

3,692+/- SQ FT MIXED USE INVESTMENT PROPERTY FOR SALE

103 MAIN STREET, ROUTE 28, DENNIS, MA



- 1.18 acres
- Commercial Zone General Commercial 2 (GC2)
- Commercial building is approximately 3,692 sq. ft.
- Includes multiple offices on the first and second floor, reception, open work space, conference room, and showroom area.
- Gas forced hot air heat/central air conditioning
- Great visibility on Route 28
- Ample parking in front, large parking area to the rear of the building
- Located within close proximity to Routes 28 & 134
- Convenient access to the Exit 9 clover leaf on the Mid Cape Highway
- Residence is approximately 1,580 sq. ft.
- Three bedrooms/Two bathrooms
- Electric baseboard heat
- Parking for residents is separate from the office building
- Fenced in private yard area
- Currently leased, tenant at will

Offered at \$645,000

For more information about this opportunity contact:

Brad Kuhrtz

508.862.9000 Ext. 118

Mobile: 508.360.4523

bkuhrtz@comrealty.net

Commercial
Realty Advisors
www.comrealty.net

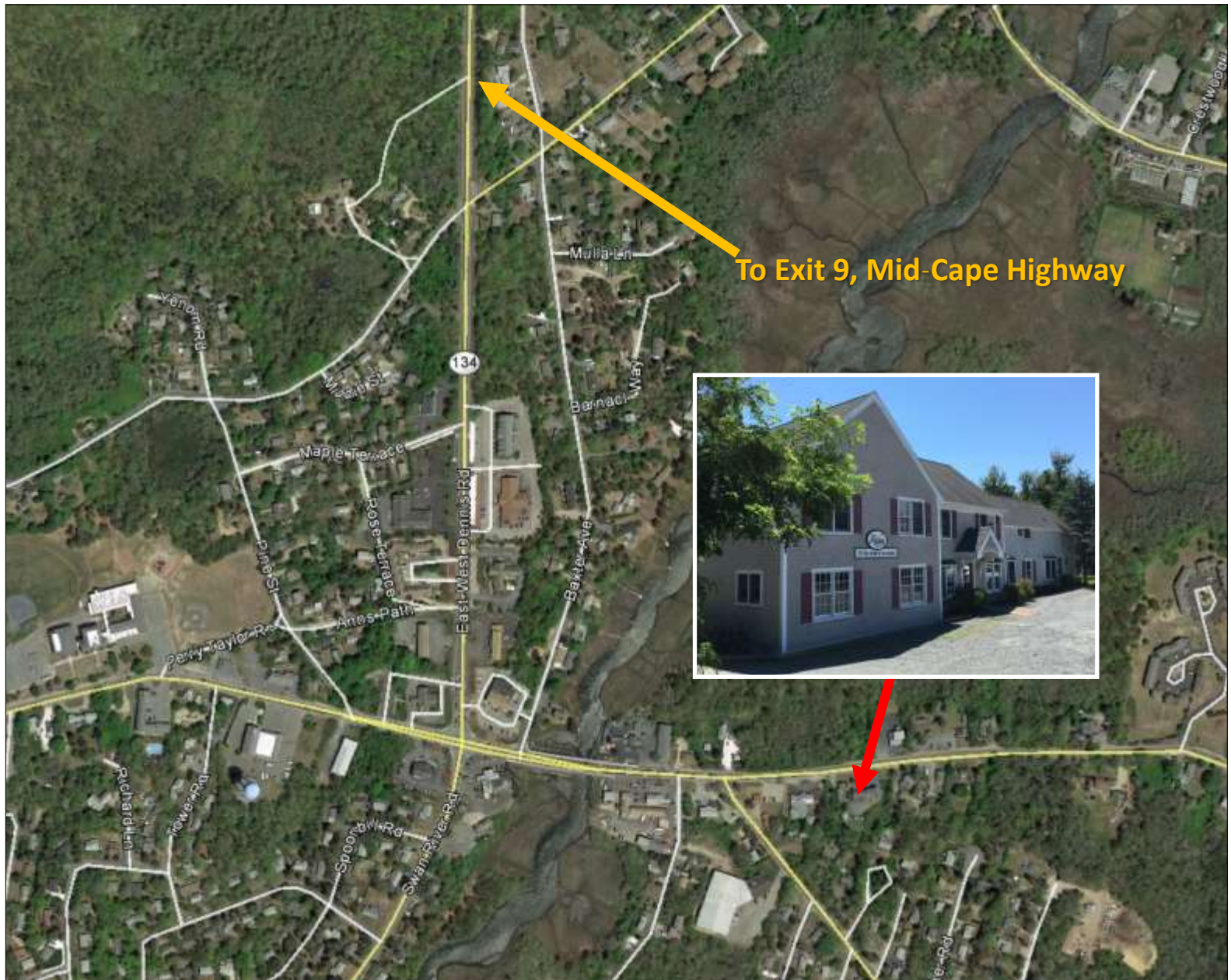
Commercial Realty Advisors, Inc.

