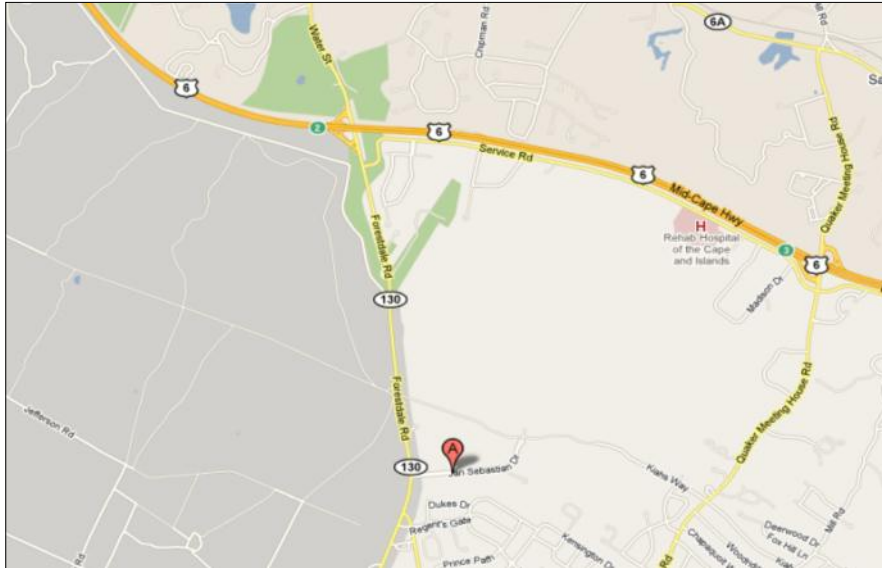


INDUSTRIAL BUSINESS BAY FOR SALE

11 JAN SEBASTIAN DRIVE, UNIT 1, SANDWICH, MA



ASKING: \$199,900

PROPERTY HIGHLIGHTS:

- 2,000 +/- sq ft, Approximately 1,000 sq ft shop space and 1,000 sq ft office space
- Condo Fees approximately \$160/quarter
- RE Taxes: \$1,694 (2011)
- Private septic, natural gas on site (avg.: \$145/month), elec-

tric (avg.: \$110/month)

- Approximately 4-5 parking spaces; 2 in front and 2-3 (depending on size of vehicles) against grassy area.
- Approximately one mile from Route 6
- Five minutes from the Sagamore Bridge
- Easy access to lighted intersection at Route 130

For more information about this opportunity contact:

Kevin Pepe

508.862.9000 Ext. 105
Mobile: 508.962.5022
kpepe@comrealty.net

Commercial
Realty Advisors
www.comrealty.net

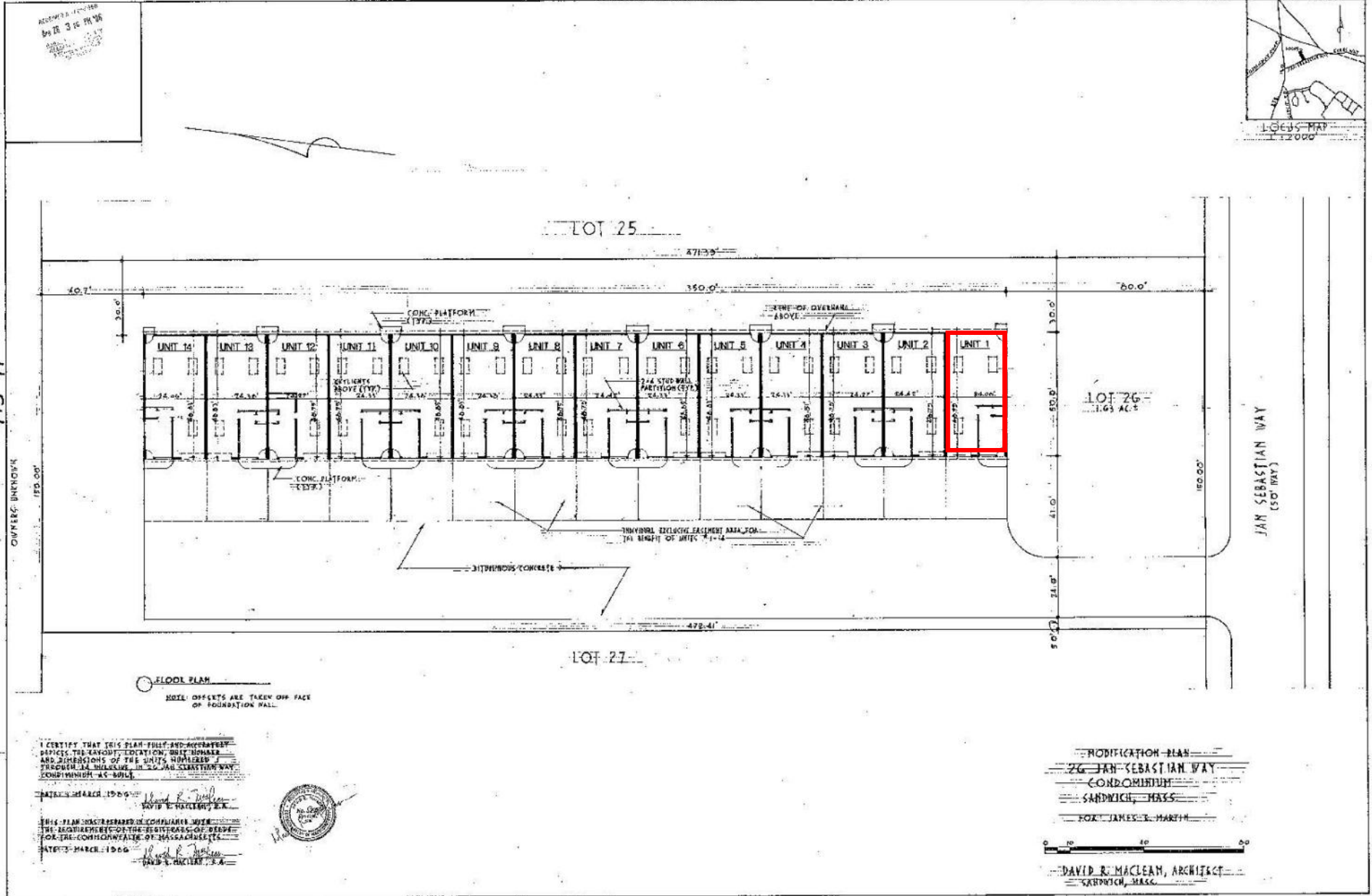
Commercial Realty Advisors, Inc.
Real Estate Investment Brokerage Company

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11 JAN SEBASTIAN DRIVE, UNIT 5, SANDWICH, MA

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