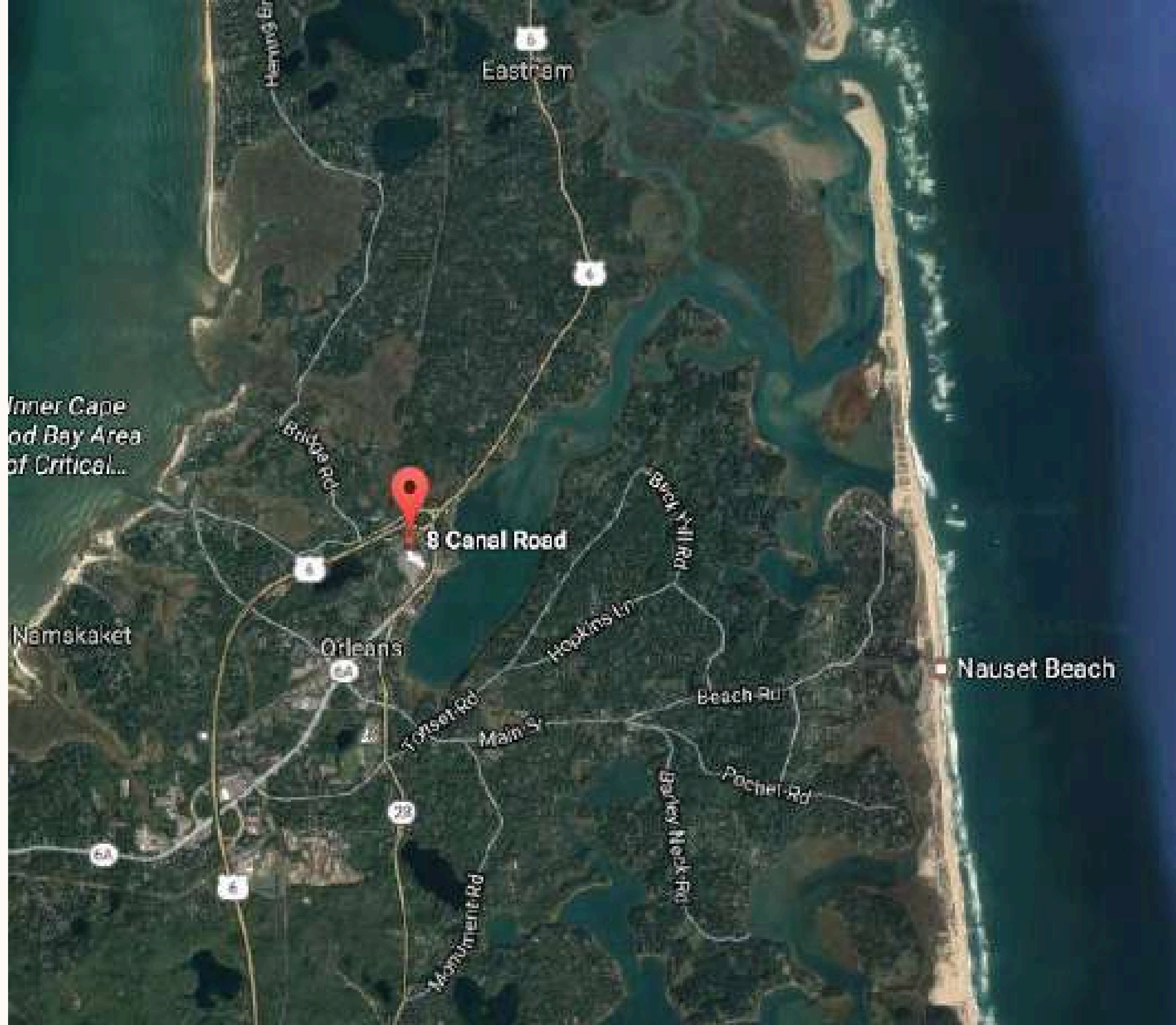




8 Canal Road Orleans MA

**Prime Location for Retail,
Dining, or Rest Stop Development**

Richard Catania
Commercial and Residential Realtor
rcatania@therealtyadvisory.com
508-367-1898



EXECUTIVE SUMMARY

8 Canal Road, Orleans, MA 02653

2 LOTS FOR SALE | LOT SIZE: 112,291 SF/2.58 ACRES

ZONING: Commercial/Industrial with Permit

- Just off the Orleans Rotary after Rt 6 (Mid Cape Highway ends)
- Includes 2,700 SF Existing Restaurant Building
- Half mile to beach
- Just off RT 6 to All major points
- Marina, shopping and bike path all Nearby
- Zoned BL 1
- Potential for Sign Visibility from Rotary
- Ideal for Possible convenience store for travelers
- Halfway point for travelers to Provincetown and Points in Chatham.

