4 Crane Circle - Unit 1 - Bourne/Cataumet, MA

1,375± SF Industrial Bay Condominium
Crane Circle Commercial Business Park
Potential Income Revenue Property or Owner/User

For Sale at $340,000

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Falmouth

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Property Details

* **1,375± SF Industrial Commercial Condominium For Sale**
* **Professional Office Buildout - Upper Level Storage**
* **Overhead Door in Unit - Can be Re-Utilized**
* **Property offers an Investment opportunity - or can also be purchased by an end user**
* **MassDOT Traffic Counts on Rte 28A in 2025 - 14,590/Vehicles/Day**
* **Zoned B2 - Business 2**
* **Signage on Route 28A**
* **On-Site Parking - 2 Spaces Included**
* **Heated with 100% AC**
* **Originally Built in 2008**
* **Condo Fees - $200/Month**

Offered For Sale - $340,000

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Neighborhood

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Satellite

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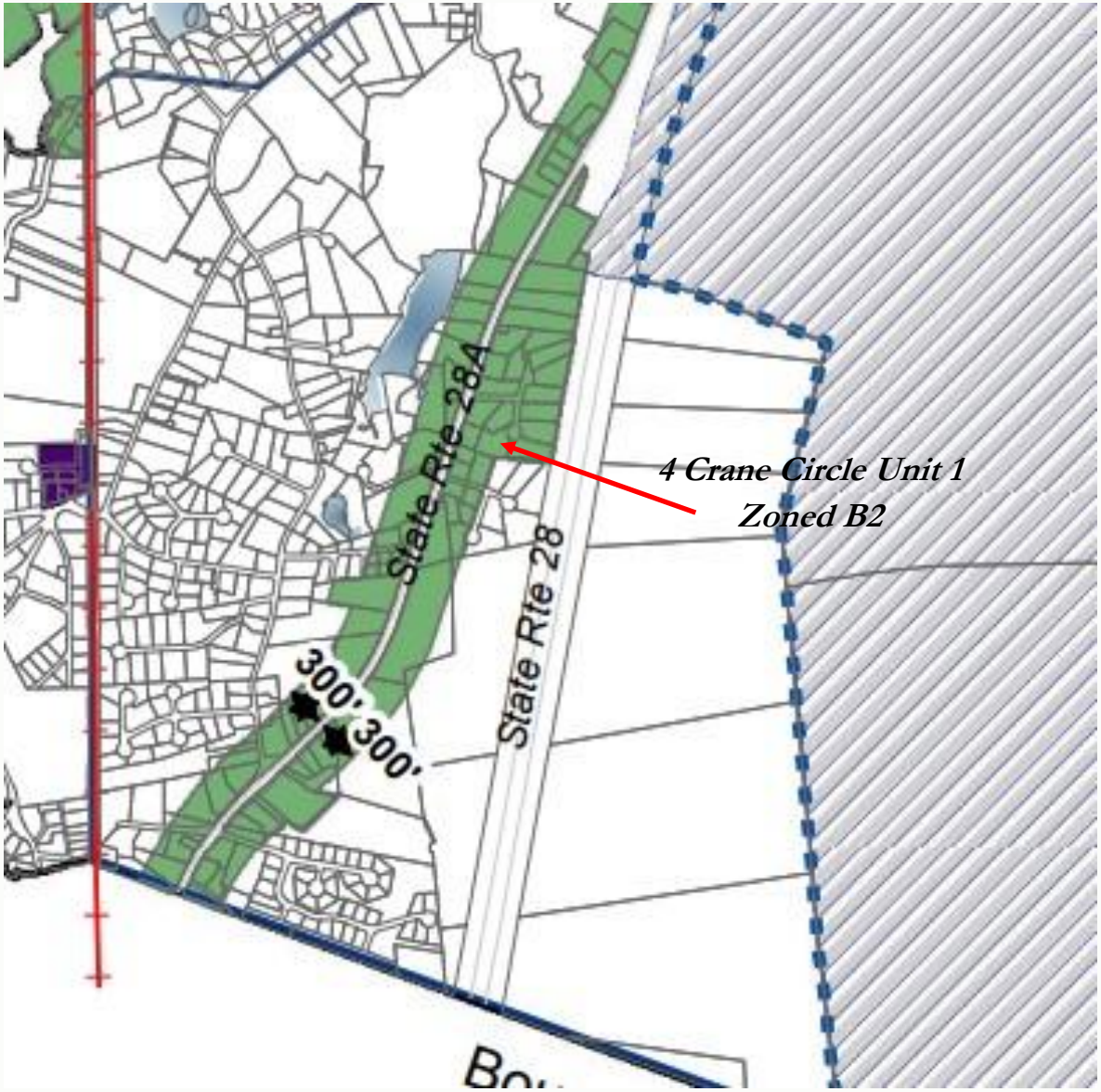

