



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**  
 • New, 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

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Tenant Data – Total Tenants Found: 2

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>RUSSO PETER JAMES DMD</b> RUSSO, PETER JAMES, DMD	–	–	Dental Practice	–

# Extended Property Facts

## Structure Details

Roofing	Asphalt
Number of Levels	1
Basement Features	None-Basement
Foundation Features	Other

## Interior Features

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

## Interior Details

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

## Exterior Features

General	Handicap Accessible
Roof	Asphalt

## Exterior Details

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

## Location Details

Directions to Property	Please Use GPS
Zoning	Business 2

## Other Details

Effective Year Built	1995
Building Condition	Average

## 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. Owner is also selling a class A Medical Office Condo in Bourne (MLS#21804337) and would like to sell them as a package.

**Legal:**

CITY/MUNI/TWP:FALMOUTH

### Price Change History

Change Date	Description	New List Price	% Change
6/12/2018	–	\$499,000	–

## Public Facts

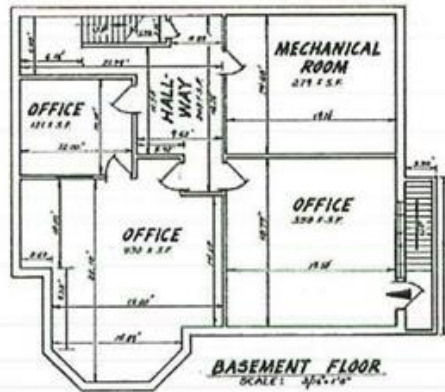
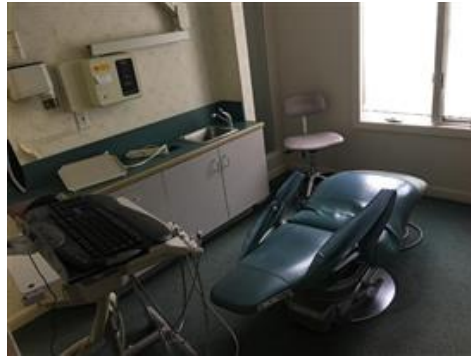
### Assessed Values

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	–

# 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%