EXECUTIVE SUMMARY

Prime Commercial and Industrial Development Opportunity

8 Canal Road, Orleans, MA 02653

This offering presents a rare chance to acquire two commercial lots in one of Cape Cod's most affluent and highly trafficked towns. Located just half a mile from the beach and minutes from a major highway, marina, shopping, and the Cape Cod Rail Trail, the property benefits from unmatched visibility and accessibility.

The site is ideally positioned for retail, restaurant, or rest stop development, catering to both the strong year-round community and the vibrant seasonal tourism market. With its zoning flexibility, in-town location, and proximity to popular amenities, the lots provide substantial redevelopment potential and long-term value creation.

For investors and developers, this opportunity combines location, demand, and growth potential in a premier Outer Cape market.

BL1 Zoned Permitted

8 Canal Road, Orleans, MA 02653

List of allowed uses for BL1 in Orleans, MA

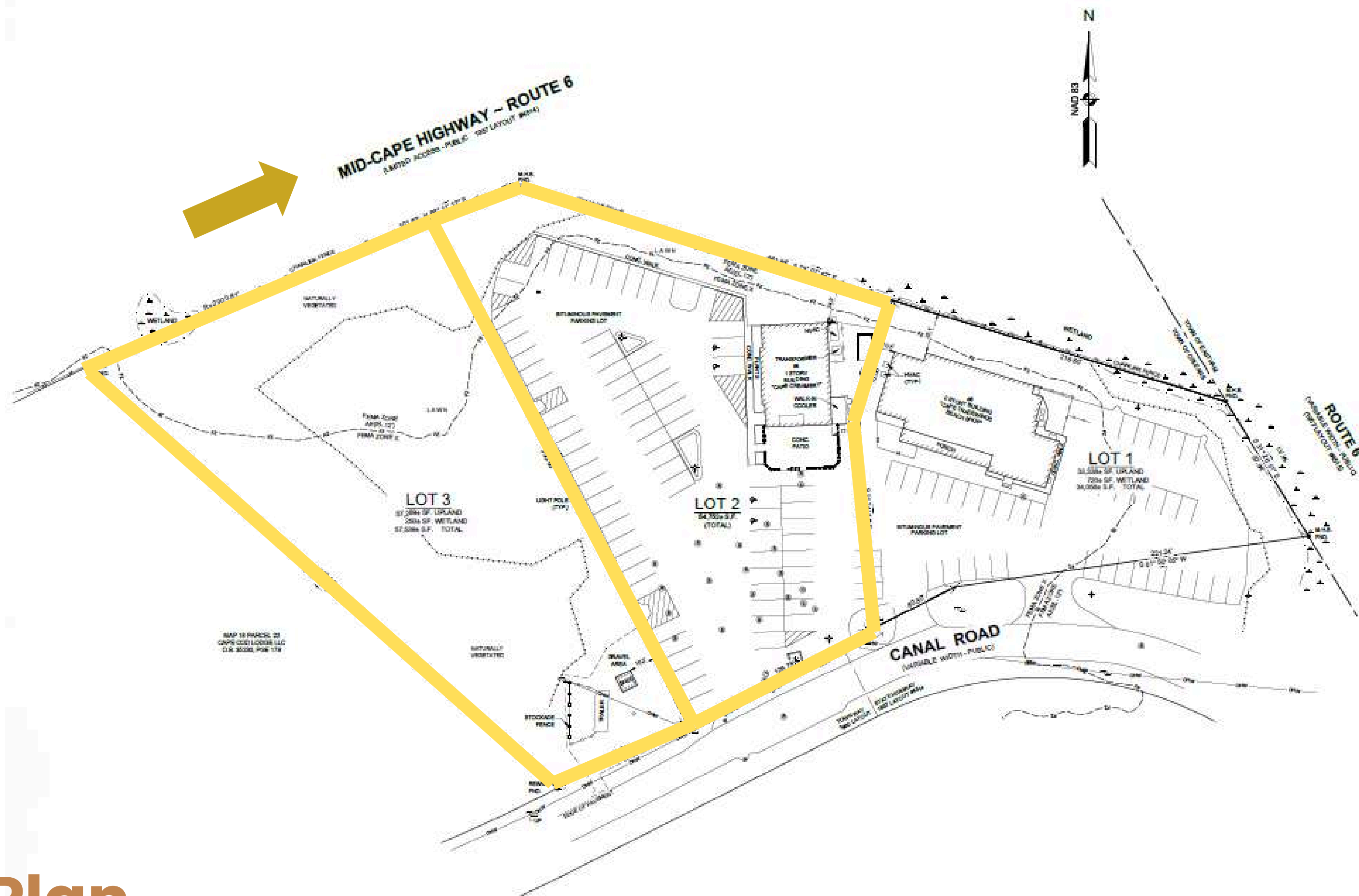
- Restaurant
- Retail Sales/Service (Minor)
- Retail Sales/Service (Major)
- Supermarket
- Technology Business
- Veterinary Office or Hospital
- Winery
- Brewery
- Art Gallery
- Religious Use
- Hospice Care Facility
- Museum
- Municipal Uses
- Antique Shop
- Construction Trailer Office
- Family Daycare
- Offices
- Private Garage/Boathouse
- Health Club
- Mini Golf (with permit)
- Theater
- Single-Family Home
- Accessory Apartment
- Tennis Court
- Sale of Manufactured Products
- Farm
- Farm Stand
- Distilleries
- Artist Studio
- Bank
- Beauty Salon
- Convenience Store
- Fast Food
- Takeout
- Medical Offices
- Medical Outpatient Surgical
- Many other uses with Special Permit allowed as well

