



COMMERCIAL PROPERTY REPORT

170 E Falmouth Hwy, East Falmouth, MA 02536



Presented by  
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Commercial  
**Realty Advisors**


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**Commercial Realty Advisors, Inc**  
222 West Main Street  
Hyannis 02601

## 170 E Falmouth Hwy, East Falmouth, MA 02536

 **FOR SALE**  
 • Active: 6/11/2018

List Price  
**\$499,000**  
 List Date: 6/11/2018  
 List Price / sq ft:  
**\$207**

Property Facts	Public Facts	Listing Facts
Property Type	Retail	Office
Property Subtype	Commercial Condominium (not offices)	Office/Professional
Number of Buildings	1	1
Number of Units	1	-
Number of Stories	1 story with basement	1
Building Area (sq ft)	2,415	-
Lot Size	1 acre	-
Lot Dimensions	1.00 AC	-
Year Built	1983	1983
Roofing	Asphalt	Asphalt
Heating	Forced air unit	Forced Hot Air
Cooling	Yes	Central Air
Basement	Unfinished Basement	None-Basement
Foundation	-	Other
Construction	Frame	-
Exterior Walls	Wood Siding	Other-See Remarks, Sheet Rock

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*



Tenant Data – Total Tenants Found: 3

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
<b>MILLPOND DENTAL ASSOCIATES LLC</b> SHAIKH, SURAIYA, MANAGER	–	–	Dental Practice	10/6/2011
<b>NAGY STEVEN</b> NAGY, STEVEN	–	–	Doctors & Medical Services	–
<b>RUSSO PETER JAMES DMD</b> RUSSO, PETER JAMES, DMD	–	–	Dental Practice	–

## Extended Property Facts

### Structure Details

<b>Roofing</b>	Asphalt
<b>Number of Levels</b>	1
<b>Basement Features</b>	None-Basement
<b>Foundation Features</b>	Other

### Interior Features

<b>Basement</b>	None-Basement
<b>Cooling</b>	Central Air
<b>Floor</b>	Carpet
<b>Heating</b>	Forced Hot Air
<b>Water</b>	Town Water

### Interior Details

<b>Heating Fuel Type</b>	Oil
<b>Lower/Basement</b>	2385 sq ft
<b>Lower/Basement Unfinished</b>	400 sq ft
<b>Gross Area</b>	5057 sq ft

### Exterior Features

<b>General</b>	Handicap Accessible
<b>Roof</b>	Asphalt

### Exterior Details

<b>Lot Size - Square Feet</b>	43560 sq ft
<b>Lot Size - Acres</b>	1.000 ac
<b>Roof Type</b>	GABLE OR HIP

### Location Details

<b>Directions to Property</b>	From MA 28 North take third exit at traffic circle. Building on Right.
<b>Zoning</b>	Business 2
<b>School District</b>	Falmouth

### Other Details

<b>Effective Year Built</b>	1995
<b>Building Condition</b>	Average

### Schools (from Listing Data)

<b>School District</b>	Falmouth
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### (based on location)

<b>Elementary School</b>	Teaticket Elementary School
<b>Middle School</b>	Morse Pond School
<b>High School</b>	Falmouth High School
<b>School District</b>	Falmouth Public Schools

## Listing Facts and Details

### Listing Details

**Listing ID:** 21804278

**Original List Date:** 6/11/2018

**Listing Source:** Cape Cod & Islands MLS

**Current List Price:** \$499,000

**Original List Price:** \$499,000

**Details:**

Medical Office Condo in East Falmouth MA. Well Maintained. Investment property. Financial information available from Agent

**Legal:**

CITY/MUNI/TWP:FALMOUTH

### Price Change History

Change Date	Description	New List Price	% Change
8/23/2018	Active	\$499,000	-
7/18/2018	Pending	\$499,000	-
6/12/2018	-	\$499,000	-

## Public Facts

### Owner Information

**Owner Name**

Oshi Realty Inc

**Mailing Address**

62 Hawthorn Dr Edison NJ 08820

**Vesting**

Company/Corporation

### Legal Description

<b>APN:</b> FALM 33 S:11 P:007 L:001U	<b>Tax ID:</b> -	<b>Zoning:</b> BU	<b>Census Tract:</b> 250010146.001020	<b>Abbreviated Description:</b> CITY/MUNI/TWP:FALMOUTH	<b>City/Municipality/Township:</b> East Falmouth, MA 02536
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### Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$332,100	-	\$332,100	\$2,856
2017	\$332,000	-	\$332,000	\$2,832
2016	\$311,500	-	\$311,500	\$2,607
2015	\$311,500	-	\$311,500	\$2,551
2014	\$319,700	-	\$319,700	\$2,606
2013	\$283,000	-	\$283,000	\$2,275
2012	\$286,600	-	\$286,600	\$2,230
2011	\$306,400	-	\$306,400	\$2,206
2009	\$359,800	-	\$359,800	-

