

OFFERING MEMORANDUM

Office Space on Route 28, Falmouth Road

**FOR
Lease**

**CALL TODAY TO
SCHEDULE A
SHOWING!**

766 Falmouth Rd, Rte. 28

FOR LEASE

AREA

MASHPEE, MA

\$20 Per Sq. Ft. NNN
(\$3,000 per month plus NNN)

1800 Sq. Ft.
(900 per floor)

PROPERTY SUMMARY

This 1,800+/- Sq Ft professional office condominium is being offered for lease. There is approximately 900+/- Sq Ft on the first level and an additional 900+/- Sq Ft on the upper level. It is currently configured as a legal office with reception area, conference rooms, multiple private offices, and open spaces with "cubicle" spaces. The furnishings are also available for sale separately. The unit is an "end unit". Located in Madaket Place on busy Falmouth Road in Mashpee, proximate to Mashpee Commons, the location is ideal for any professional office use.

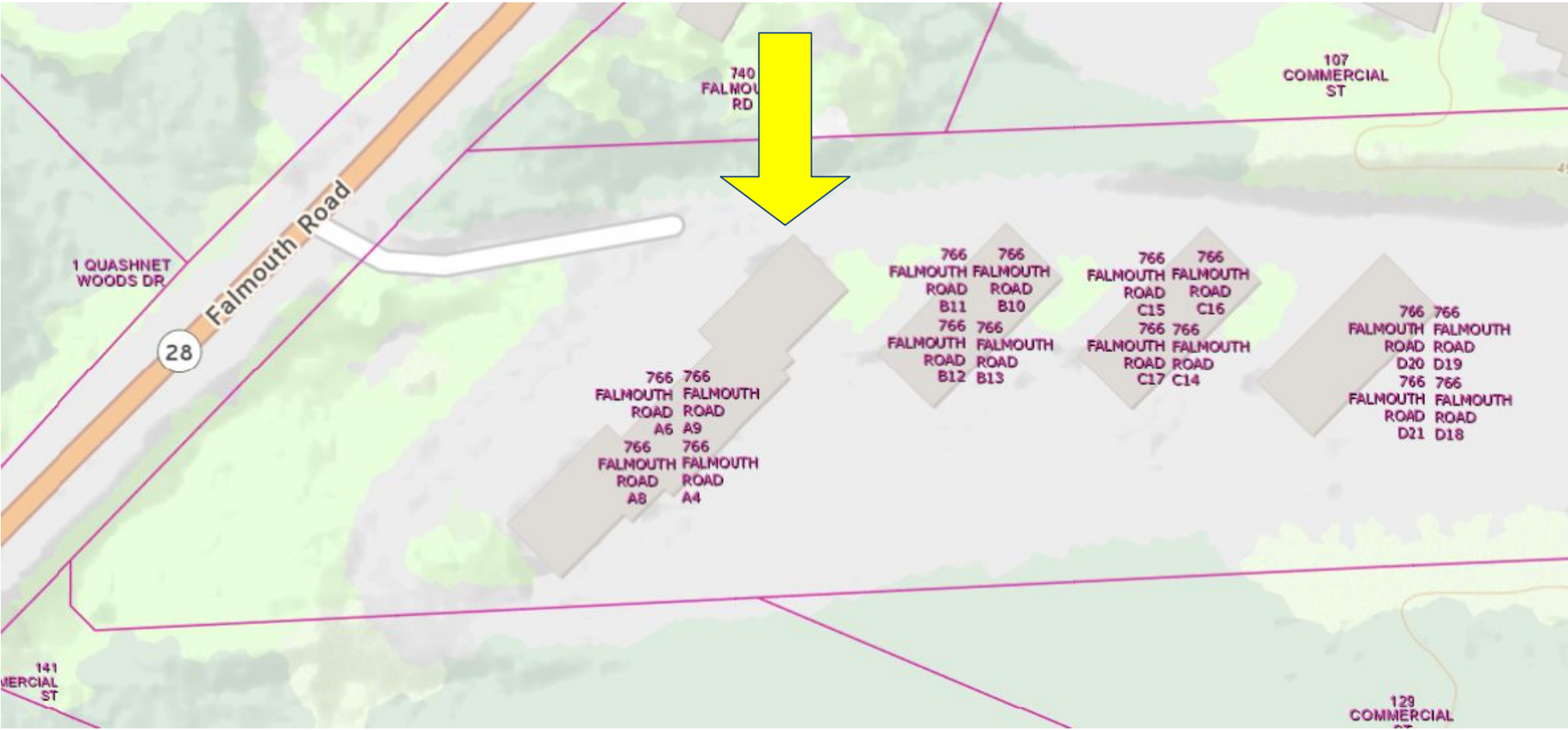
PROPERTY LOCATION

766 Falmouth Rd, Rte. 28, # A9, Mashpee, MA 02649



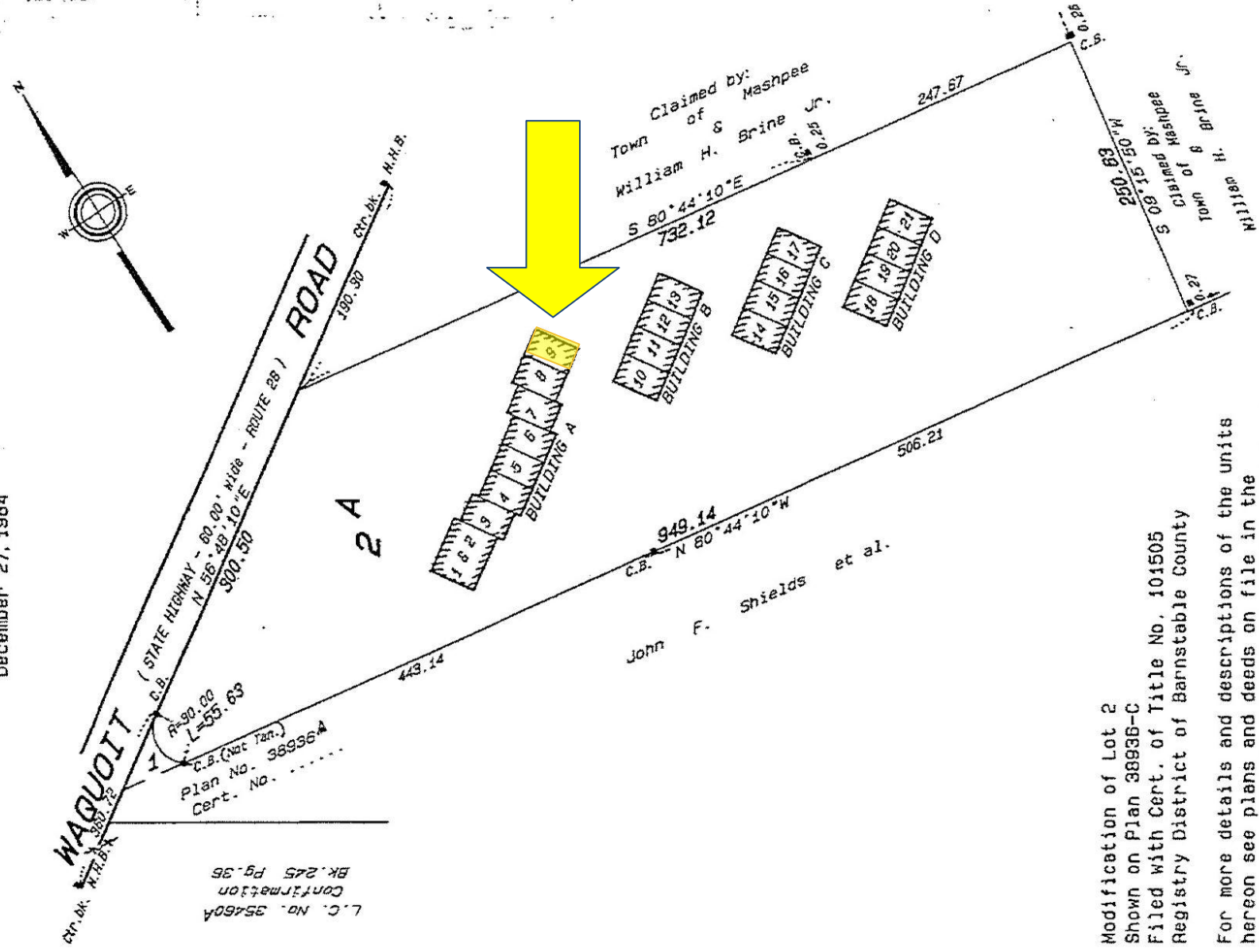
PROPERTY LOCATION

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CONDOMINIUM 38936D-1

MODIFICATION PLAN OF LAND IN MASHPEE.
Baxter & Nye Inc., Surveyors
December 27, 1984



L.C. No. 35460A
Confirmation
BK. 245 Pg. 35

Modification of Lot 2
Shown on Plan 38936-C
Filed with Cert. of Title No. 101505
Registry District of Barnstable County

For more details and descriptions of the units hereon see plans and deeds on file in the Registered Land Section of the Registry of Deeds and noted on the Master Condominium Certificate issued referring to this plan.

