



For Lease -150 Route 28, West Dennis



Retail Space at Bass River Marina

3 First Floor Spaces Available-

- ◇ **Unit 1** –522 sq. ft.
\$957 per month NNN
- ◇ **Unit 2** –1,580 sq. ft.
\$2,106.67 per month NNN
- ◇ **Unit 3** –522 sq. ft.
\$957 per month NNN

Features:

- ◇ Completely renovated building, overlooking Bass River Marina and Horsefoot Cove.
- ◇ Brand new inside and out
- ◇ All space is ADA compliant. Each unit will have private bathroom(s) as required.
- ◇ Separately metered for utilities

Three Brand New Retail Spaces Offered.

AMG is offering these retail spaces to businesses compatible with the marina complex. In particular, AMG is seeking the following types of businesses for this location—a food market, providing food and drinks to boaters and drive-by consumers, fishing shop, selling rods, supplies and tackle, and apparel geared towards boating and the waters.

ASKING \$957 - \$2,067 per month NNN

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

Cell: 774.836.0347

aamaloney@comcast.net

The information contained herein is believed to be accurate, and has been derived from sources deemed reliable. The providers of this package expressly disclaim any and all liability, express or implied for any information, representations, projections, contained herein, or for any omissions from the document, including, but not limited to all other forms of documentation that may be communicated to any party during the course of evaluating this transaction.

150 Route 6A, West Dennis



The property at 160 Route 28 (aka Main Street) in West Dennis is just east of the Bass River Bridge, and is easily accessible by both Exits 74(8), Station Avenue/ Union Street, and 77A(9A), Route 134.

The space available is in a completely remodeled building with frontage on Route 28, within the Bass River Marina Complex on Horsefoot Cove. The Bass River Marina has 160 seasonal wet slips & 120+ dry rack spaces, in/ out.

In addition to spring commission and storage of boats, the marina offers boats for sale, and has a full service and parts department. Also on the property are two restaurants, the Summer Shanty and Sundancers. The property is home to many charter businesses as well as kayak rentals.

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

Cell: 774.836.0347

aamaloney@comcast.net

150 Route 28 - Bass River Marina Retail Space



AMG

