



1170 MAIN STREET, UNIT 1, WEST BARNSTABLE



First Floor Office Condominium For Sale

Size and Layout:

- ◇ **Post and Beam:** This is a post and beam building; the ceilings are exposed beams.
- ◇ **Front to back:** The condo has entrances both from the front and the back
- ◇ **HVAC:** Heat/ AC by high efficiency heat pump system New unit to be installed prior to closing.

Features:

- ◇ Paved parking in front & large lot in rear.
- ◇ Generous signage
- ◇ 518 sq. ft. including 2 private bathrooms
- ◇ Private water and septic

First floor condominium located in the Bridge Creek Professional Office Building on Route 6A in West Barnstable., diagonally across the street from the Cooperative Bank of Cape Cod and the U.S. Post Office. Easy access to highway, 2-3 minutes to both Exit 65(5) and 68(6). Five minutes to Hyannis. Low condo fees (\$150/ month+/-). Well maintained property.

ASKING \$200,000

Exclusively Listed by Ali Maloney- AMG Realty

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87 MAIN STREET, DENNIS PORT



Above– Large, open room with three windows along one side, and two in front.



Above- Standing in the front office. To the right, straight ahead, is the door to the front foyer. Middle is the closet door. Left, the glass panel door, goes to the wide open room and the two bathrooms.

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Top— Rear entrances to the units from the parking lot; the walkway was recently rebuilt. Exterior lighting is on a timer.

Bottom— Sign on Route 6A.



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Current layout provides for a small office in the front, a large office in the back and two private bathrooms. Layout may be reconfigured.

This is a character-rich Post and Beam building with exposed ceilings, lots of natural light and track lighting.

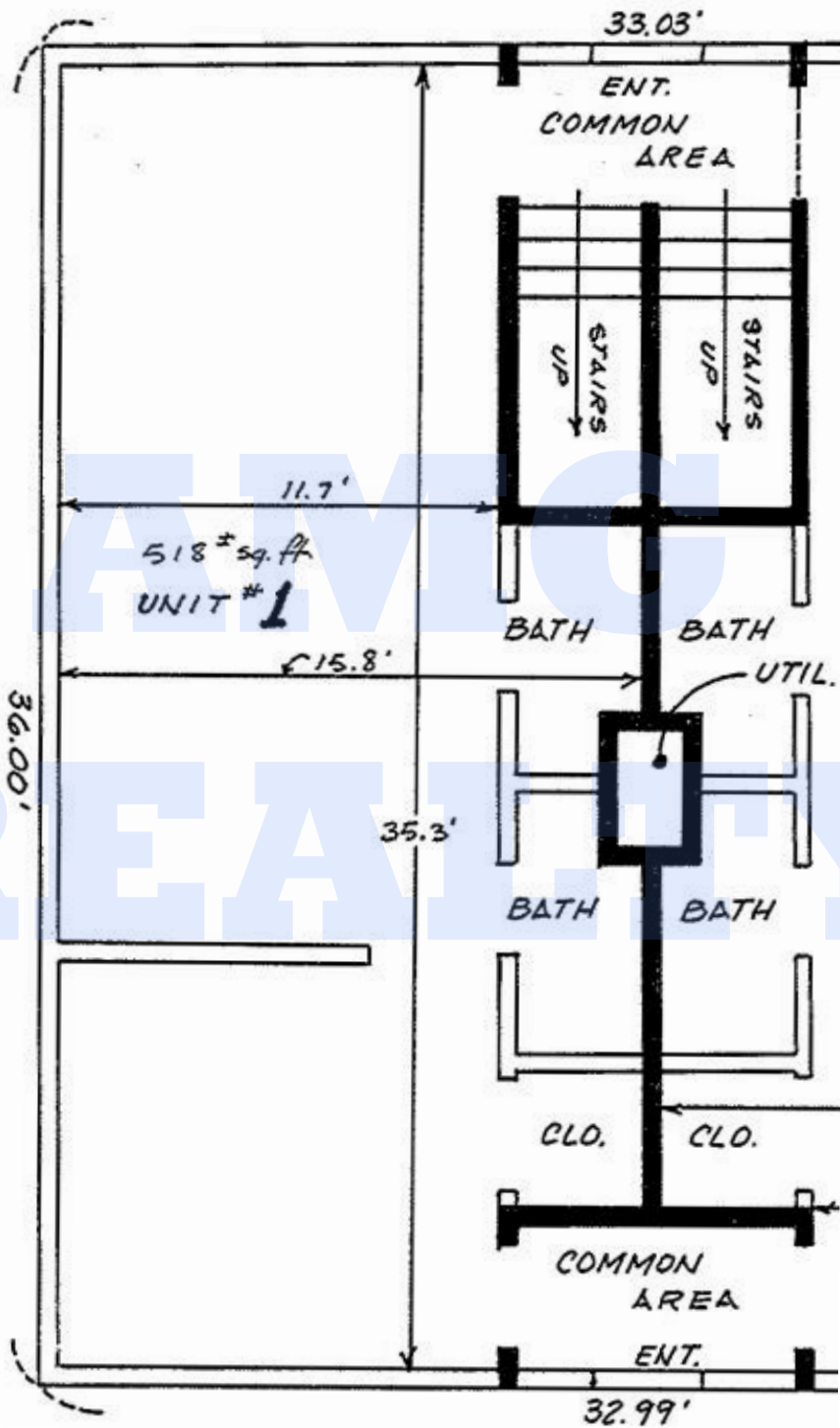
Heat/ AC is separately metered. Property owner is replacing the heat pump system prior to sale.

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Measurements are approximate. Not to scale.



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