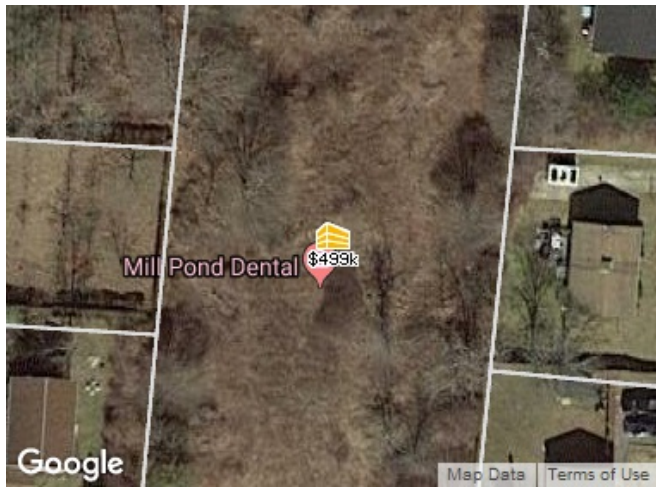
## Deed Records

Recording Date	7/30/2015
Document Type	Quit Claim Deed
Sales Price	\$405,000
Sales Price Code	Full amount stated on Document
Buyer Name	OSHI REALTY INC
Buyer ID	Company
Seller Name	PETER A FRIZZELL
Seller ID	Individual(s)
Document #	36440
Total Transfer Tax	\$26
Book #	29045
Page #	117

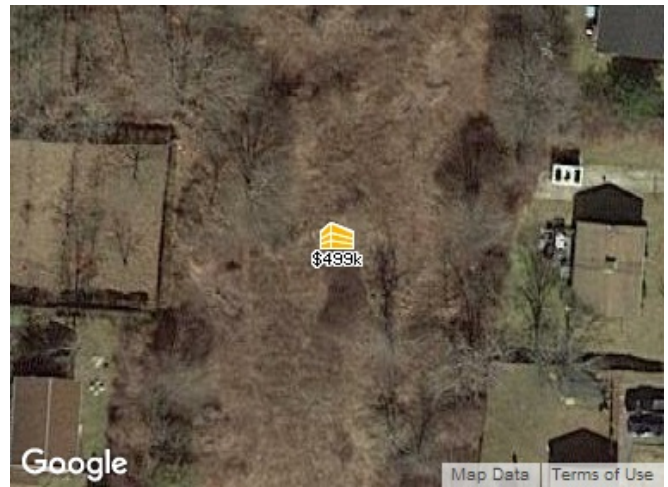
# Maps



Legend: Subject Property



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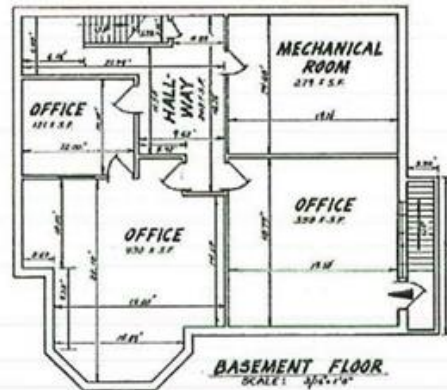
Legend: Subject Property



# Property Photos







# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**▲ 1**  
**19,258**

2016 Est. daily traffic counts

Street: E Falmouth Hwy  
Cross: Davisville Rd  
Cross Dir: E  
Dist: 0.07 miles

Historical counts

Year	Count	Type
1998	▲ 19,258	AADT
1997	▲ 21,041	AADT
1996	▲ 16,127	AADT

**▲ 2**  
**19,258**

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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

170 East Falmouth Highway  
 East Falmouth, MA  
 Financials

170 East Falmouth Hwy, E. Falmouth		Notes
Tenant Business	Dental Practice	
Lease expiration	10/31/20	
Sq Footage	2,554	
Real Estate Taxes	3,000	Annual, Reimbursed by tenant
Condo Maintenance	8,292	Annual, Half reimbursed by tenant
Unit Insurance	800	Annual, Paid by Condo Association
Current Monthly Rent	3,415	Monthly
Current Annual Rent	40,985	Annual
Lessors Expense	4,146	50% of Condo Fee
Net Operating Income	36,839	
Property Price	499,000	
Cap Rate	7.38%	