Real Estate Investment Brokerage Company

222 West Main Street
Hyannis, Massachusetts 02601

Tel: 508.862.9000

Fax: 508.862.9200



To Exit 9, Mid-Cape Highway

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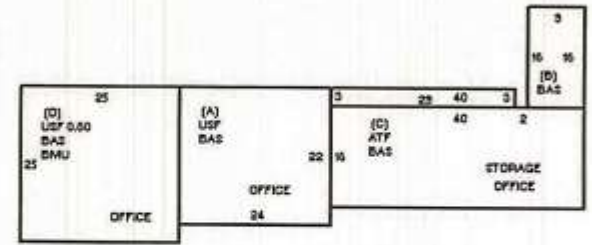
222 West Main Street
Hyannis, Massachusetts 02601
Tel: 508.862.9000
Fax: 508.862.9200

Key: 5616

Town of DENNIS - Fiscal Year 2016

12/16/2015 12:08 pm SEQ # 5,997

CURRENT OWNER		PARCEL ID		LOCATION		CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD						
SABIA LLC 103 MAIN STREET DENNISPORT, MA 02639		71-2-0		103 MAIN STREET DP		0310	70	Mixed-Comm/Res			1	1 of 2						
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cent)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %					
SABIA LLC		01/03/2001	G	285,000	13466-270	2015-1337	09/25/2015	3	ALTERATIONS	3,000	05/30/2016	ASM	0 0					
LEWY FRANK R ET UX		10/07/1983	X		3850-293		06/03/2015	73	MLS REVIEW		05/27/2015	RWF	100 100					
CD	T	AC/SF/UN	Nbhd	FEMA	Infl1	ADJ BASE	SAF	Infl2	Lpl	VC	CREDIT AMT	ADJ VALUE						
103	A	0.918 30	1.00 AE	1.00 1	1.00	339,800	1.05 1	1.00 308	1.20			325,230						
300	A	0.262 30	1.00 AE	1.00 1	1.00	14,700	1.00 1	1.00 1	1.00			3,850						
TOTAL		1.180 Acres		ZONING	FRNT	0		ASSESSED	CURRENT	PREVIOUS								
Nbhd	RT 28 & SOUTH				FY 2005 - COMBINED 71/132 INTO 71/2 PER BUILDING		LAND	330,100	330,100									
FEMA	ACCEL ZONE				O COMM LETTER DATED 11/16/04		BUILDING	300,700	275,200									
Infl1	AVERAGE				T PLANS 105/81, 355/63		DETACHED	1,100	1,300									
							OTHER	121,900	89,800									
							TOTAL	753,800	697,400									
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO [09/17/2009]										
SP1	G	1.18 A	0.75 2X4	2001	8	83.07	500											
SP1	G	1.18 G	0.90 1X8		8	83.07	600											
BUILDING		CD	ADJ	DESC		MEASURE	5/27/2015	RWF	BLDG COMMENTS									
MODEL	5			CIM					ENCORE CONST INC.									
STYLE	20	1.00		OFF BLDG (94%)		LIST	5/27/2015	RWF										
QUALITY	G	1.19		GOOD (94%)		REVIEW	9/17/2009	HD										
FRAME	1	0.99		WOOD FRAME (100%)														
YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	Y	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	386,763
NET AREA	3,692	DETAIL ADJ	1.030	FOUNDATION	3		CONTIN WALL	1.00	+	BAS	L	BASE AREA	1,168	1980	101.97	119,097	CONDITION ELEM	CO
