



COMMERCIAL PROPERTY REPORT

1 Technology Park Dr, #3, Bourne, MA 02532



Presented by
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Commercial Realty Advisors, Inc

222 West Main Street
Hyannis 02601

1 Technology Park Dr, #3, Bourne, MA 02532

 **FOR SALE**
 • New, Active: 6/11/2018

List Price
\$999,000
 List Date: 6/11/2018
 List Price / sq ft:
\$235

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 Stories	-	1
Building Area (sq ft)	4,252	-
Lot Size	1.67 acres	1.67 acres
Lot Dimensions	1.67 AC	-
Year Built	2003	2003
Roofing	-	Flat
Heating	Forced air unit	Forced Hot Air
Cooling	Yes	Central Air
Garage	Yes	-
Garage (spaces)	2	-
Basement	-	None-Basement
Foundation	-	Slab
Construction	Frame	-
Exterior Walls	-	Brick, Sheet Rock

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Tenant Data – Total Tenants Found: 3

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
BOURNE DENTAL ASSOCIATES LLC SHAIKH, SURAIYA D.M.D., REAL PROPERTY	STE C	–	Dental Practice	10/6/2010
CAPE COD MANAGEMENT SERVICES LLC MAROLDA, ANDREW, MANAGER	STE C	–	–	12/10/2015
GLAVIN JEFFREY J DDS GLAVIN, JEFFREY J DDS	UNIT C	–	Dental Practice	–

Extended Property Facts

Structure Details

Roofing	Flat
Number of Levels	1
Basement Features	None-Basement
Foundation Features	Slab

Interior Features

Basement	None-Basement
Cooling	Central Air
Floor	Carpet
Heating	Forced Hot Air
Water	Town Water

Interior Details

Gross Area	4357 sq ft
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Exterior Features

General	Curb Cut(S), Handicap Accessible, Rear Entry, Signs
Roof	Flat

Exterior Details

Lot Size - Square Feet	72571 sq ft
Lot Size - Acres	1.666 ac

Location Details

Directions to Property	Please use GPS
Zoning	Business 4

Other Details

Building Condition	Average
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Listing Facts and Details

Listing Details

Listing ID: 21804337

Original List Date: 6/11/2018

Listing Source: Cape Cod & Islands MLS

Current List Price: \$999,000

Original List Price: \$999,000

Details:

Class "A" Medical Office Condominium, quite near to Bourne Bridge, and convenient to Sandwich, Falmouth, Bourne and off-Cape. Suitable for Owner/Occupancy or investment. Owner is also selling 170 E. Falmouth Hwy, East Falmouth, MA (MLS# 21804278) and would like to see these properties together.

Legal:

CITY/MUNI/TWP:BOURNE

Price Change History

Change Date	Description	New List Price	% Change
6/14/2018	-	\$999,000	-

Public Facts

Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$800,700	-	\$800,700	\$8,439
2017	\$806,300	-	\$806,300	\$8,305
2016	\$814,700	-	\$814,700	\$8,277
2015	\$733,300	-	\$733,300	\$7,384
2014	\$755,500	-	\$755,500	\$7,313
2013	\$763,300	-	\$763,300	\$7,213
2012	\$763,300	-	\$763,300	\$6,961
2011	\$811,700	-	\$811,700	\$6,664

Property Photos









Items	Bourne	Mill Pond	
Location	1 Technology Drive Unit 3, Bourne	170 East Falmouth Hwy, E. Falmouth	
Property price			
Lease expiration	10/31/20	10/31/20	
Sq Footage	4,357	2,554	
Real Estate Taxes	8,500	3,000	Annual
Condo Maintenance	25,620	8,292	Annual
Unit Insurance	921	800	Annual
Current Monthly Rent	7,200	3,415	Monthly
Current Annual Rent	86,400	40,985	Annual

Reimbursed by tenant
Half reimbursed by tenant
Paid by Condo Association

Location	1 Technology Drive Unit 3, Bourne	170 East Falmouth Hwy, E. Falmouth
Tenant Business	Dental Practice	Dental Practice
Lease Expiration	10/31/2020	10/31/2020
Lease Type	Net lease except for 50% condo fee	
Lease Extensions	2 - Five Yr Terms	
Annual Rent	86,400	40,985
Lessors Expense (50% of Condo Fee)	12,810	4,146
Net Operating Income	73,590	36,839
Property Price	999,000	499,000
Cap Rate	7.37%	7.38%