built:	1996		

Property Description:
 Once In A Lifetime Offering. A Property Like This Would Be Hard To Duplicate. 130' X 25' Pier With 10 X 20 Float And Aluminum Gangway. One Story Wood Frame Building With 2 Overhead Doors On The Pier. Boat House/Commercial Use Building Is Heavy Framed/3 Inch Planked Deck, Plumbed For 12,000 Gpm Salt Water/Drainage, Three Phase Electric, 2 Overhead Doors, Gas Available, 6-10 Parking Spaces On .21 Acre Lot.Chapter 91 License And Permit For Water Tours.



49 Wilfin Rd. - 49 Wilfin Rd, South Yarmouth, MA 02664

Property Type:	Multifamily Duplex/Triplex/Fourplex	Price:	\$399,000
No. Units:	2	Price/Unit:	\$199,500
Building Size:	1,296 SF	Occupancy:	50%
Year Built:	1969		

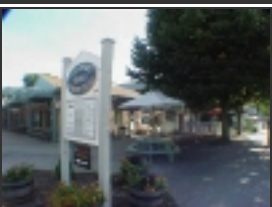
Property Description:
 Very nice 2 family home 4/10ths of a mile from popular ocean beach area. Smaller unit currently rented year round. New Harvey windows in main unit and 1 in the front of smaller unit. 3 season room with sliders to deck. Lots of built in bookcases. Main unit has a staircase up to plentiful, fully insulated, unfinished attic space. Great property for year round or summer use. Great Curb Appeal



Variety Store - Chatham - 2447 Route 28 RT, Chatham, MA 02633

Property Type:	Retail Street Retail	Price:	\$150,000
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Property Description:
 Well-established Variety Store With Full Deli, Beer And Wine Sales, Walk-in Cooler And Other Ample Refrigeration, Offers Take-out Meals To Strong Customer Base, Easy Access From Route 28 Near Post Office, Double Basement Provides Extensive, Dry Storage. Price Includes All Equipment And Beer And Wine License (Subject To New Owner's Ability To Qualify). Inventory To Be Sold Separately At Cost. No Inquiries To Be Made Of Owner/Employee Unless Listing Agent Present. Financial Information And Copy Of Lease Provided Upon Signing Of Non-disclosure And Confidentiality Agreement.



Hyannis Oaks Condo - 571 Main Street #D-12, Hyannis, MA 02601

Property Type:	Retail Street Retail	Price:	\$169,000
Building Size:	550 SF	Price/SF:	\$307.27/SF

Property Description:
 Choice space ideal for retail right on Main Street in Hyannis. Unit in outstanding condition with A/C, private bath, storage room, office alcove. Unit owner will be relocating cellular and gift sales business to another location after sale



87 Center Street - South Dennis, MA 02660

Property Type:	Multifamily Duplex/Triplex/Fourplex	Price:	\$334,900
No. Units:	2	Price/Unit:	\$167,450
Building Size:	800 SF	Occupancy:	50%
Year Built:	1970		

Property Description:
Town House duplex in great condition with good size rooms. Two bedrooms, 1.5 baths each side. Eat in kitchen. One side empty and totally redone with tile floors in kitchen and both baths. New berber carpet throughout remaining rooms. Other side also empty, freshly painted. (Approx. 800 sq.ft. each side.) Full basement each side. New vinyl windows and doors.



209 Main Street - Orleans, MA 02653

Property Type:	Retail Retail (Other)	Price:	\$625,000
Building Size:	1,496 SF	Price/SF:	\$417.78/SF
Year Built:	1855		

Property Description:
Zoned Rural Business with a 700+ sqft. commercial space plus a two bedroom townhouse apartment. Additional barn creates an array of possibilities for investors or users. Completely renovated in 1990. New electric, new plumbing, insulation, roof. Individual electric, heat and water for the two spaces. Air conditioning for the commercial space.



Rock Spray Nursery - 41 Holsbery Road, Truro, MA 02666

Property Type:	Agricultural Agricultural	Price:	\$1,950,000
Lot Size:	3.00 Acres	Price/Acre:	\$650,000.00

Property Description:
Three acre heath and heather farm on three acres in the Cape Cod National Seashore Park. Business and real estate with a twenty five year reputation as a premier grower. Well established mail order and internet sales. 25,000 square feet of covered growing area, state-of-the-art equipment, office, and packing barn, three wells and room for expansion. Two bedroom house with detached studio, horse barns with large coral, and adjacent riding trails. This property offers a horticulturalist's and equestrian's dream.