SNLA(RCN)	599	OVERALL	1.000	EXTERIOR WALL	1		WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,028	2004	101.97	104,822	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF STRUCTURE	1		GABLE	1.00	B	BAS	L	BASE AREA	231	1980	101.97	23,554	INTERIOR	A
STORIES	2	1.00		ROOF COVER	1		ASPH/COMP SHIN	1.00	C	ATF	L	ATTIC FIN	540	1980	67.53	43,217	SERVICES	A
% HEATED	100	1.00		FLOORING	3		VWV CARPET	1.00	D	BMU	N	BSMT UNF	525		19.75	12,344	FUNCTIONL USE	
% A/C	100	1.03		INT FINISH	2		DRYWALL	1.02	D	BAS	L	BASE AREA	625	2004	101.97	63,729		
% SPRINKLERS	0	1.00		H.V.A.C.	9		WM/CLAIR PKGE	1.00										
RES UNIT CNT	0	1.00		FUEL SOURCE	2		GAS	1.00										
				PRIVATE ROAD	1		NO	1.00										
				HISTORIC DST	1		NO	1.00										
EFF YR/AGE 1984 / 18																		
COND 18 16%																		
FUNC 0																		
ECON 0																		
DEPR 18 % GD 82																		
RCNLD \$300,700																		



Key: 5616

Town of DENNIS - Fiscal Year 2016

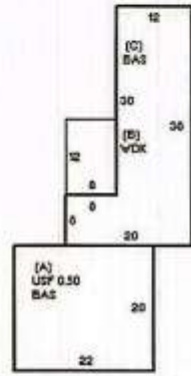
12/16/2015 12:08 pm SEQ#: 5,998

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SABIA LLC 103 MAIN STREET DENNISPORT, MA 02639		71-2-0	103 MAIN STREET DP				0310	70	Mixed-Comm/Res				2	2 of 2
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %	

CD	T	AC/SF/UN	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	121,900	

TY	QUAL	COND	DISMNOTE	YR	UNITS	ADJ PRICE	RCNLD	PHOTO
								



BUILDING	CD	ADJ	DESC	MEASURE	5/27/2015	RWF	BLOG COMMENTS
MODEL	1		SINGLE FAMILY	LIST			FY2007 VISUAL HD
STYLE	4	1.55	CAPE (100%)	REVIEW	1/13/2006	HD	
QUALITY	A	1.00	AVERAGE (100%)				
FRAME	1	1.00	WOOD FRAME (100%)				

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	152,402
NET AREA	1,580	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BASE AREA	960	1935	93.48	89,744	CONDITION ELEM	CD
\$NLA/RCN	\$96	OVERALL	1.800	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	220	1935	74.48	16,365	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	WOK	N	WOOD DECK	96		23.98	2,303	INTERIOR	G
				ROOF COVER	1	ASPHALT SHINGLE	1.00	USF	L	L	UPPER STORY FIN	400	1935	74.48	29,790	KITCHEN	G
				FLOOR COVER	3	WV CARPET	1.00	CRL	N	CRL		400		14.28	5,711	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	FIX	O	FIX, FIX X-PLUM	3			1,438.00	4,308	HVAC/ELECTRI	G
				HEATING/COOLING	5	ELECTRIC	0.95	FPL	O	FPL, FIREPLACE	1			4,162.50	4,163		
				FUEL SOURCE	3	ELECTRIC	1.00										
				SEASONAL			1.00										
				PRIVATE ROAD	1	NO	1.00										
				HISTORIC DST	1	NO	1.00										

