

749 Main Street, Unit H, Osterville, MA 02655

Commercial
Realty Advisors

**+/- 1,258 Sq. Ft. Professional Office Condo Unit
for Sale and Lease in Osterville, MA**



Contact **Kevin Pepe** at Commercial Realty Advisors at 508-862-9000 ext 105 and kpepe@comrealty.net

Property Summary:

- Accessed via the Mid-Level to an open reception area with a semi-private office, conference room and 2 restrooms (1 with full shower)
- The Upper Level consists of 1 semi-private office, 2 private offices, as well as a large conference / break room with kitchenette
- The Lower Level is improved with a finished training style room, wet bar and shower / sauna facilities
- Excellent traffic counts, ample off-street parking and signage

For Sale: \$429,000
For Lease: \$20/Sq. Ft. NNN

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Property Map



749 Main Street, Unit H, Osterville, MA 02655

Property Aerial View



Commercial Realty Advisors' Disclaimer

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Property Summary:

Excellent opportunity to own a Professional Office Condo in the heart of Osterville Village. This townhouse style property is accessed via the Mid-Level to an open reception area with a semi-private office, conference room and 2 restrooms (1 with full shower). The Upper Level consists of 1 semi-private office, 2 private offices, as well as a large conference / break room with kitchenette. The Lower Level is improved with a finished training style room (has previously served as a workout studio as well), wet bar and shower / sauna facilities. Excellent traffic counts, ample of off-street parking and signage. High income local demographic. Property is also available for lease. Contact Agent for details. Unit is heated and cooled by electric heat pump.

Map/Block/Lot	Land Assessment	Building Assessment	Total Assessment
141 / 014 / 00H	0	\$325,500	\$325,500

Title: Barnstable County Registry of Deeds: Book 34215, Page 067

Assessment & 2021 Taxes: 2021 RE Taxes: \$3,142

The condo fee is \$467 per month.



749 Main Street, Unit H, Osterville, MA 02655

Property photos



Property photos



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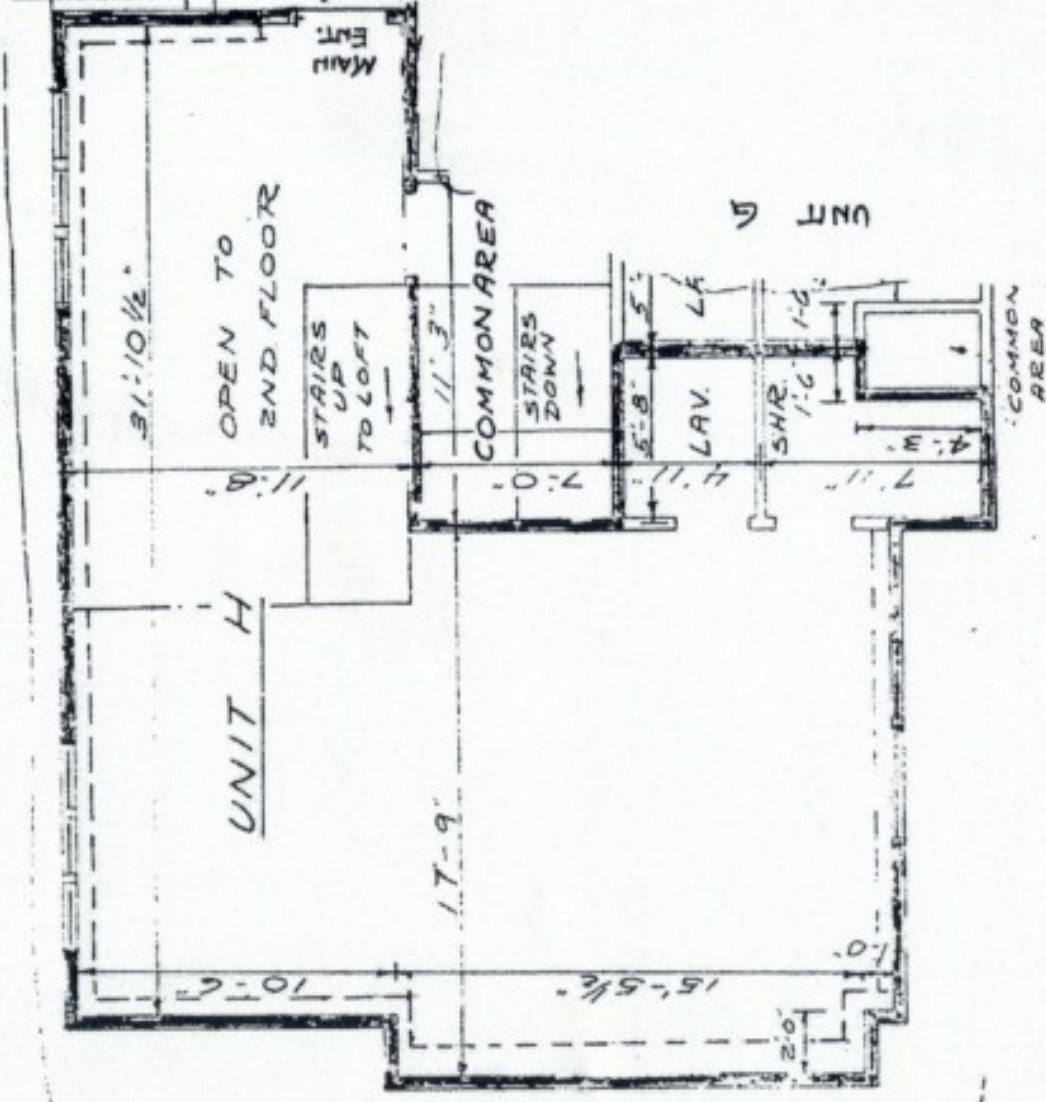
Property photos