Abutters are shown as
on original decree plan.

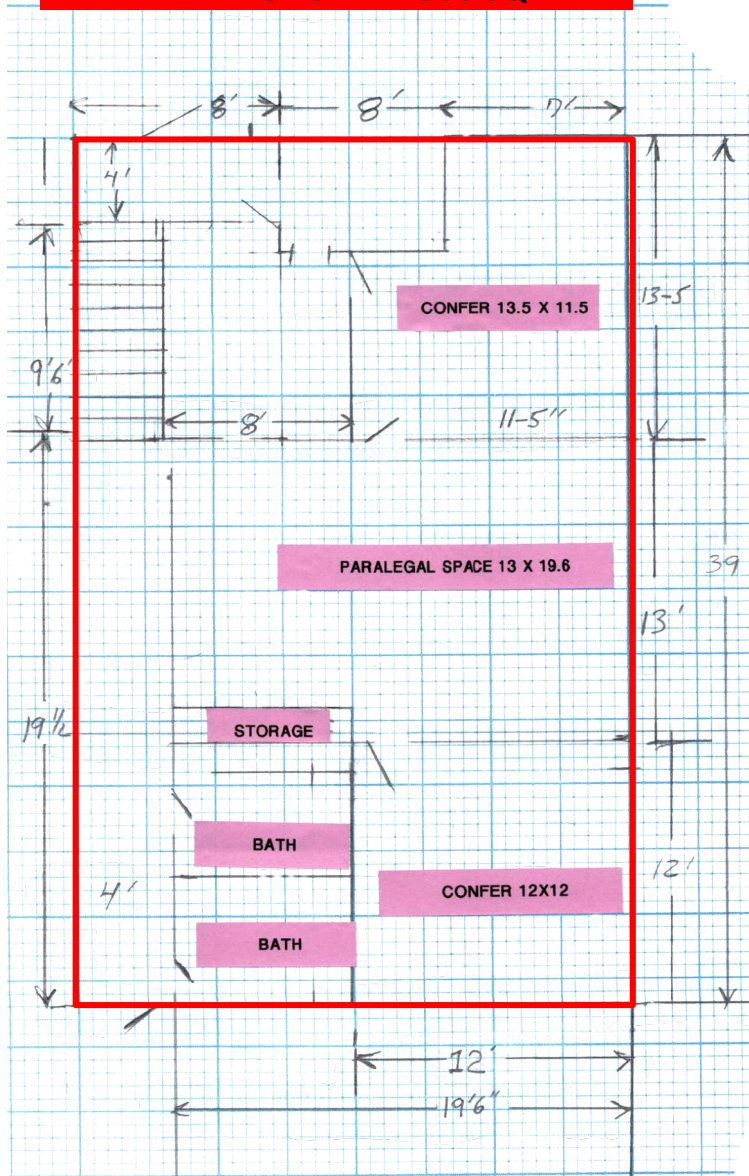
By the Court.
[Signature]
MAY 23, 1985
Registrar

Copy of part of plan 38936C
filed in
LAND REGISTRATION OFFICE
MAY 10, 1985
Scale of this plan 100 feet to an inch.
Louis A. Moore, Engineer for Court