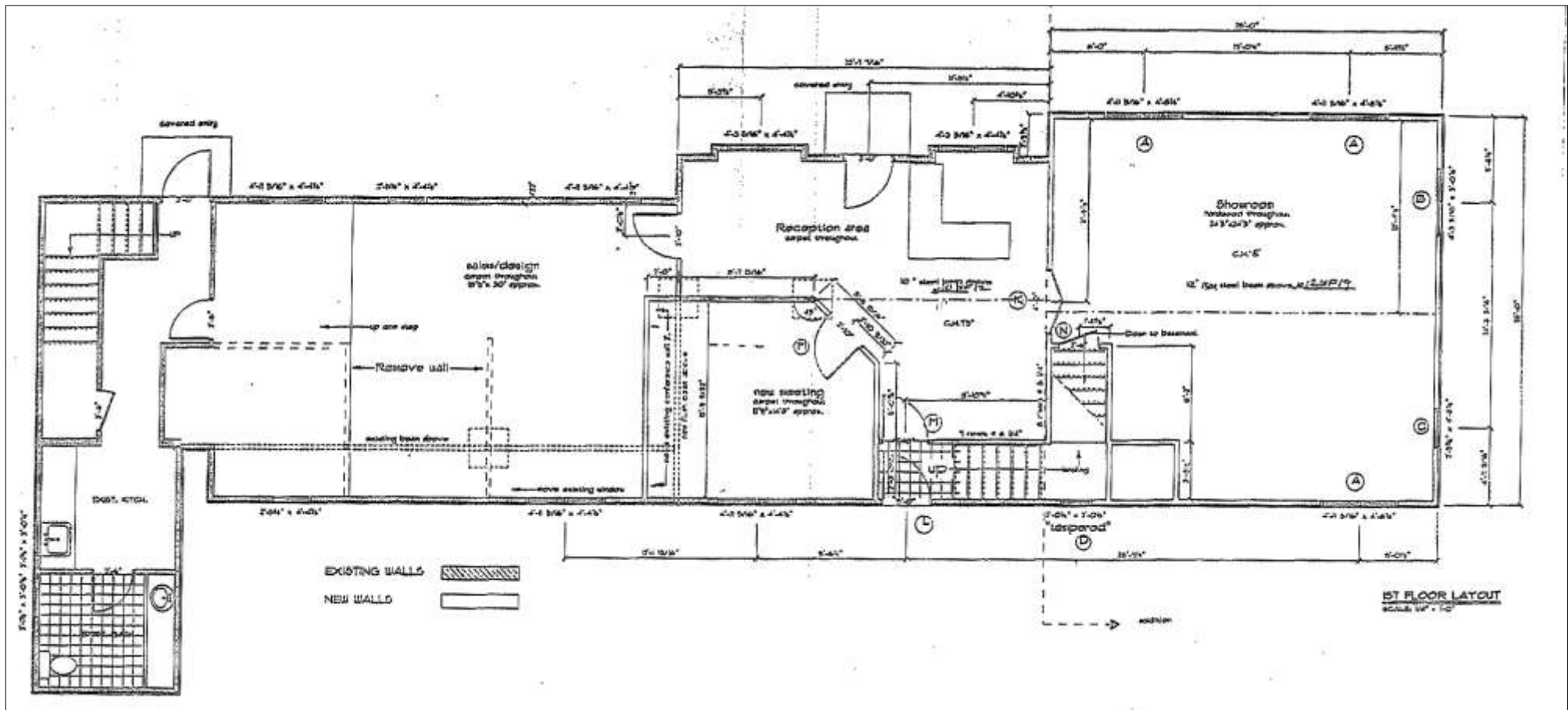
EFF YR/AGE	1992 / 20
COND	20 20%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$121,900

