

Cape Cod Restoration for Sale (Business & Real Estate)

4 Crane Circle, Units 5, 6 and 7, Bourne, MA



- 4,144+/- Sq Ft in 3 adjoining condominium units
- Steel Frame Building
- Zoned B2
- Excellent customer reviews
- Conveniently located near "Otis Rotary"

**Price: \$795,000
(Business & RE)**



**Contact Kevin Pepe
Commercial Realty
Advisors, Inc.**

*Real Estate, Investment,
Brokerage Company*

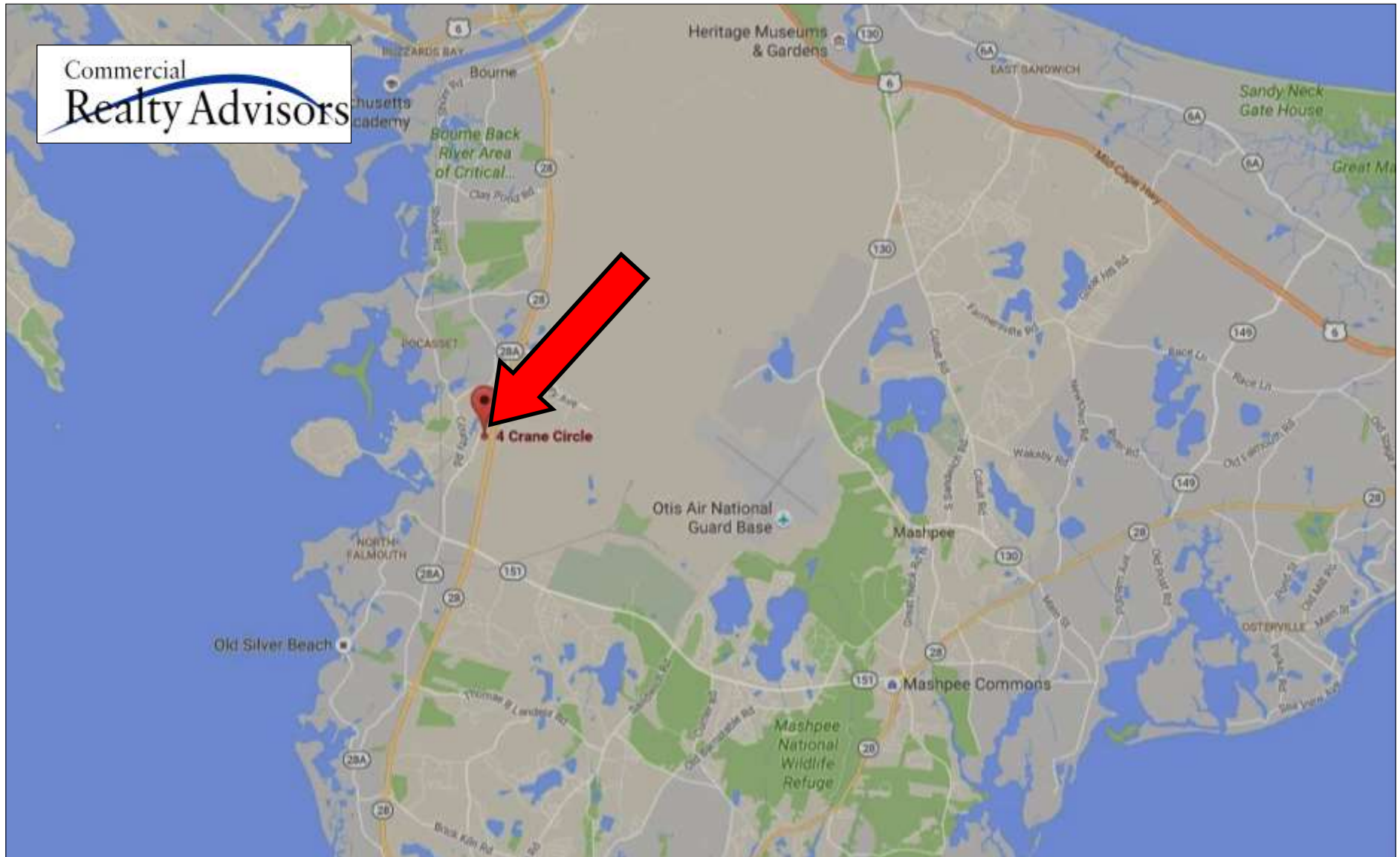
222 West Main Street
Hyannis, MA 02601
508-862-9000 ext. 105
kpepe@comrealty.net
www.comrealty.net



- 10,000 lb lift
- 600 amp 3-Phase power
- 5" concrete over radiant heat
- "Car-o-Liner" speed rack frame straightener
- 14' x 27' Global downdraft spray booth and attached mixing room with "frequency drives"
- Low "E" lighting
- Used Car license , unlimited other than to parking
- Financials available to qualified buyers with signed confidentiality agreement

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Sellers of this project unless otherwise disclosed

Commercial
Realty Advisors



For more information about this opportunity contact:

Kevin A. Pepe

508-862-9000, ext. 105

508-962-5022 (Mobile)

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RECORDING DATE: 11-26-07



I hereby certify that the property lines shown on this plan are the lines dividing existing ownership, and the lines of the streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown.

