

OFFERING MEMORANDUM

Cobblestone Court

**FOR
SALE**

Commercial
Realty Advisors

KEVIN PEPE

Office: 508-862-9000, ext. 105

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21 Route 134, Unit 9

FOR SALE

AREA

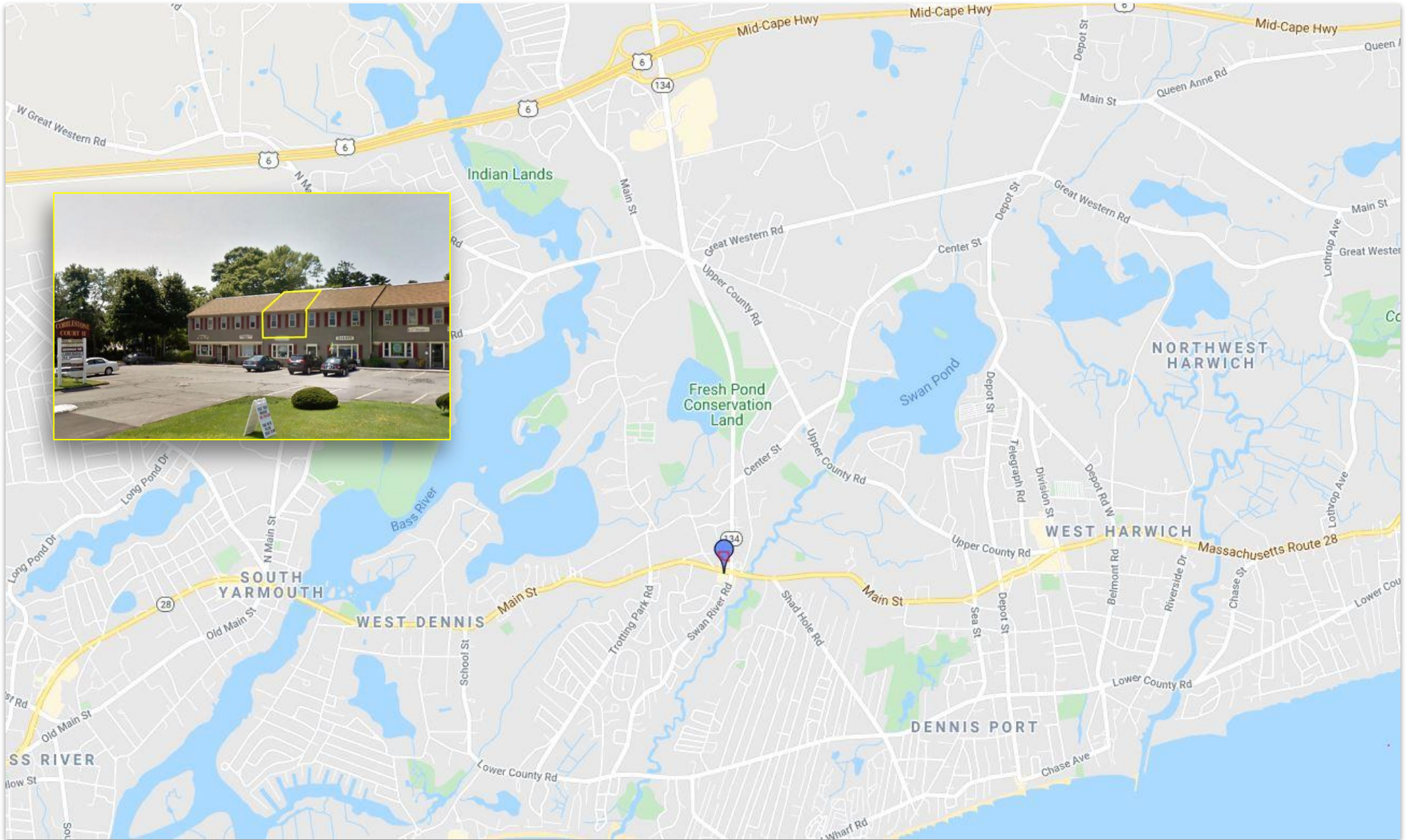
Dennis, MA 02660

\$99,000

+/- 547 Sq. Ft.

PROPERTY LOCATION

21 Route 134, Unit 9, Dennis, MA 02660



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PROPERTY DETAILS

21 Route 134, Unit 9, Dennis, MA 02660

- Unit 9 is a 547+/- Sq. Ft. professional office unit located on the 2nd floor of Cobblestone Court plaza.
- This unit consists of 2 large, bright rooms with plenty of natural light and a sliding door to a small balcony on the rear of the unit.
- Accessible via Routes 134 and 28
- Unit is serviced by electric heat, however there is gas heat and a municipal sewer at the street

Title: Barnstable Registry of Deeds: Bk-PG (Cert) C157-9

Zoning: The property is zoned K, L-1 by the Town of Dennis. Land Court Plans 19213D.

