

OFFERING MEMORANDUM

Prime Commercial Lot
Main Street, Dennis Port



Commercial
Realty Advisors
BRAD KUHRTZ
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BKuhrtz@comrealty.net



**CALL TODAY TO SCHEDULE A
SHOWING!**

71 Main Street

FOR SALE

AREA

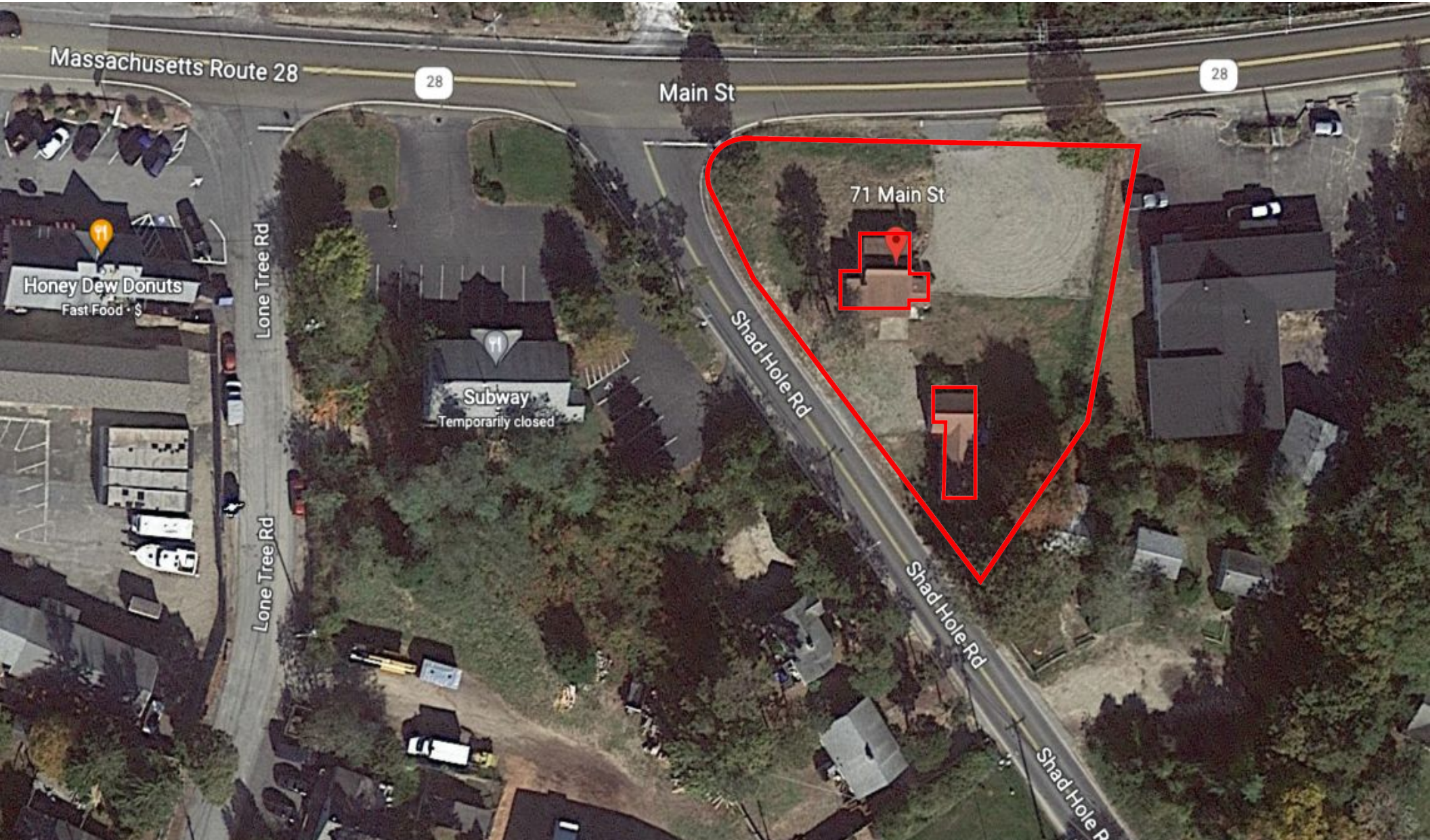
DENNIS PORT, MA

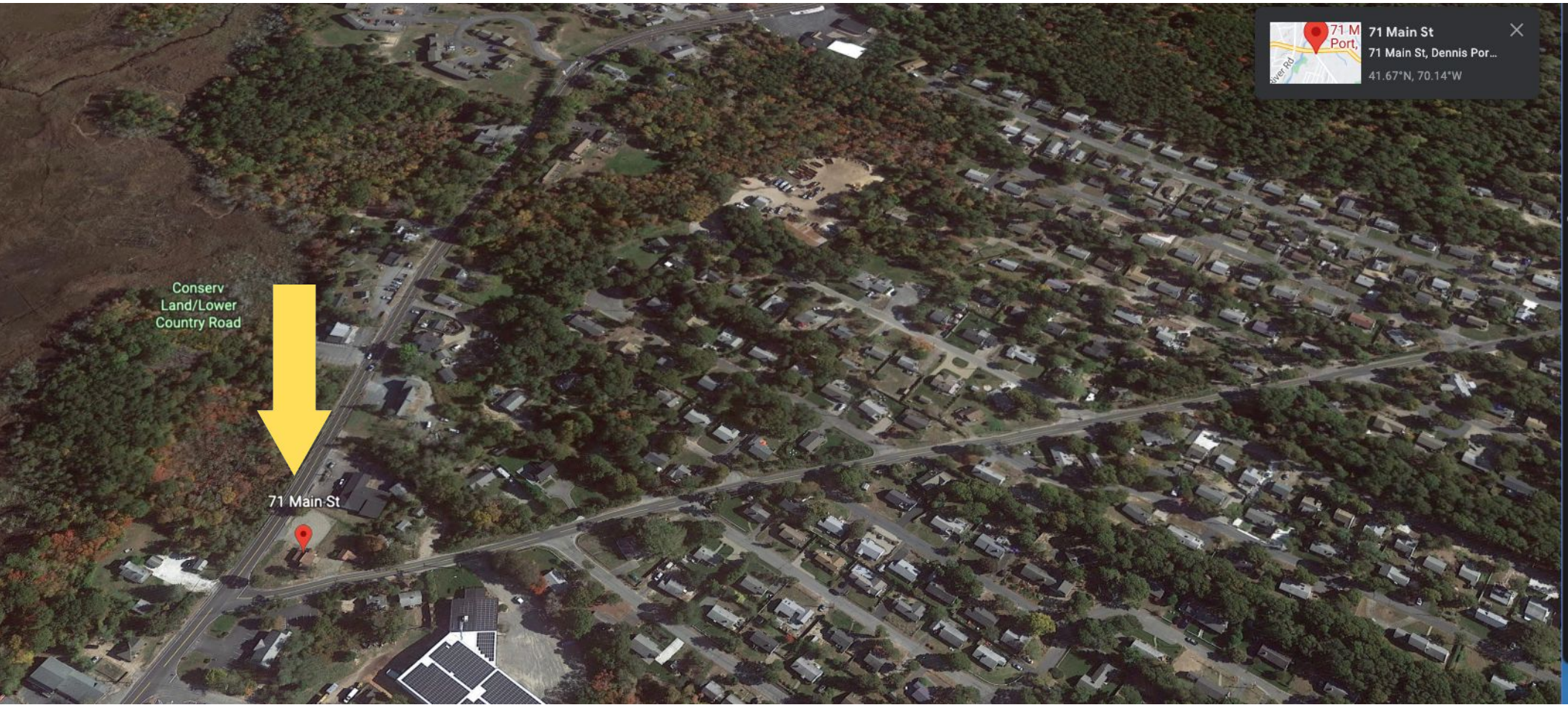
\$479,000

