

OFFERING MEMORANDUM

Retail/Office Space Available



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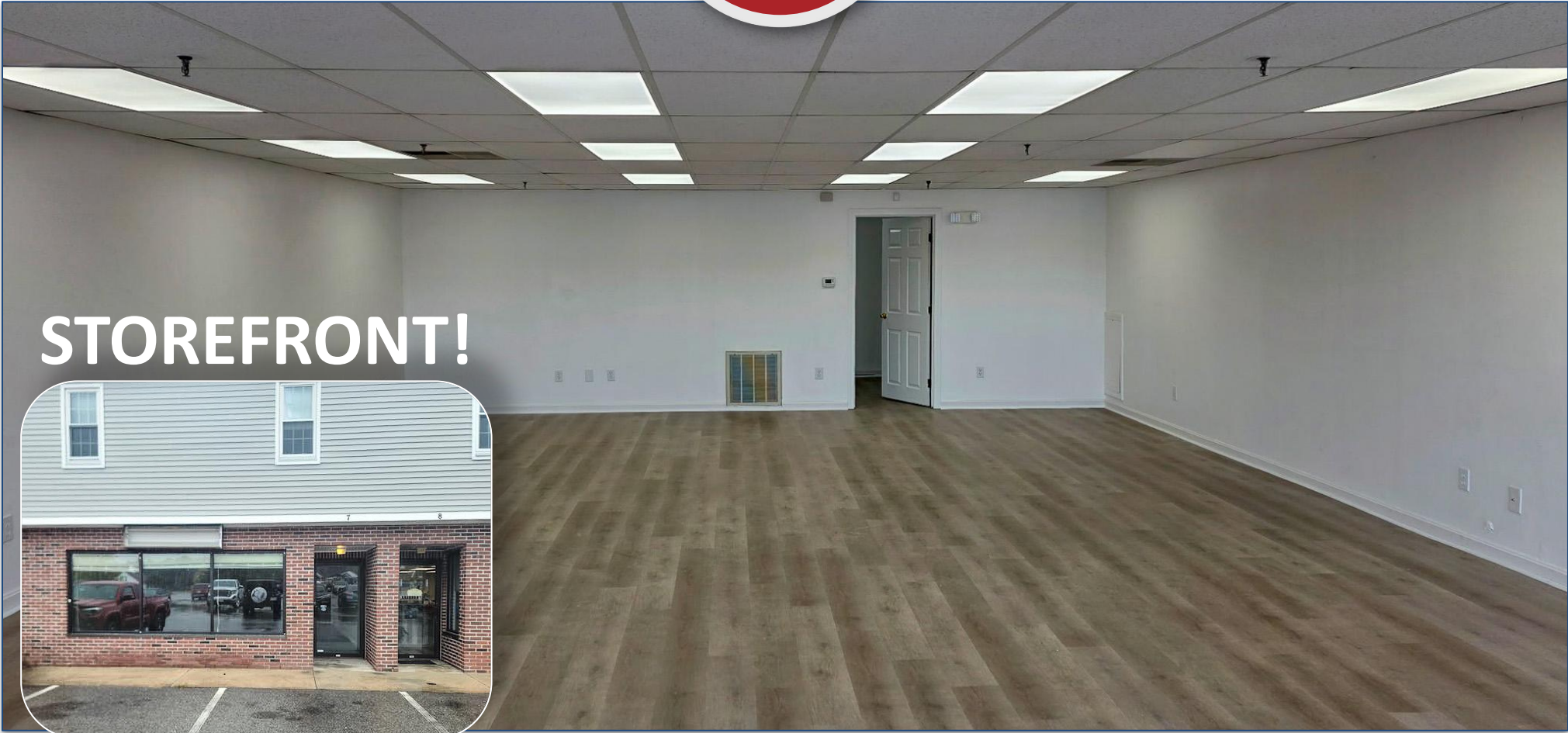
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Commercial Realty Advisors, Inc.

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STOREFRONT!