Property photos



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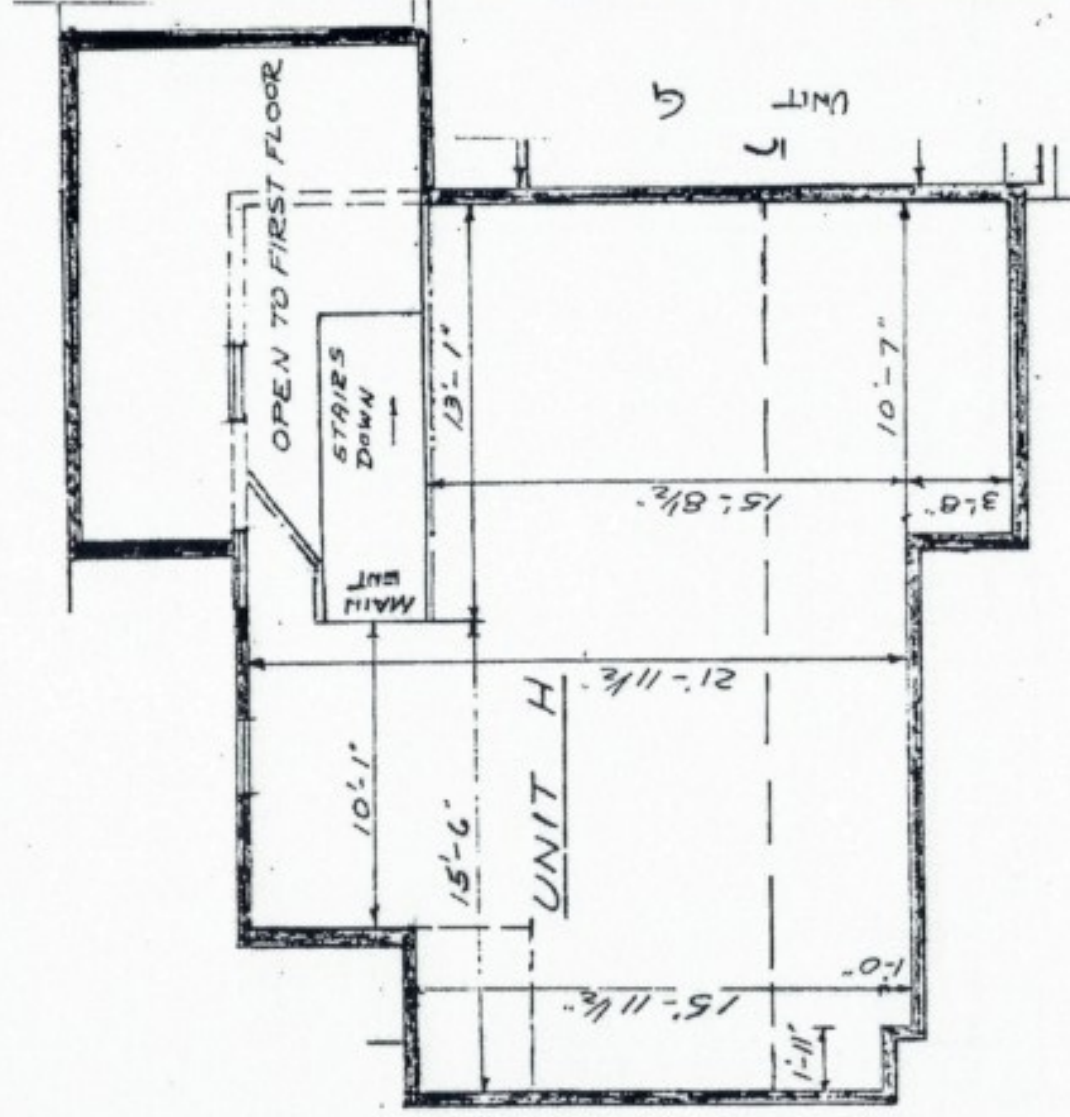
CEILING ELEV. = 45.37
 FLOOR ELEV. = 31.73
 UNIT AREA = 708 SQ. FT.