Zoning - B2 - Business 2 District

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Area Description

The Location

Cataumet is a small Upper Cape village in the town of Bourne and strategically located along scenic Route 28A. Positioned within the well-established Crane Circle commercial business park, Unit 1 at 4 Crane Circle offers a versatile commercial condominium ideal for office, light industrial, warehouse, showroom, or service-oriented businesses. The property provides excellent accessibility to Route 28, Route 25, Route 495, and the Bourne Bridge, placing it at the gateway to Cape Cod with convenient access to both on-Cape and off-Cape markets.

The Building

The unit features flexible interior space that can accommodate a variety of commercial uses, including an existing overhead door in unit which can be re-utilized, ample parking with two assigned, professional surroundings, and efficient logistics for employees, clients, and deliveries. Its strategic location within Bourne's primary commercial corridor offers businesses exceptional regional connectivity while benefiting from area's established mix of professional, industrial, and trade-related enterprises. Public records identify the property within Bourne's B-2 Business zoning district, supporting a wide range of commercial uses. Currently, there is a long term tenant in place - property offers an investment opportunity or can also be purchased by an end user.

4 Crane Circle, Unit 1

A rare opportunity to own an end unit industrial condominium in one of Cape Cod's most sought-after villages. Positioned just off Route 28A with excellent visibility and easy access to Route 28 and Route 151, this property puts a business minutes from the Bourne Bridge, the Cape Cod Canal, and the full reach of the Upper Cape allowing efficient connectivity to both on-Cape and off-Cape destinations.

Offered For Sale - $340,000

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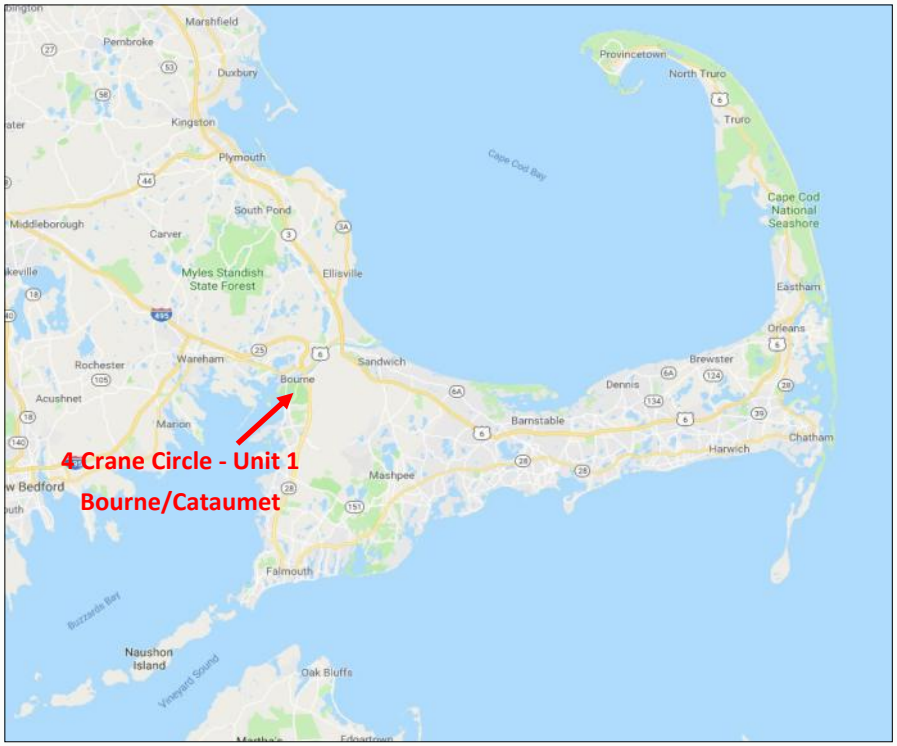
4 Crane Circle - Unit 1

Bourne, MA

This is a 1,375± SF Industrial Use Commercial Condominium Building located at 4 Crane Circle, Unit 1, in Bourne, MA and is in the heart of the Cataumet Business Corridor. This Industrial building has a professional office layout with Upper Level storage and existing overhead door which can be re-utilized. This is an extremely heavily traveled year round retail/industrial/professional area.

Complimentary businesses are located in the immediate neighborhood.



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