4 BARLOWS LANDING, U-7

FOR LEASE

AREA

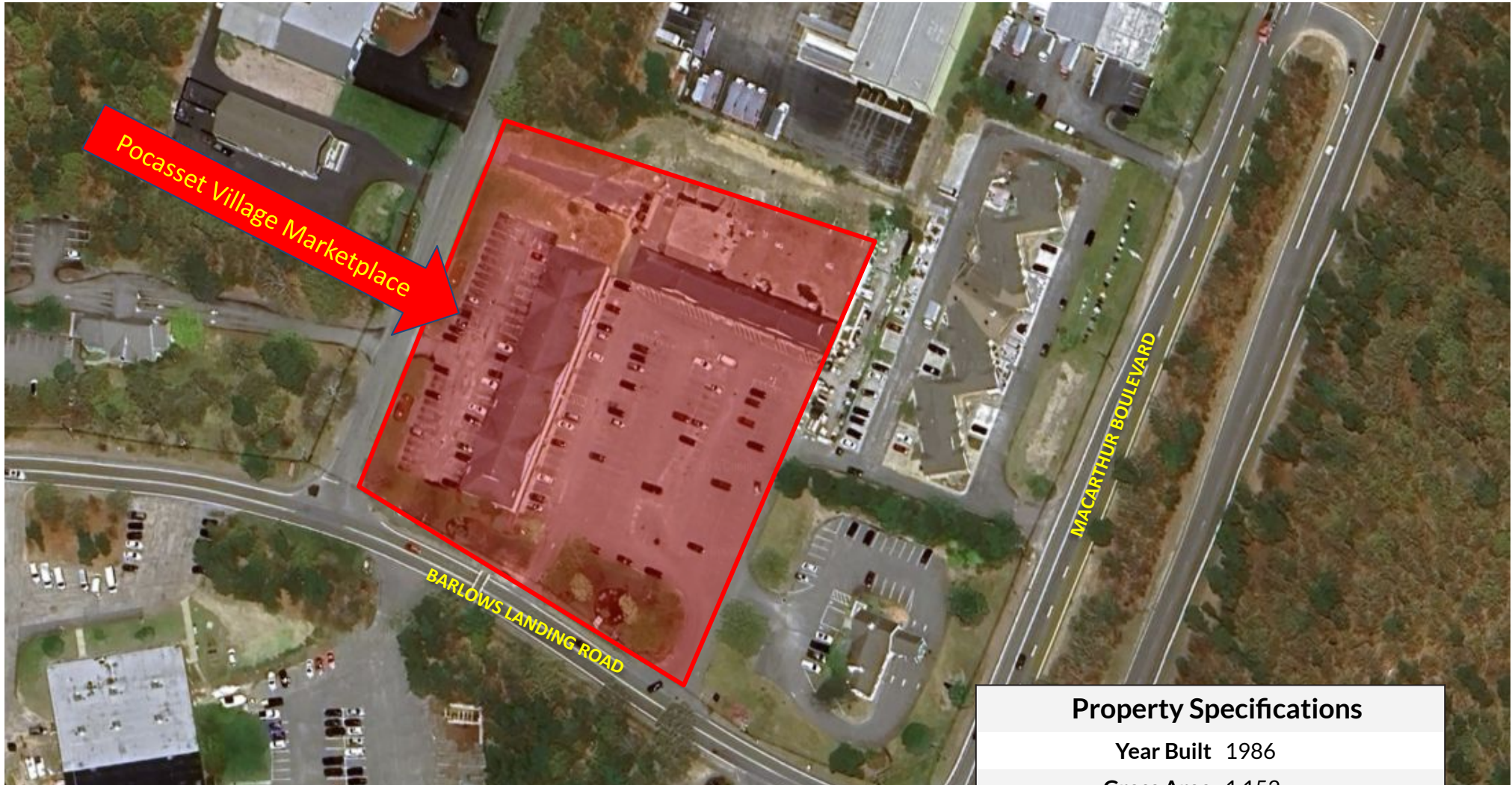
POCASSET, MA

**\$1,600/MONTH
N-N-N**

± 1,152 SF

PROPERTY LOCATION

4 Barlow's Landing Road, Unit 7, Pocasset, MA



This bright and well-lit **1,152 sq. ft. retail/office space** is located at Unit 7, 4 Barlow's Landing Road, Pocasset, MA. Situated just off the heavily traveled MacArthur Boulevard and close to the Bourne Bridge, the location offers excellent accessibility to key routes, including Routes 28, 6, and 3.

Zoned **Business 2 (B2)**, this space is ideal for retail or office use, offering excellent visibility and accessibility in a busy and well-connected location.

