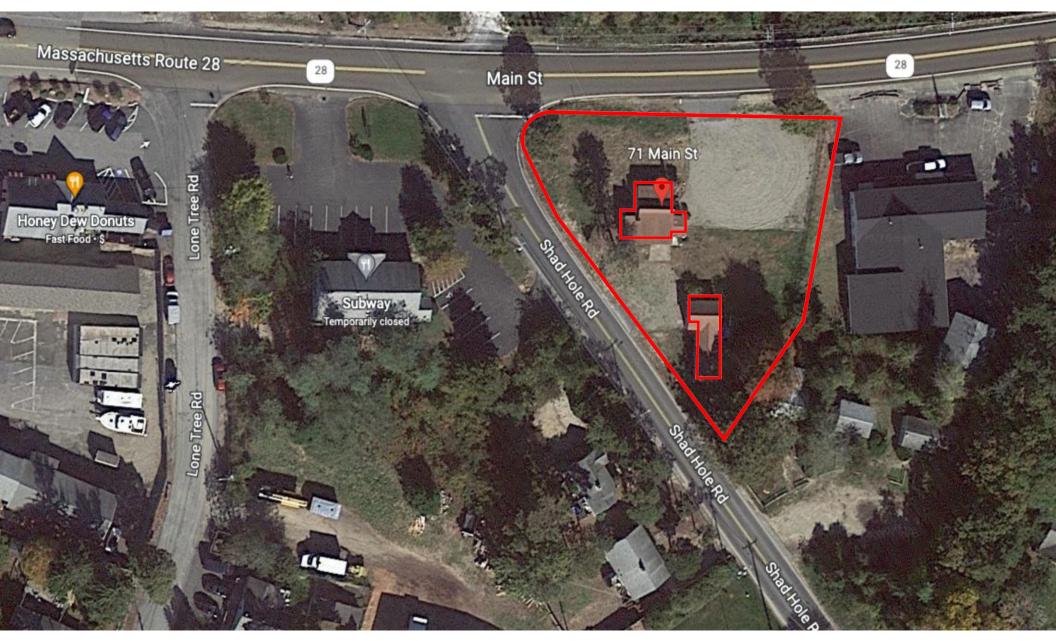
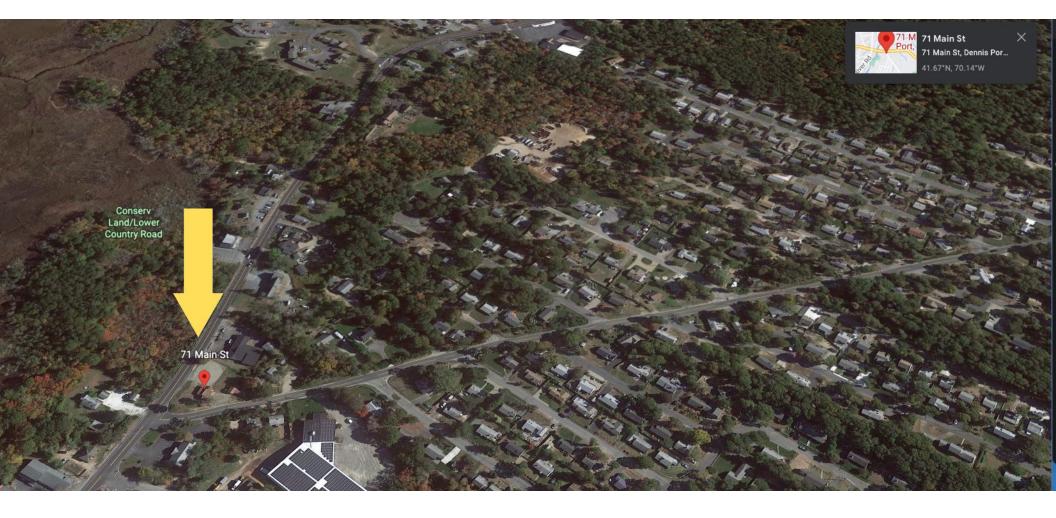
<b>OFFERING MEMORANDUM</b> <i>Prime Commercial Lot</i> <i>Main Street, Dennis Port</i>	FOR SALE	Commercial <b>Realty Advisors</b> <b>BRAD KUHRTZ</b> Office: 508-862-9000, ext. 118 BKuhrtz@comrealty.net	
		CALL TODAY TO SCHEDULE A SHOWING!	
71 Main Street	FOR SALE	AREA	
DENNIS PORT, MA	\$479,000	+/50 ACRE PARCEL +/- 820 SQ. FT. MAIN BUILDING BARN TO REAR OF THE PROPERTY	

