

# 14,400 SQ. FT. INDUSTRIAL BUILDING FOR SALE

## 37-47 HUNTINGTON AVENUE, SOUTH YARMOUTH, MA



Asking: \$1,350,000

- Easy access to Mid-Cape Hwy.
- 0.65 Acre Parcel
- Just off White's Path (Exit 8)
- 18 foot ceilings
- 300'x48' Steel Frame
- Offered at "8 .5 CAP"
- 14,400 Sq. Ft Warehouse
- Stop & Shop, CVS, Services nearby
- 6 Bay Doors

Commercial  
**Realty Advisors**  
[www.comrealty.net](http://www.comrealty.net)

**Tom Sullivan**  
**Commercial Realty Advisors, Inc.**  
Real Estate Investment Brokerage Company

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**45 Huntington Drive  
Pro-forma  
Income**

<b>Unit</b>	<b>Tenant</b>	<b>SF</b>	<b>Monthly</b>	<b>Yearly</b>	
1&2	Bimbo Bakery	6,000	\$ 4,987	\$ 59,844.00	\$ 59,844.00
3	Conroy LLC	990	\$ 800	Vacant	(\$ 9,600.00)
4	Enright Construction	1,900	\$1 ,650	\$ 19,200.00	\$ 19,200.00
5	Enright Construction	990	\$ 900	\$ 9,000.00	\$ 9,000.00
6	Baltic Construction	990	\$ 750	\$ 9,600.00	\$ 9,600.00
7	Quantum	1,900	\$ 1,180	\$ 14,160.00	\$ 14,160.00
8	Arborvite	1,900	\$ 1,100	\$ 13,200.00	\$ 13,200.00
		14,670	\$ 11367	\$ 125,004.00	\$ 134,604.00

**Expenses**

Taxes	\$ 6,054.00
Insurance	\$ 6,028.00
Repairs & Landscaping	\$ 1,000.00
Supplies	\$ 500.00
Advertising	\$ 1,500.00
Rental Commissions	\$ 1,000.00

	\$ 16,082.00		
<b>NOI</b>		<b>\$ 101,762.00</b>	<b>\$ 111,362.00</b>