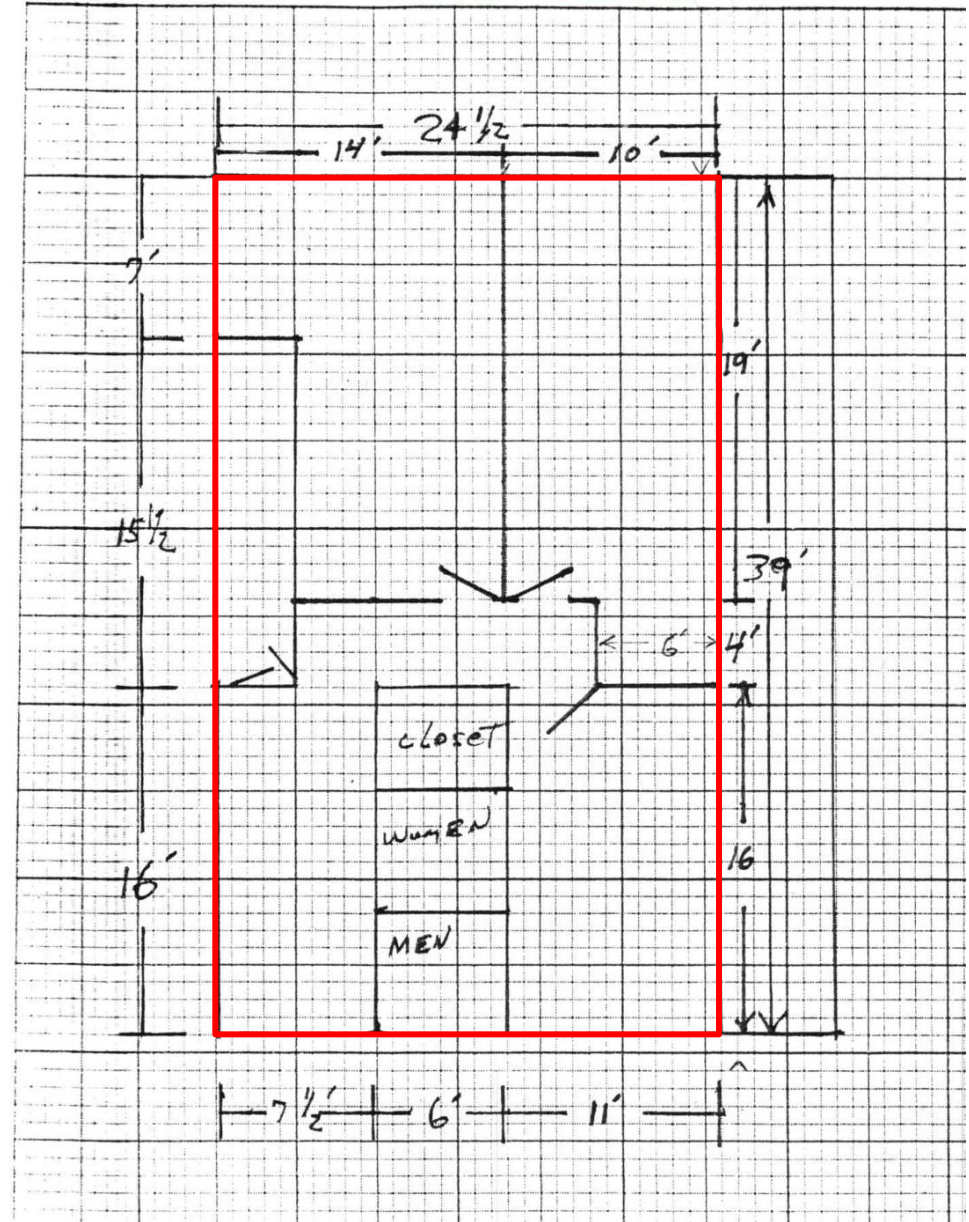
PROPERTY FLOOR PLANS

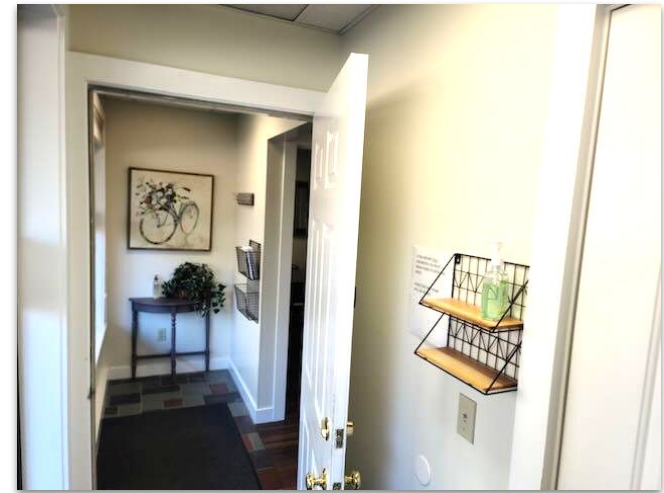
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MADAKET PLACE UNIT A 900 SQFT