History

8 Canal Road has long served as a gateway property within Orleans, benefiting from its close proximity to the town center, Nauset Beach, and the Cape Cod Rail Trail. The site has historically been tied to small-scale commercial and service uses that supported both local residents and the seasonal tourist economy.

Over time, its location near the marina and highway has positioned it as a natural stopover for travelers and visitors heading toward the Outer Cape. The property reflects Orleans' evolution from a maritime village to a thriving destination community, combining convenience, visibility, and enduring commercial appeal.





Lot Plan

Town of ORLEANS - Fiscal Year 2015

9/17/2014 1:20 pm SEQ #: 661

CURRENT OWNER										PARCEL ID				LOCATION				CLASS		CLASS%		DESCRIPTION				BN ID		BN		CARD					
BYRNE RICHARD A & JANET M TRS CAPE TRADEWINDS II REALTY TR 8 CANAL RD ORLEANS, MA 02653										18-21-0				8 CANAL RD				3250		100		SMALL RETAIL						1		1 of 2					
										TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)		PMT NO		PMT DT		TY	DESC		AMOUNT		INSP		BY		1st %	
										BYRNE RICHARD A & JANET M				12/29/2000		F	100		13457-177		335		06/30/2014		5	REMODELING		20,000		08/15/2006		RJM		0 0	
										BYRNE RICHARD A TR & JANE				07/13/1993		F	10		8675-033		163		05/25/2005		3	MAINTENANCE		1,110		08/15/2006		RJM		100 100	
BYRNE RICHARD & JANET				10/06/1967		N			1380-226		19		01/14/2005		3	MAINTENANCE		8,700		08/15/2006		RJM		100 100											
											76		04/03/2001		3	MAINTENANCE		4,000						100 100											
											60		03/16/1999		5	REMODELING		3,000		07/06/2000		PH		100 100											
CD	T	AC/SF/UN		Ngh		Loc View		Infl1		ADJ BASE		SAF		Infl2		LPI		VC		CREDIT AMT		ADJ VALUE													
103	S	106,722 CIM		1.00 1		1.00 70		0.70		370,125		1.00 100		1.00 C-1		1.25						906,810													
303	A	0.910 CIM		1.00 1		1.00 70		0.70		20,125		1.06 100		1.00 C-1		1.25						19,410													
TOTAL										3.360 Acres		ZONING		LB		FRNT		0		ASSESSED		CURRENT		PREVIOUS											
Ngh		CIM		N O T E	INCLUDES PARCEL 22/385/200 // LAND OLD INFL = 80-80(USECD=103)										LAND		926.200		926.200																
Loc View		AVERAGE			BUILDING		333.700		333.700																										
Infl1		FACTOR 70			DETACHED		85.300		85.300																										
					OTHER		264.100		264.100																										
					TOTAL		1.609.300		1.609.300																										
TY	QUAL	COND		DIM/NOTE		YB	UNITS		ADJ PRICE		RCNLD		PHOTO [08/15/2006]																						
L11	A	1.00 70		0.70		1990	3		831.60		1,700																								
L12	A	1.00 70		0.70		1995	5		1,306.80		4,600																								
APV	A	1.00 70		0.70		1990	125,000		0.90		78,700																								
C06	A	1.00 70		0.70		1995	56		7.20		300																								
BUILDING	CD	ADJ	DESC			MEASURE		7/6/2000		PH		BLDG COMMENTS																							
MODEL	5		CIM			LIST		7/6/2000		PH		2 HEATING/COOLING SYSTEMS																							
STYLE	31	1.61	STORE [100%]			REVIEW		8/22/2006		RJM		CAPE TRADEWINDS GIFTS																							
QUALITY	A	1.00	AVERAGE [100%]																																
FRAME	1	0.99	WOOD FRAME [100%]																																
YEAR BLT		1968		SIZE ADJ		0.885		ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS		YB	ADJ PRICE		RCN		TOTAL RCN		953,531							
NET AREA		9,473		DETAIL ADJ		1.653		FOUNDATION		3	CONTIN WALL		1.00	A	BMU	N	BSMT UNFINISHED		4,324			29.70		128,410		CONDITION ELEM		CD							
\$NLA(RCN)		\$101		OVERALL		1.000		EXT. COVER		1	WOOD SHINGLES		1.00	A	BAS	L	BAS AREA		4,324		1968	84.85		366,885											
								ROOF SHAPE		1	GABLE		1.00	A	USF	L	UP-STRY FIN		4,324		1968	84.85		366,885											
CAPACITY		UNITS		ADJ				ROOF COVER		1	ASPH/COMP SHIN		1.00	B	EPA	N	ENCL PORCH		70			28.39		1,987											
STORIES		2		1.00				FLOOR COVER					1.00	C	OPA	N	OPEN PORCH		464			21.36		9,910											
ROOMS		0		1.00				INT. FINISH		3	WOOD PANEL		1.07	D	CRL	N	CRAWL SPACE		825			6.70		5,527											
BEDROOMS		0		1.00				HEATING/COOLING		2	HOT WATER		1.02	D	BAS	L	BAS AREA		825		1968	84.85		70,000											
BATHROOMS		0		1.00				FUEL SOURCE		1	OIL		1.00	F22	O	FPL 2S ZOP			1			3,927.00		3,927											
UNITS		1		1.00																															
HALFBATHS		0		1.00																															
% HEATED		100		1.00																															
% A/C		0		1.00																															
% SPRINKLERS		0		1.00																															
EFF_YR/AGE		1985 / 27																																	
COND		45 45%																																	
FUNC		20 USF																																	
ECON		0																																	
DEPR		65 % GD						35																											
RCNLD								\$\$\$333,700																											