I CERTIFY THAT THIS PLAN SHOWS UNIT H BEING CONVEYED AND THE IMMEDIATELY ADJOINING UNITS AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT.

9-17-84
Richard A. Baxter
 REGISTERED LAND SURVEYOR

749 MAIN STREET
 FOR
 WEST BAY PROPERTIES INC.
 OSTERVILLE • MASS.
 SCALE 3/16" = 1'-0"

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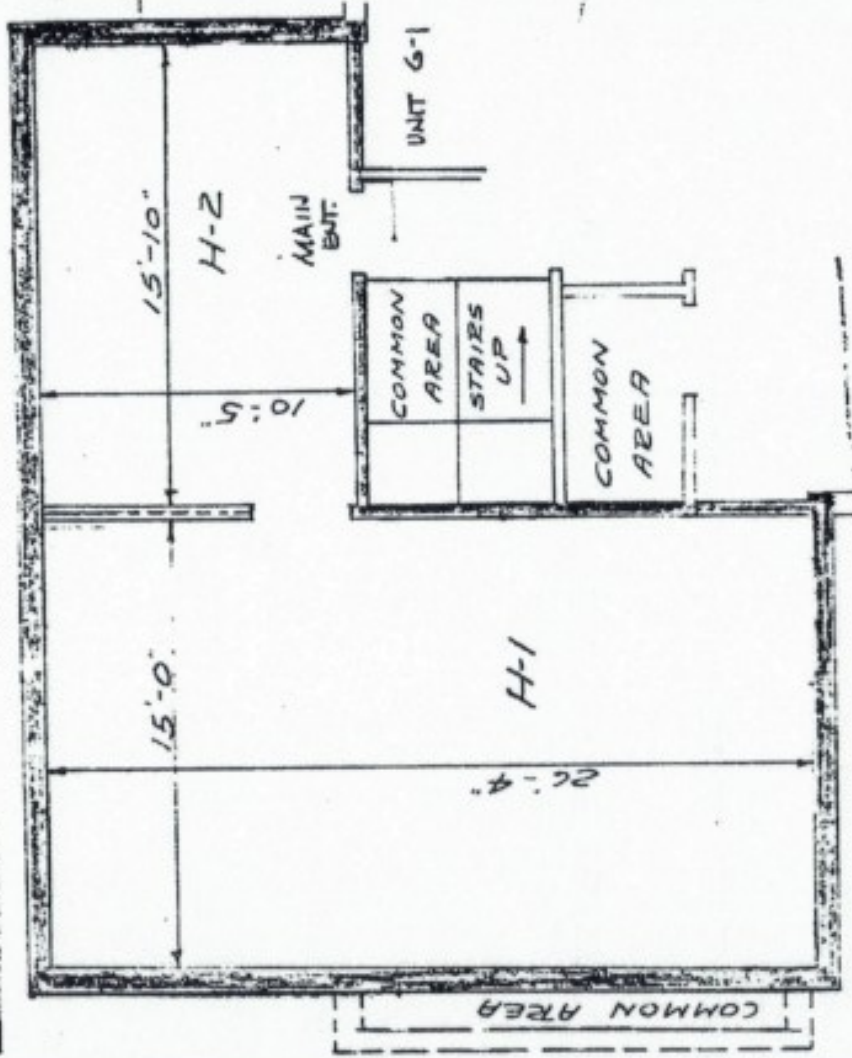
CEILING ELEV. = 53.93
 FLOOR ELEV. = 46.29
 UNITY AREA = 550 SQ. FT.

I CERTIFY THAT THIS PLAN SHOWS UNIT H 2ND FLOOR BEING CONVEYED AND THE IMMEDIATELY ADJOINING UNITS AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT.

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CEILING ELEV. = 36.77'
 FLOOR ELEV. = 29.23'
 UNIT AREA = 560 SQ. FT.

I CERTIFY THAT THIS PLAN SHOWS UNITS H-1 + H-2 BEING CONVEYED AND THE IMMEDIATELY ADJOINING UNITS AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT.

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RECORDED DEC 5 84