Date: 11-26-07 Professional Land Surveyor

I hereby certify that this plan has been prepared in accordance with the rules and regulations of the Registrar of Deeds in the Commonwealth of Massachusetts.

Date: 11-26-07 Professional Land Surveyor

I hereby certify that this plan fully and accurately depicts the location and dimensions of the buildings as-built and fully lists the units contained therein, main entrance and immediate common area to which it has access, as built.

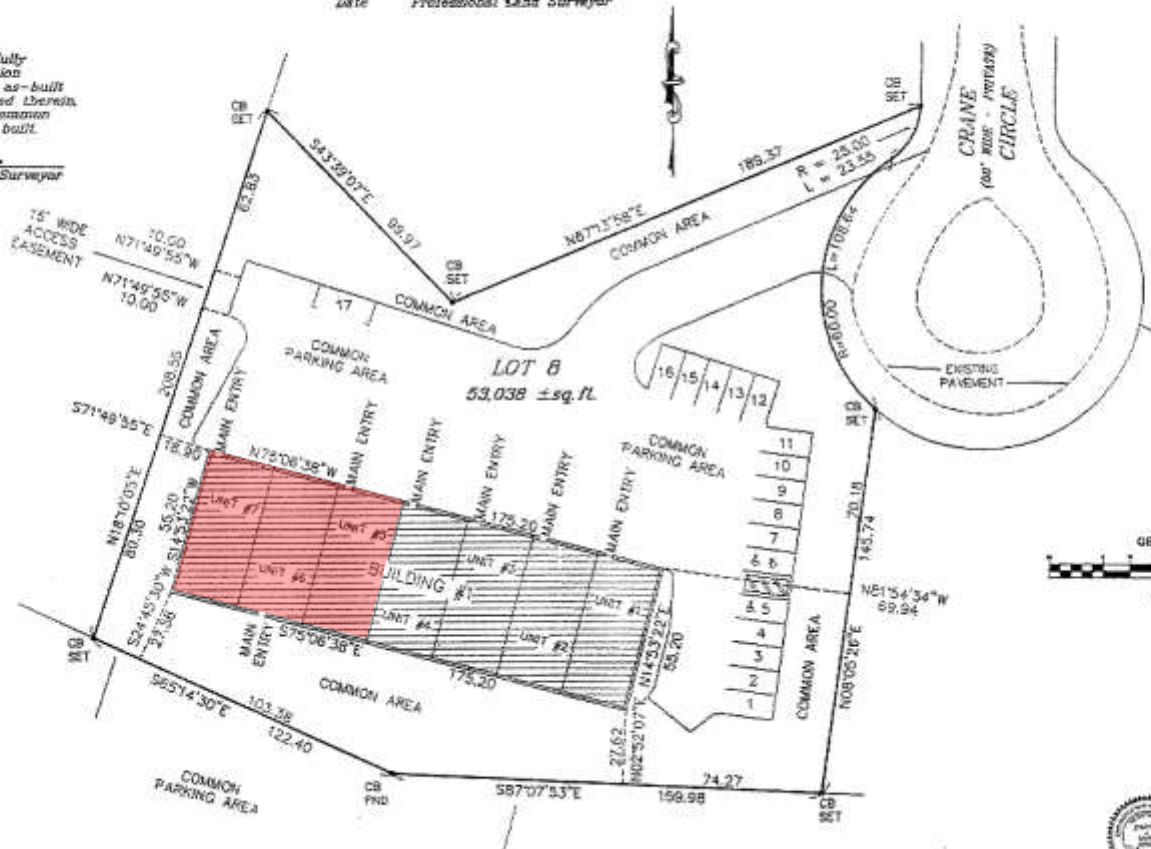
Date: 11-26-07 Professional Land Surveyor

BUILDING #1 ONE FLOOR STEEL FRAME METAL BUILDING CONSTRUCTED ON Poured CONCRETE FOUNDATION WITH CONCRETE SLAB FLOOR AND NO BASEMENT ADDRESS - #1 CRANE CIRCLE ACCESSORS MAP 32 PARCEL 82 - LOT B