Legal Land Detached Building



Retail, Development & Dining Potential

With prime in-town visibility, flexible zoning, and proximity to Orleans' busiest corridors, these lots present outstanding opportunity for commercial development. The site is well-suited for retail stores, restaurants, cafés, or visitor services, offering investors and operators the chance to capture both local and seasonal demand.

Location

Situated in the heart of Orleans:
Highway access and marina
Half-Mile to Beach

8 Canal Road

Orleans, MA 02653
112,291 SF/2.58 ACRES

Contact

508-367-1898

Getting Here



Located just off the
Orleans Rotary,
where Route 6 (Mid-Cape Highway)





The Neighborhood

Business & Visitor Profile

A mix of year-round residents and seasonal visitors, East Orleans offers village charm, coastal beauty, and strong draw from nearby Nauset Beach.

Average Age

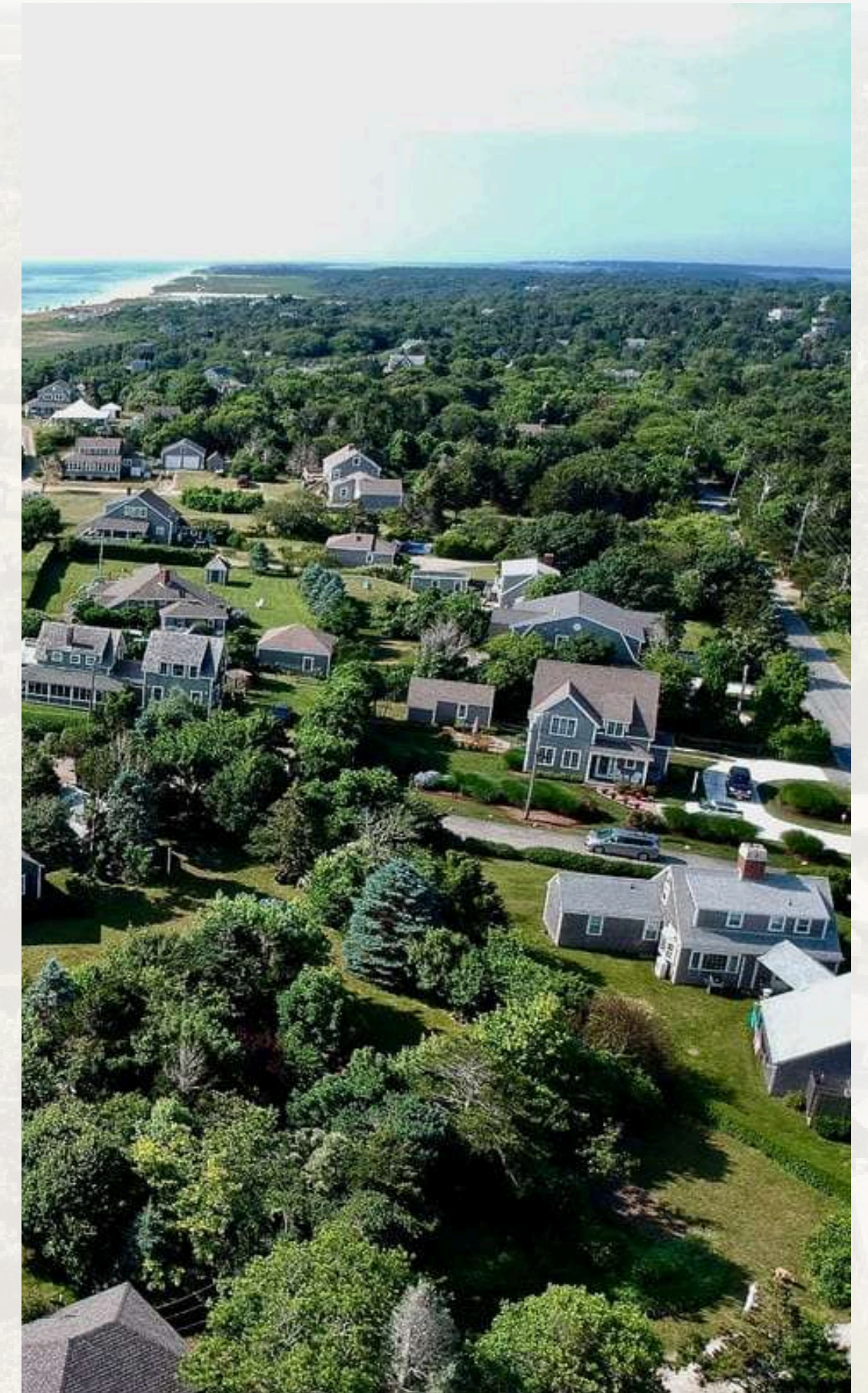
62 Years (Median Resident Age)

Household income

\$70,000 – \$160,000

Nearby Ammenities

- Half Mile to Beach
- Nauset Marine and Town Cove
- Village Shops & Cafés
- Local Art Galleries & Markets
- Cape Cod National Seashore





All about Orleans, MA

Nestled on the Lower Cape, Orleans is the only Cape Cod town with a French name, honoring its Revolutionary War ally. Rich in history and coastal character, it has grown from a Pilgrim settlement into a vibrant seaside community. With Nauset Beach, Town Cove, and the Cape Cod National Seashore nearby, Orleans offers a perfect mix of natural beauty, heritage, and small-town charm that draws visitors and residents year-round.

Left: Nauset Beach

Right: Nauset Lighthouse Sunset



Supplemental Financial Information

A complete supplemental offering package containing relevant financial information is available upon request. Some information includes but is not limited to tax returns, monthly revenues and detailed income.

Offering

We are pleased to offer this opportunity to own two commercial lots (as well as an existing 2700 sf former Friendly's) with excellent potential in the affluent town of Orleans. This in-town location is prime for retail, restaurant or rest area, and just a half mile to the beach, near major highway, marina, shopping and bike path.

Lots 2 & 3 at 8 Canal Road, Orleans has retained Richard Catania of The Realty Advisory, Inc. This transaction is a confidential matter. All inquiries will be treated with strict confidentiality. The seller reserves the right to withdraw from negotiations or the market at any time.

Representation

The Realty Advisory is entertaining offers to purchase Lots 2 & 3 at 8 Canal Road, Orleans, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

Build the Future in Orleans, MA

This property represents a prime investment opportunity in the heart of Orleans. Located in an affluent and highly desirable market, it offers strong visibility, steady traffic, and significant development potential. With both seasonal tourism and stable year-round demand, this location provides an attractive opportunity for long-term value creation and strong ROI.

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