- Located within the business friendly GC-2 zoning district
- +/- .50 acre parcel
- +/- 820 sq. ft. main building (2 bed Title V 2005)
- Barn to rear of the property for additional storage
- Includes a large crushed stone parking area.

- Access via curb cuts on both Main Street (28) & Shad Hole Road
- Located within the business friendly GC-2 zoning district
  Positioned at the head of a main corridor to resorts, beaches, summer homes, and restaurants along Nantucket Sound.
- Excellent site lines/prime business signage location along Route 28.
- Estimated 2023 RE Tax \$1,421.84
- Located within a flood zone, buyer shall verify flood insurance requirement

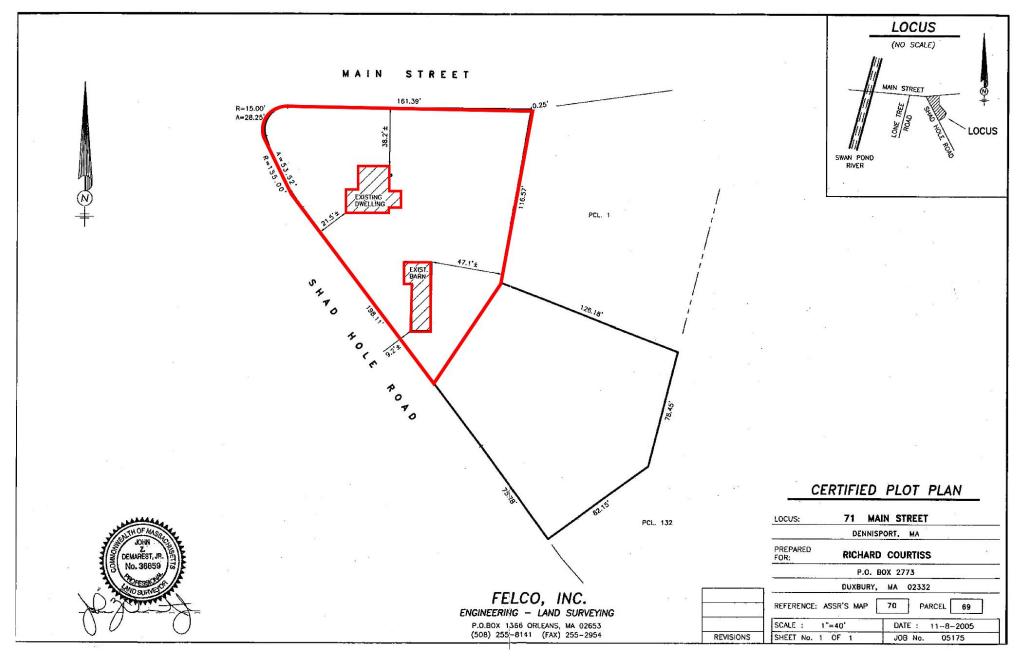








## PROPERTY PLOT PLAN





Key: 5590	т	own of DENNIS - Fiscal Year 2	2023 12/1	2/2022 5:40:44PM SEQ #: 5,899
Assessed Owner Of Record	P arcel ID	Location	Class Mix% Description	BLD # Blda ID Card
POGORELC DANIEL R	70-69-0	71 MAIN STREET DP	0310 99 MIXED USE COM	M 1 1 of 1
CURRENT OWNER	TRANSFER HISTORY	DOS T SALE PRICE BK-PG (Cert)	PMTNO PMTDT TY DESC	AMOUNT INSP BY 1st %
POGORELC DANIEL R 16 MAIN STREET DENNISPORT, MA 02639	POGORELC DANIEL R LABRECQUE-COURTISS THERES COURTISS RICHARD M ET UX		02/28/2022 43 I&E-RECEIVED 03/21/2016 43 I&E-RECEIVED 05/27/2015 77 CYCLICAL REV 2006-0027 05/16/2006 2 ADDITIONS 2006-0488 04/18/2006 3 ALTERATIONS	02/28/2022 IE 0 0 03/21/2016 IE 0 0 05/27/2015 RVVF 100 100 01/11/2007 APK 100 100 6.000 01/11/2007 APK 100 100
CD T ACRES/SF Nbhd FEMA Infl	ADJ BASE SAF Infl2 Lpi	former principal and a spectra second s		
100 A 0.500 08B 1.00 AE 1.00 1 1.00		1,30 210,660	12 ₽ (₽) ₽ (₽)	
			≓ PAT	đ
TOTAL 21,780 SF	P hoto Da	ate 05/18/2007 BLDG# 1		
Nbhd DPORTEAST FEMA ACCELZONE		L'élée de la companya	12	16
Infl AVERAGE		East.	ි <b>ග</b>	
TY QUAL COND DIM/NOTE YB UNITS	ADJPRICE RCNLD		8	