FEMA DATE: 23ME 77 (NON HAZARDOUS) FEMA PANEL: 253210 001 F MAP REVISED: AUG. 9, 1999 REFERENCE PLAN: BOOK 606 PAGE 85

RECORDS ENGINEER: CATALUNDT DOWE LLC PG BOX 410 CATALUNDT, MA 02534 JOHN HARDING, MANAGER

621-47



MASTER SITE PLAN
 Prepared For
CRANE CIRCLE CONDOMINIUM
 in
 Bourne, Massachusetts
 Date: 11-26-07 Date Revisado: 1-2007
 Prepared By
 Stephen J. Dowe and Associates
 47 Chestnut Cove Lane, Plymouth, MA 01969
 Telephone: 508-748-2834
 Fax: 508-748-2834

For more information about this opportunity contact:

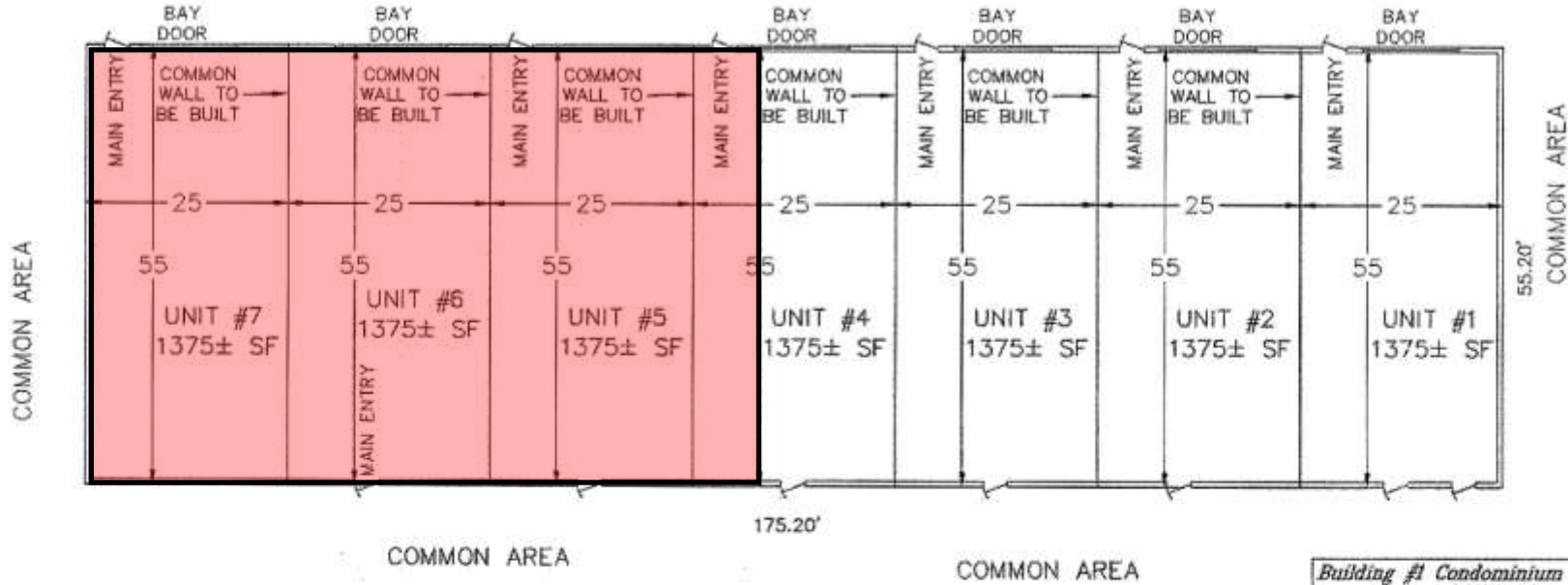
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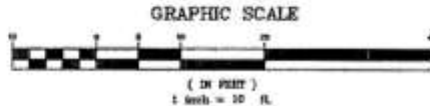
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621-48



I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS OF THE UNITS AS BUILT.

11-06-07
DATE PROFESSIONAL LAND SURVEYOR



<i>Building #1 Condominium Floor Plan</i>		
Prepared For:		
CRANE CIRCLE CONDOMINIUM		
in		
Bourne, Massachusetts		
Scale: 1" = 10' Date: November 5, 2007		
Prepared By:		
Stephen J. Doyle and Associates		
42 Canterbury Lane, E. Falmouth, MA 02536		
Telephone: 508/540-2534		
Revision Block		
NO.	DATE	DESCRIPTION

For more information about this opportunity contact:

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