



109 ROUTE 28, WEST DENNIS



Unit 4 measures 1,555 sq. ft. and features

- ◇ Center unit under the windmill.
- ◇ Large open room with windows front.
- ◇ Several small storage areas
- ◇ Dedicated bathroom
- ◇ Bright and light with plenty of windows and overhead lighting.

Features:

- ◇ Visibility
- ◇ Signage on Building & Sign
- ◇ Ample parking
- ◇ Covered walkway in the front w/ ramp
- ◇ Separately metered utilities
- ◇ NNN is estimated at \$3.83 psf

The Windmill Plaza, located at 109 Main Street (aka Route 28) in West Dennis, is across the street from the Bass River Marina. It is about 1/2 mile from the Yarmouth town line.

Opportunity for a commercial space at a reasonable price. Good parking and visibility.

Easily recognizable building.

Asking \$1,945 per month (\$15 psf) NNN

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

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109 ROUTE 28 (MAIN STREET), #4, WEST DENNIS



Large windows and a glass doors in the front, under the windmill, provide for plenty of natural light. Private bathroom. Ample parking front and side. New management- Many improvements to property recently completed and underway.

109 ROUTE 28 (MAIN STREET), WEST DENNIS



AMG

**Diagonally across the street from kayak rentals, and the Bass River Marina,
and a public way to water.**

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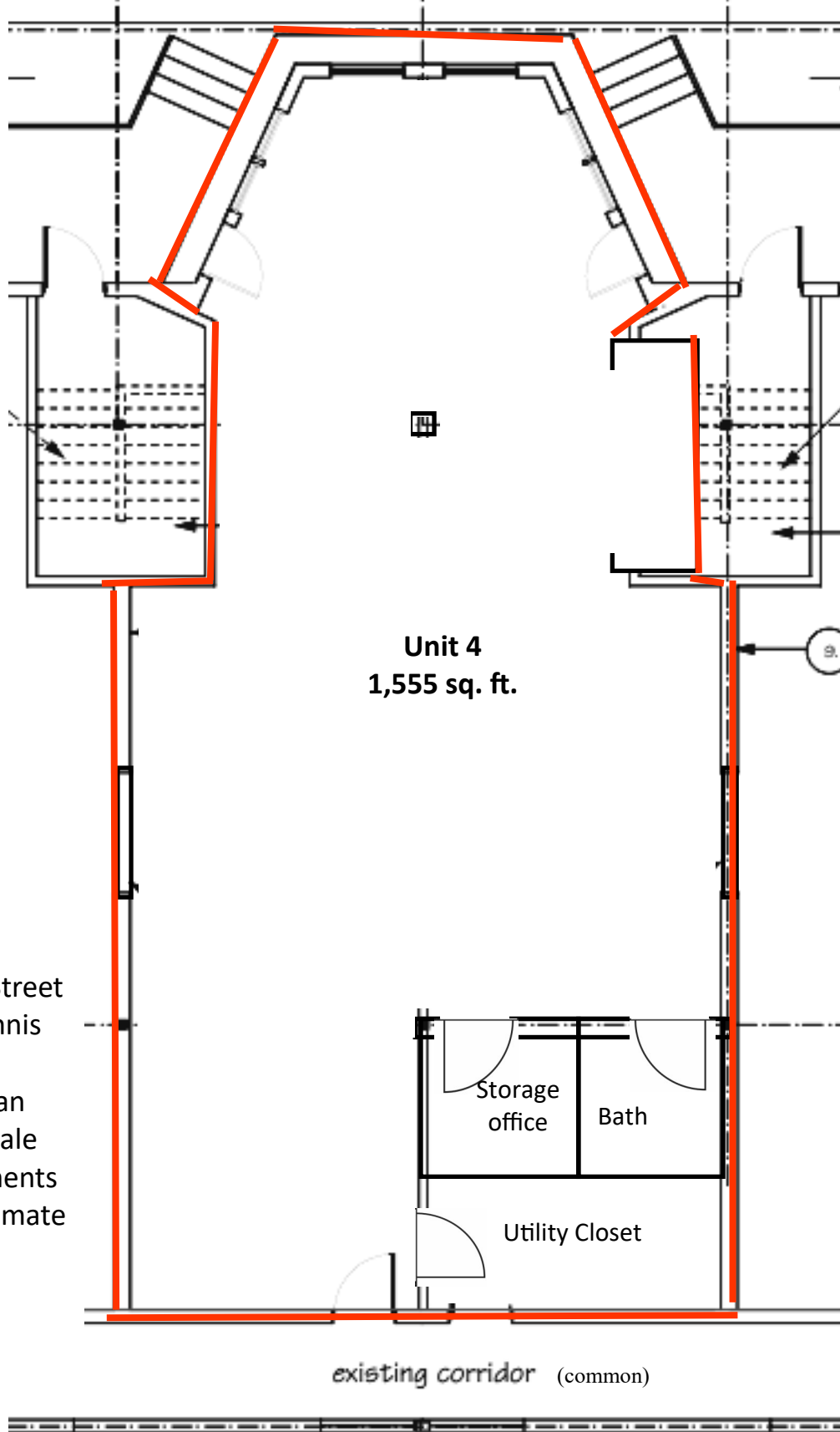
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Front- Covered walkway, windmill and parking



109 Main Street
West Dennis
Unit 4
Floor Plan
Not to scale
Measurements
are approximate