

COMMERCIAL PROPERTY REPORT

# 435 Main St, Dennis Port, MA 02639



Presented by

**Jeffrey Eklund**

REALTOR® | Massachusetts Real Estate License: 9088096

---

Work: (508) 280-2319 | Fax: (508) 862-9200

Main: [JEklund@comrealty.net](mailto:JEklund@comrealty.net)  
Office: <http://www.comrealty.net>

## 435 Main St, Dennis Port, MA 02639

 **FOR SALE**  
 • Active: 8/25/2018

List Price  
**\$349,900**  
 List Date: 8/25/2018  
 List Price / sq ft:  
**\$60**

Property Facts	Public Facts	Listing Facts
Property Type	Restaurant/Bar	Restaurant/Bar
Property Subtype	Restaurant	Restaurant
Number of Buildings	1	1
Number of Units	1	1
Number of Stories	2	2
Building Area (sq ft)	5,854	-
Lot Size	0.61 acres	0.61 acres
Lot Dimensions	26572 SF	-
Year Built	1964	1964
Roofing	Asphalt	Asphalt
Heating	Forced air unit	Forced Hot Air
Cooling	Yes	None
Fireplaces	1	-
Basement	-	None-Basement
Foundation	Slab	Slab
Construction	Frame	-
Exterior Walls	Siding (Alum/Vinyl)	Frame, Shingle, 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.*

## Extended Property Facts

### Structure Details

<b>Total Number of Units in Complex</b>	1
<b>Roofing</b>	Asphalt
<b>Number of Levels</b>	2
<b>Basement Features</b>	None-Basement
<b>Foundation Features</b>	Slab
<b>Parking Features</b>	Paved Lot

### Interior Features

<b>Basement</b>	None-Basement
<b>Cooling</b>	None
<b>Floor</b>	Concrete Slab, Laminate, Tile, Vinyl, Wood
<b>Heating</b>	Forced Hot Air
<b>Utilities</b>	Cable, Electricity, Gas, High Speed Internet, Telephone
<b>Water</b>	Town Water

### Interior Details

<b>Heating Fuel Type</b>	Gas
--------------------------	-----

### Exterior Features

<b>General</b>	None
<b>Roof</b>	Asphalt
<b>Parking</b>	Paved Lot
<b>Sewer</b>	Septic
<b>View</b>	Ocean

### Exterior Details

<b>Lot Size - Square Feet</b>	26572 sq ft
<b>Lot Size - Acres</b>	0.610 ac
<b>Roof Type</b>	GABLE OR HIP

### Location Details

<b>Directions to Property</b>	Please be careful with the GPS directions - they often take you to Route 6A. This is located on Route 28.
<b>Zoning</b>	GC-2
<b>School District</b>	Dennis-Yamouth

### Other Details

<b>Effective Year Built</b>	1990
<b>Building Condition</b>	Average

### Schools (from Listing Data)

<b>School District</b>	Dennis-Yamouth
------------------------	----------------

### (based on location)

<b>High School</b>	Dennis-Yamouth Regional High School
<b>School District</b>	Dennis-Yamouth

# Listing Facts and Details

## Listing Details

**Listing ID:** 21806505**Listing Source:** Cape Cod & Islands MLS**Original List Price:** \$349,900**Original List Date:** 8/25/2018**Current List Price:** \$349,900**Utilities:** Cable, Electricity, Gas, High Speed Internet, Telephone**Details:**

Great location on Route 28. This former restaurant needs significant repairs and is priced accordingly. Almost 6,000 sq. ft. of space for under \$350,000 in a high visibility location. Great opportunity to put in some work turn this property into exactly what you've been looking for. This is the perfect location for your dream restaurant or retail business.

**Legal:**

CITY/MUNI/TWP:DENNIS

## Price Change History

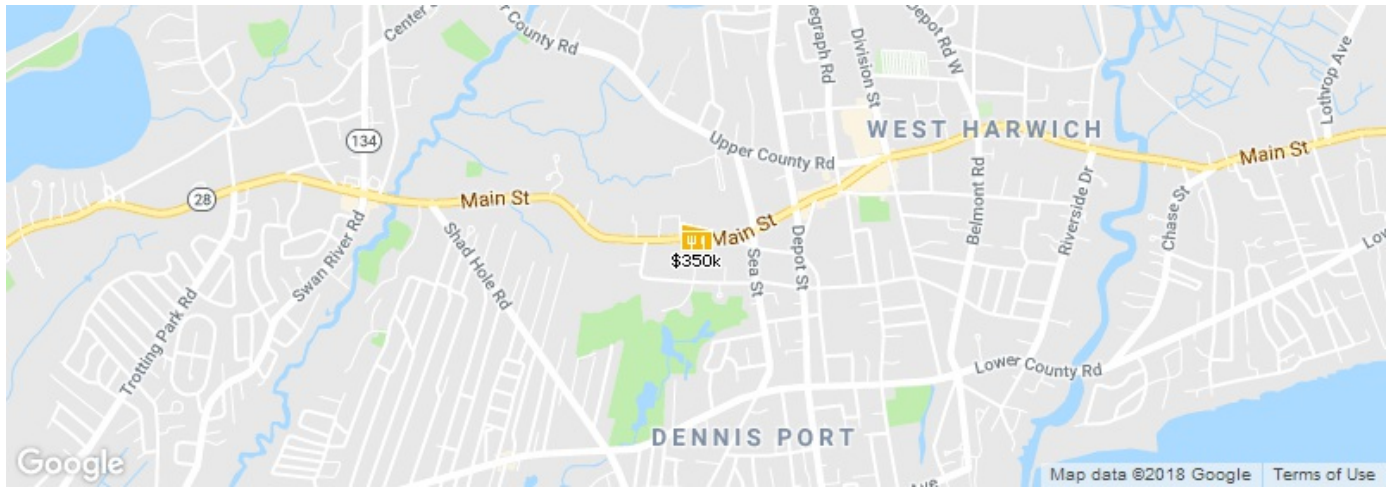
Change Date	Description	New List Price	% Change
8/29/2018	-	\$349,900	-

# Public Facts

## Legal Description

<b>APN:</b> DENN M:000074 P:068-000	<b>Tax ID:</b> 5906	<b>Zoning:</b> -	<b>Census Tract:</b> 250010116.001058	<b>Abbreviated Description:</b> CITY/MUNI/TWP:DENNIS	<b>City/Municipality/Township:</b> Dennis Port, MA 02639
--	------------------------	---------------------	--	---	---

# Maps



Legend:  Subject Property



Legend:  Subject Property



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**  
**15,311**

2016 Est. daily traffic counts

Street: State Highway 28  
Cross: Main St  
Cross Dir: W  
Dist: 0.04 miles

Historical counts

Year	Count	Type
1999	15,311	AADT
1996	11,766	AADT
1995	12,499	AADT
1994	11,880	AADT
1993	11,954	AADT

**2**  
**15,311**

2016 Est. daily traffic counts

Street: State Highway 28  
Cross: Main St  
Cross Dir: W  
Dist: 0.04 miles

Historical counts

Year	Count	Type
1999	15,311	AADT
1996	11,766	AADT
1995	12,499	AADT
1994	11,880	AADT
1993	11,954	AADT

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