



## FOR SALE: 140 ROUTE 6A, ORLEANS



### *Former Service Station on Half Acre+ Lot*

#### Location:

- ◇ 140 Route 6A: In between Midas Muffler and the Orleans Marketplace.
- ◇ Curb Cuts: Currently there are two curb cuts on Route 6A, including one that is a shared entrance with the Orleans Marketplace.
- ◇ Less than one mile from the Mid-Cape Highway

#### **Businesses in the adjacent Orleans Marketplace include**

- ◇ Staples
- ◇ Dunkin' Donuts
- ◇ Walgreens
- ◇ Crane Appliance
- ◇ Cape Cod Healthcare

Lot size -23,958 sq. ft. Building size - 1,496 sq. ft. Year built -1962

Buyers should carefully review the Orleans Zoning By-laws. Zoning is Limited Business. Most uses require Board of Appeals approval. Other uses, include 'filling station or garage' and 'vehicle sales' are not allowed. Gas tanks and pumps were removed in 1995.

### ASKING \$850,000

**Exclusively Listed by Ali Maloney- AMG Realty**

**Bus: 508.362.3323**

**Cell: 774.836.0347**

**aamaloney@comcast.net**

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The top photo is from Google Earth. The lower photo is from the town of Orleans GIS. Lines and locations shown are approximate and inexact.

# 140 ROUTE 6A, ORLEANS



**Prime location with excellent visibility on Route 6A  
Ideal redevelopment site, less than a mile off of the Mid-Cape Highway, Exit 89, formerly  
Exit 12. Town of Orleans requires Board of Appeals approval for most uses.**



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