LEG A L

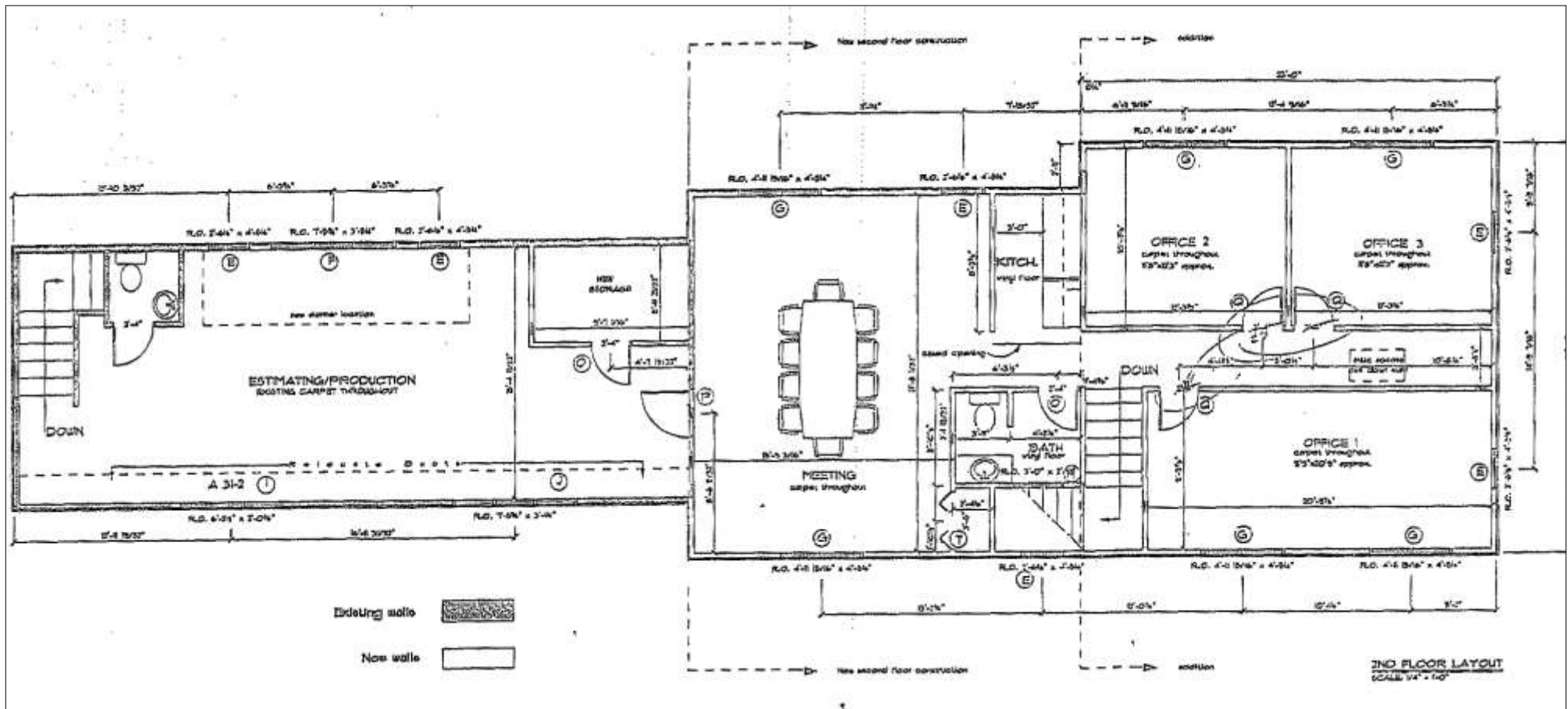
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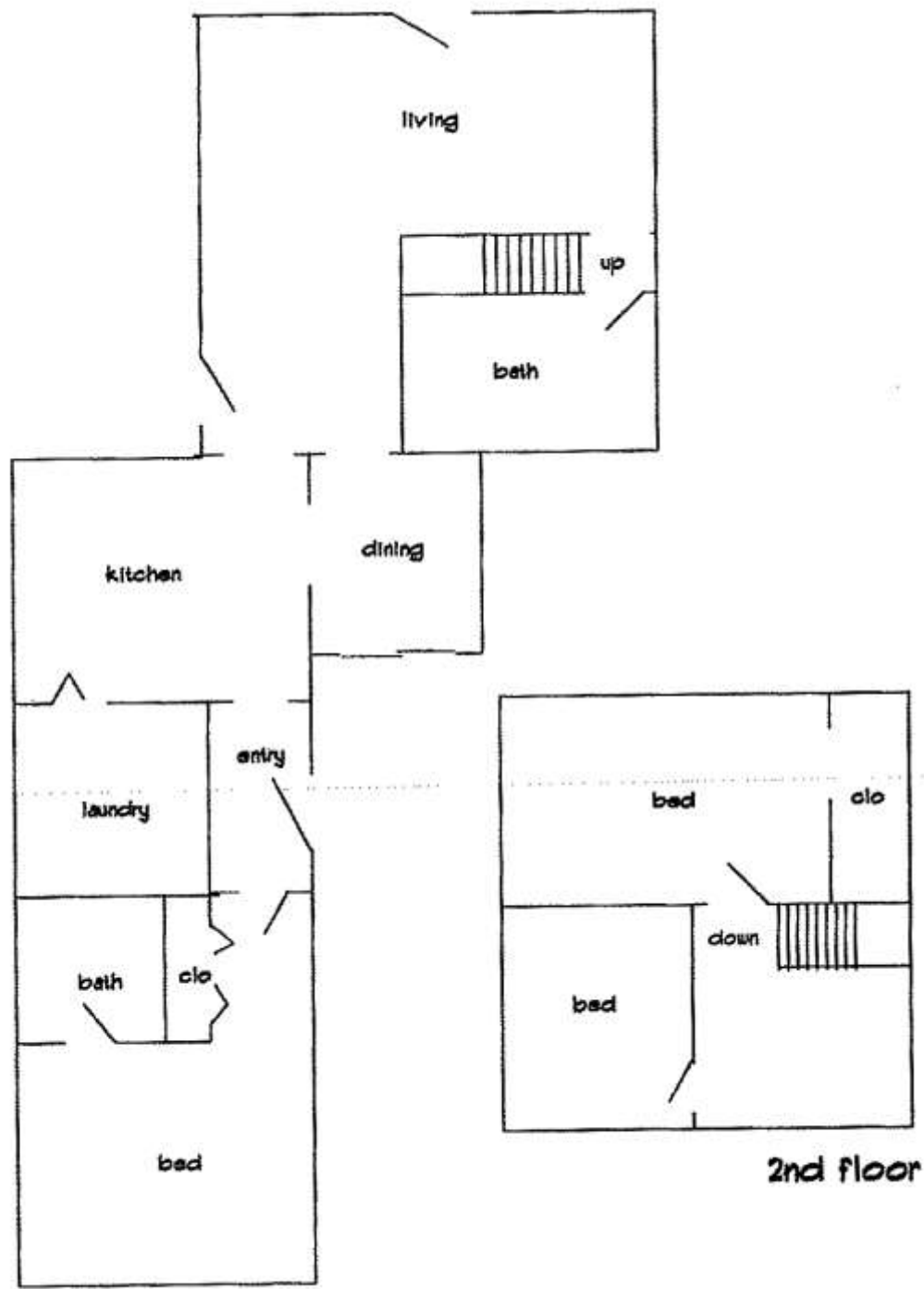
B U I L D I N G



103 Main Street Dennis 1st Floor Plan



103 Main Street Dennis 2nd Floor Plan



103 Main Street Dennis Residence Floor Plan

1st floor

2nd floor

101 Rt. 28