MADAKET PLACE UNIT A 900 SQFT 2ND FLR






PROPERTY FIELD CARD

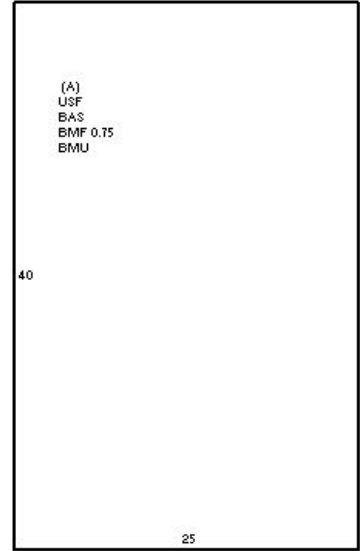
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Key: 6665

Town of Mashpee - Fiscal Year 2023

11/29/2022 2:35 pm SEQ #: 6486

CURRENT OWNER				PARCELID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD		
ZEGER, JOEL E TR MAXJOE REALTY TRUST PO BOX 2220 MASHPEE, MA 02649				88-38-9				766-A9 FALMOUTH RD				3430	100	CI CONDO				1	1 of 1		
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
				ZEGER, JOEL E TR				03/03/2020	J	175,000	(C 182-9)				45	I & E FORMS		07/01/2014	SLD	100	100
MEZZETTI JOHN H TR				07/16/1999	F	100	(C 182-9)				7	CYCLICAL REV		07/29/2009	TWM	100	100				
KIMBALL JOHN K TRST				06/16/1999	QS	100,000	(C 182-9)														
CD	T	AC/SF/UN	Area	Inf-1	Inf-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE									
TOTAL	SF	ZONING	I1	FRNT	0	ASSESSED	CURRENT	PREVIOUS													
Area						WAT BET PD 6/18/99 \$290.62 ORIG COMM			LAND	0	0										
Inf-1									BUILDING	430,700	412,200										
Inf-2									DETACHED	0	0										
									OTHER	0	0										
									TOTAL	430,700	412,200										
TY	QUAL	COND	DIMNOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/29/2009												
																					
BUILDING		CD	ADJ	DESC		MEASURE	7/29/2009	TWM	BLDG COMMENTS												
MODEL	11			CI CONDOS		LIST	7/29/2009	TWM	A-9- Bas ement=Mass Credit Services, Jomax LTD; 1st floor=Patricia Mello at Law												
STYLE	7	1.15		CONDO-OF-C [100%]		REVIEW	10/1/1999														
QUALITY	C	1.00		AVERAGE [100%]																	
FRAME	1	1.00		WOOD FRAME [100%]																	
YEAR BLT	1984	SIZE ADJ	1.200	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	499,386			
NET AREA	2,000	DETAIL ADJ	1.717	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT TOTAL AREA	1,000		53.57	53,570	CONDITION ELEM	CD				
\$NLA(RCN)	\$245	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISHED (750		43.69	32,760						
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	1,000	1984	198.42	198,417						
				ROOF COVER	1	ASPHALT SHINGLE	1.00	A	USF	L	UP-STRY FIN	1,000	1984	198.42	198,417						
				FLOOR COVER	3	W/W CARPET	1.00														
				INT. FINISH	2	DRYWALL	1.00														
				HEATING/COOLING	9	WARM/COOL AIR	1.03														
				FUEL SOURCE	2	GAS	1.00														
				COMPLEX	9	MADAKET PLC	1.45														
				LOCATION	1	END UNIT	1.00														
				FLOOR	8	MULTI LEVEL	1.00														
				VIEW	4	AVERAGE	1.00														
				NET ADJ CODE	0		1.00														
				STYLE	0		1.00														
CAPACITY		UNITS	ADJ																		
STORIES		2	1.00																		
ROOMS		6	1.00																		
BEDROOMS		0	1.00																		
BATHROOMS		0	1.00																		
UNITS		2	1.00																		
HALFBATHS		3	1.00																		
FIXTURES		6	\$6,222																		
% OWN		4.76	1.00																		
EFF.YR/AGE	1988 / 33																				
COND	12 12 %																				
FUNC	0																				
ECON	0																				
DEPR	12 % GD		88																		
RCNLD			\$430,700																		





About

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time-effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.

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COMMERCIAL REALTY ADVISORS

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KEVIN PEPE

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LICENSE #6295