Property Specifications

Year Built 1986

Gross Area 1,152

Stories 1

Style Retail Condo

Parcel ID 39.0-225-7

Parcel ID 343/014/

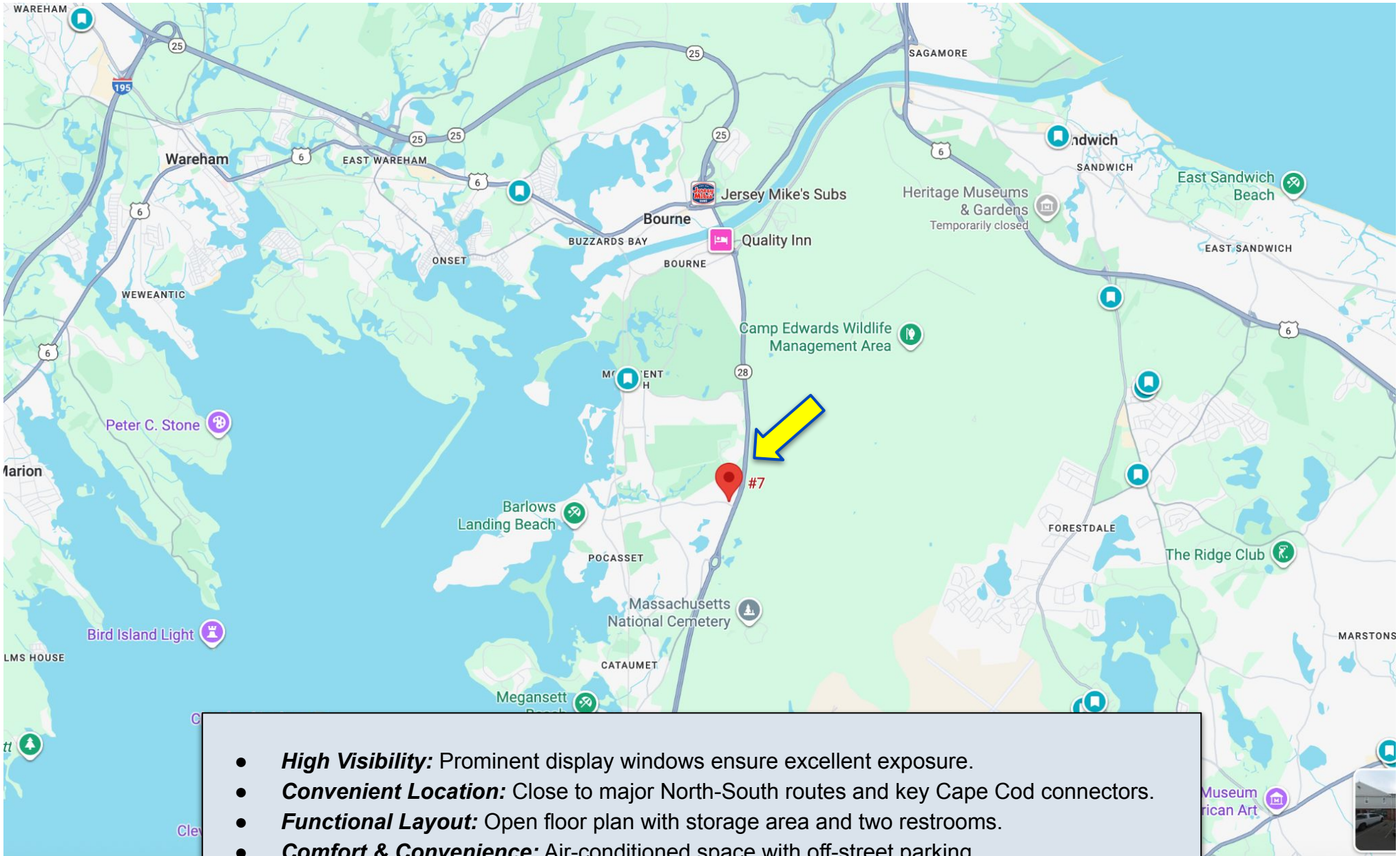
Zoning B2

Taxes \$1,000+/- per year

Fees \$247.50 per month

PROPERTY LOCATION

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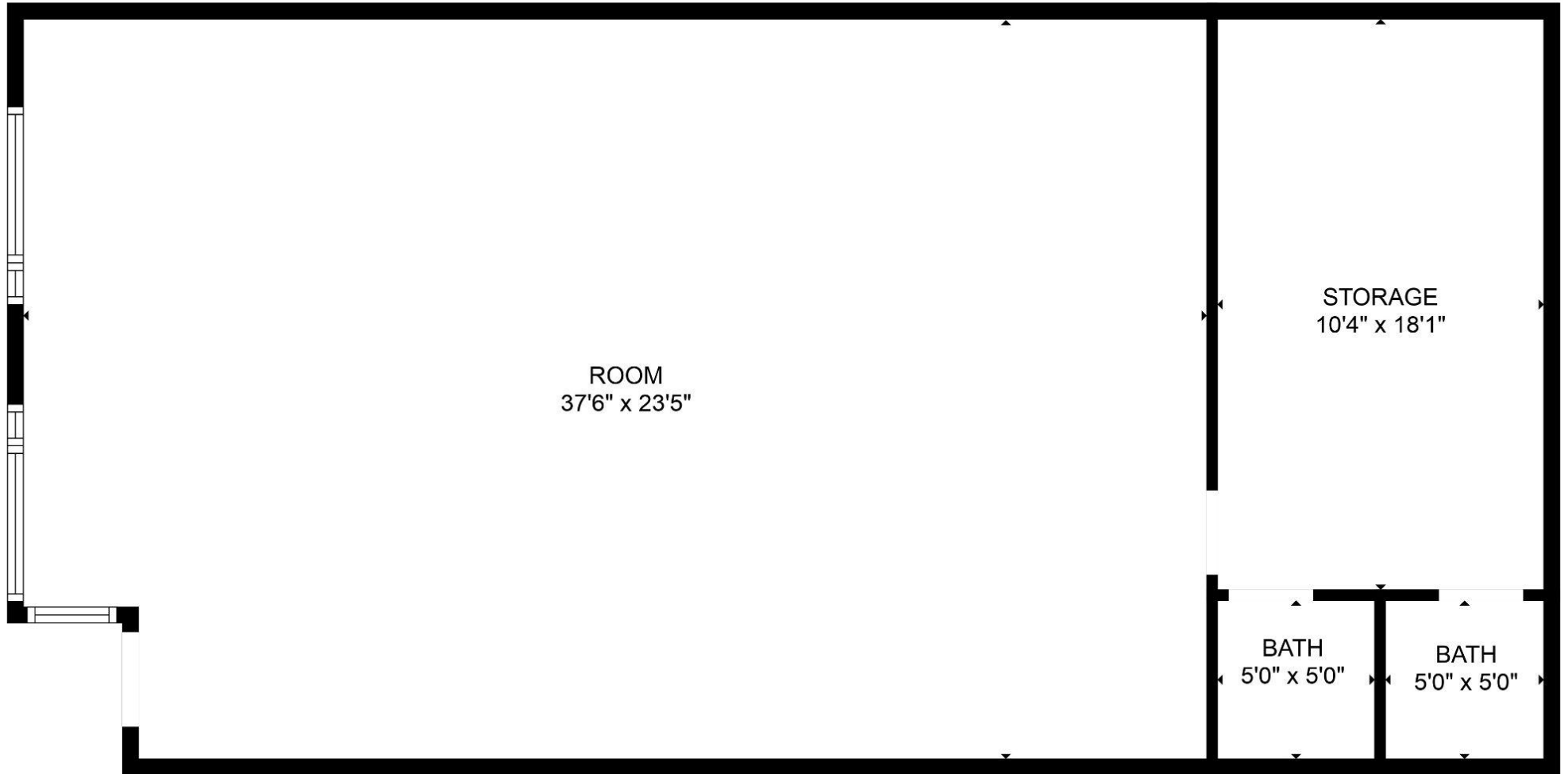


- **High Visibility:** Prominent display windows ensure excellent exposure.
- **Convenient Location:** Close to major North-South routes and key Cape Cod connectors.
- **Functional Layout:** Open floor plan with storage area and two restrooms.
- **Comfort & Convenience:** Air-conditioned space with off-street parking.
- **Strong Traffic:** High daily traffic counts, with peak volumes during summer.

INTERIOR PICTURES

4 Barlow's Landing Road, Unit 7, Pocasset, MA





ESTIMATED AREAS

GLA FLOOR 1: 0 sq. ft EXCLUDED AREAS 1182 sq. ft
Total GLA 0 sq. ft, total area 1182 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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