Fiscal Year 2023 Tax Rate:

\$4.67 per \$1,000

2023 RE Taxes: \$211.08

Condo Fees: \$ 224 / Month

Parcel ID: 84-53-9

Assessed Acres: 0

Land Assessment: 0

Building Assessment: \$45,200

Total Assessment: \$45,200



PROPERTY FIELD CARD

21 Route 134, Unit 9, Dennis, MA 02660


Key: 6459

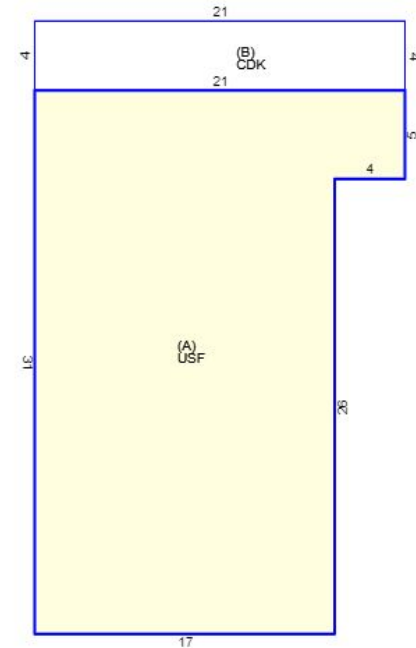
Town of DENNIS - Fiscal Year 2023

12/12/2022

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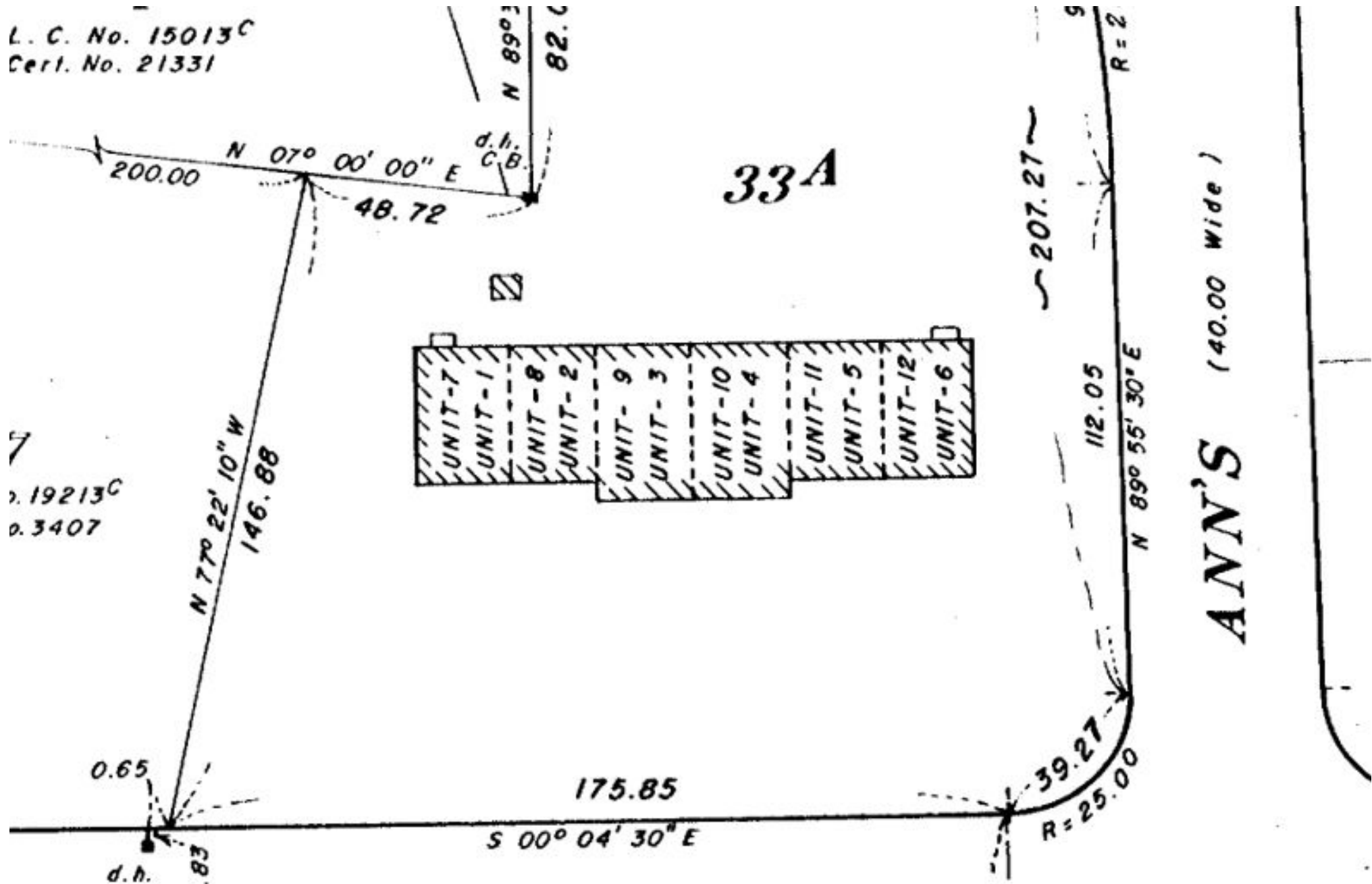
SEQ #: 6,810