SHF A 1.00 A 0.75 30 X 12 36 DGF A 1.00 A 0.75 18 X 15 27				e
	5,400	the second secon	a (C) BAS a	
	Table 1			
	- Charlen	N.S. M. SHIPPERSON AND ADDRESS OF		(A)
			8	(Å)s s
	1000	the second and the second second		
	YrBlt	1925 NET AREA 820		
			ं ्ते	e
	SINGLE F	TMODEL CURRENT PREMOUS		
VACANT - NO APPARENT BUSINESS USE	BLDG ADJ DESC	LAND 210,700 189,800		
	STYLE 1.35 COTTAGE [100%]	BUILD. 65,700 53,800		
	QUALITY 0.65 LOW COST [100%]	DETACH 11,300 10,300 OTHER 0 0	20 m	20
	FRAME 1.00 WOOD FRAME [1009	6] TOTAL 287,700 253,900		
Bida ID MODEL YR BLT EFF YR DLCU	A CARL A CARL AND A CARL	LIST BY REVIEW BY w/Wall 5/27/2015 RWF 8.0		And the second of the second o
1 1925 1988/33 1.0 CAPACITY UNITS ADJ E	00 1.130 5/27/2015 RWF		energies de la réaction de la	08.20 88,724 74 65,700 RCN TOTAL.RCN 88,724
STORIES(FAR) 1 1.00 FOUNDA		1.00 A BAS L BASE AREA	740 1925 103.9	
ROOMS 4 1.00 EXT. COV	ER 1 WOOD SHINGLES	1.00 B PAT N PAT	120 6.0	22 723 EXTERIOR G
BEDROOMS         2         1.00         ROOF SH           BATHROOMS         1         1.00         ROOF CO			80 20.3 80 1925 103.9	30 8.312 A
FIXTURES 3 1.00 FLOOR C	OVER 1 HARDWOOD	1.00 MST O MAS/MET STK-G		
	SH 2 DR YWALL /COOLING 7 FL./WALL FURN.	1.00		HVAC/ELEC A
FUEL SO	JRCE 2 GAS	1.00		
SEASON/ PRIVATE		1.00		EFF.YR/AGE 1988/33
HISTORI		1.00		COND 26 26 %
GENERA USE	3 CIM	1.00		FUNC 0
CONTRACTOR OF THE OWNER	Tendo Actional			ECON 0 DEPR 26 % GD 74
				DEPR 26 % GD 74 RCNLD \$65,700
				#03,700

## BARN PICTURES





# COTTAGE PICTURES





# COTTAGE INTERIOR PICTURES



Commercial Realty Advisors









### 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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#### COMMERCIAL REALTY ADVISORS

222 West Main St. Hyannis, MA 508-862-9000 | comrealty.net

#### **BRAD KUHRTZ**

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