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Bldg ID	Card								
CAPE RICHARD M TRUSTEE		84-53-9		21-U-9 ROUTE 134 SD		3430	100	COMMERCIAL CONDO		1		1 of 1								
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%				
CAPE RICHARD M TRUSTEE		CAPE RICHARD M TRUSTEE		02/08/2008	QS	50,000	(C157-9)		03/04/2019	43	I&E-RECEIVED		03/04/2019	IE	100	100				
CAPE COBBLESTONE NOM TRUST		COLETTI BESSIE B		04/04/2006	F		(C157-9)		03/07/2017	43	I&E-RECEIVED		03/07/2017	IE	0	0				
P O BOX 763		KINROSS REALTY TRUST		02/20/2004	G	98,000	(C157-9)		07/16/2015	77	CYCLICAL REV		07/16/2015	RWF	100	100				
CENTERVILLE, MA 02632									07/01/2015	99	N/A		07/01/2015	EMZ	100	100				
									05/14/2010	77	CYCLICAL REV		05/14/2010	HD	0	0				
CD	T	ACRES/SF	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	Chrt	CREDIT AMT	ADJ VALUE								
TOTAL SF		LC PLANS 19213D, K, L-1				Photo Date		05/14/2010		BLDG #		1								
Nbhd																				
FEMA																				
Inf1						YrBlt		1986		NET AREA		547								
TY	QUAL	COND	DIM NOTE	YB	UNITS	ADJ PRICE	RCNLD													
						BLDG	ADJ	DESC	LAND											
						STYLE	1.03	OFFICE CONDO [100%]	BUILD.	0		0								
						QUALITY	1.00	AVERAGE [100%]	DETACH	0		0								
						FRAME	0.99	WOOD FRAME [100%]	OTHER	0		0								
						TOTAL		45,200		43,000										
Bldg ID	MODEL	YR_BLT	EFF_YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	Wt/VallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD		
11		1986	1990 / 31	0.505	1.000	7/16/2015	RWF			8/15/2016	DBW	8.0	1.00	547	1.000	\$92.82	50,771	89	45,200	
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN		
ROOMS		1	1.00	COMPLEX		19	COBLST CT II	0.49	A	USF	L	UPPER STORY FIN		547	1986	89.99	49,225	50,771		
BEDROOMS		0	1.00	OCCUPANCY		1	YE AR ROUND	1.00	B	CDK	N	CONDO DECK		84		18.40	1,546			
BATHS		0	1.00	PLAN		11	INTERIOR UNIT	1.00		DSF	O	DEEDED SF		556		0.00				
HALF-BATHS		1	1.00	FLOOR		22	2ND FLR UNIT	1.00												
EXTRA FIXTURES		0	.00	STAIRS		1	YES	1.00												
FIREPLACES		0	.00	VIEW		99	NA	1.00												
WD-GAS STOVES		0	.00	PARKING		3	OUTDOOR ADEQUAT	1.00												
RES UNIT CNT		0	1.00	DCK/PAT/BAL/POR		99	NO	1.00												
% COM INT		8.3	1.00	KITCHEN				1.00												
				NET ADJ CODE				1.00												
				X				1.00												
				PRIVATE ROAD		2	YES	1.00												
				HISTORIC DST		1	NO	1.00												
				GENERATOR				1.00												
																	EFF_YR/AGE		1990 / 31	
																	COND		11 11 %	
																	FUNC		0	
																	ECON		0	
																	DEPR		11 % GD 89	
																	RCNLD		\$45,200	



PROPERTY FLOOR PLANS

21 Route 134, Unit 9, Dennis, MA 02660



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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Managing Director

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