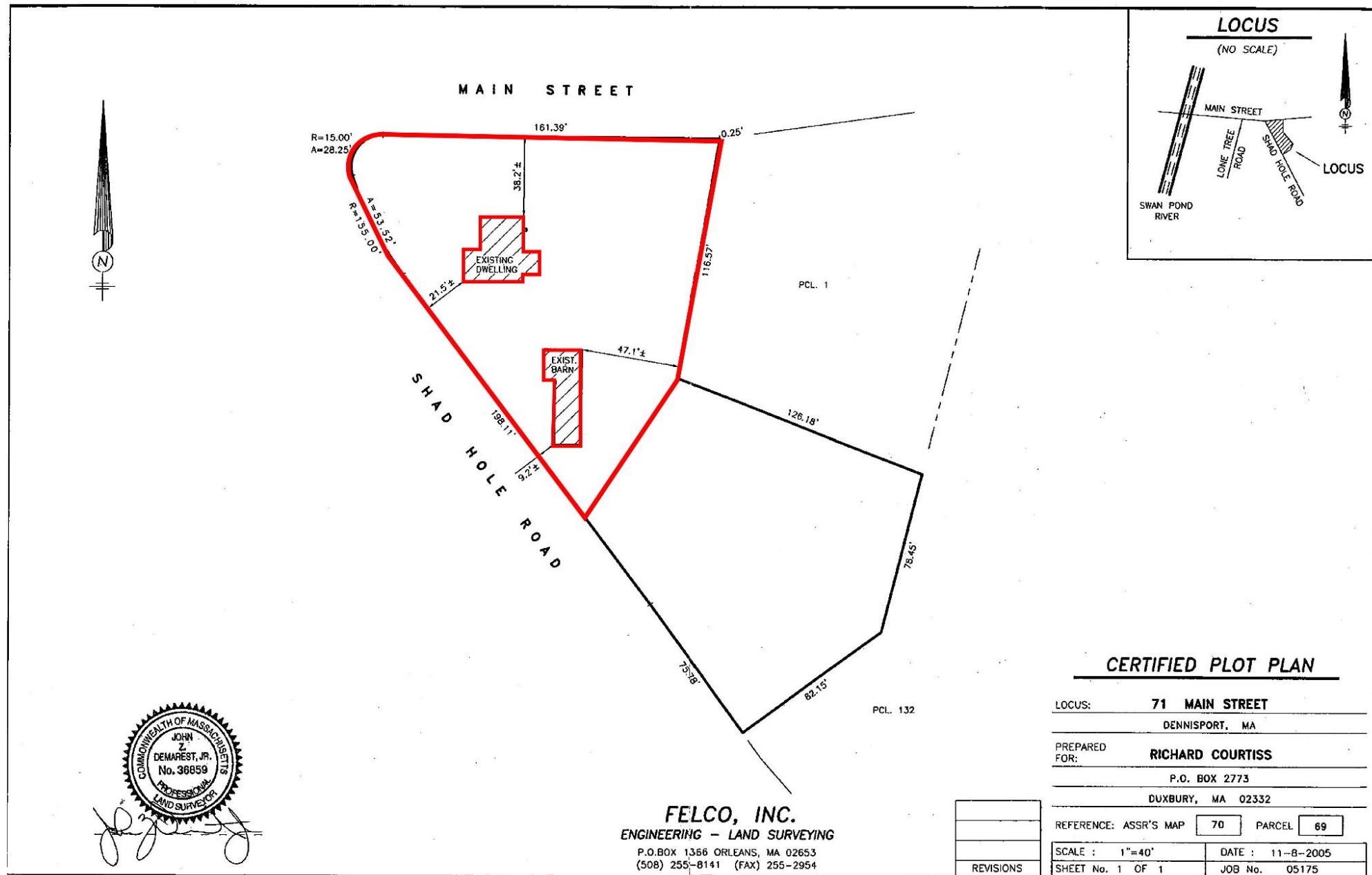
**+/- .50 ACRE PARCEL
+/- 820 SQ. FT. MAIN BUILDING
BARN TO REAR OF THE PROPERTY**

- 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







5590

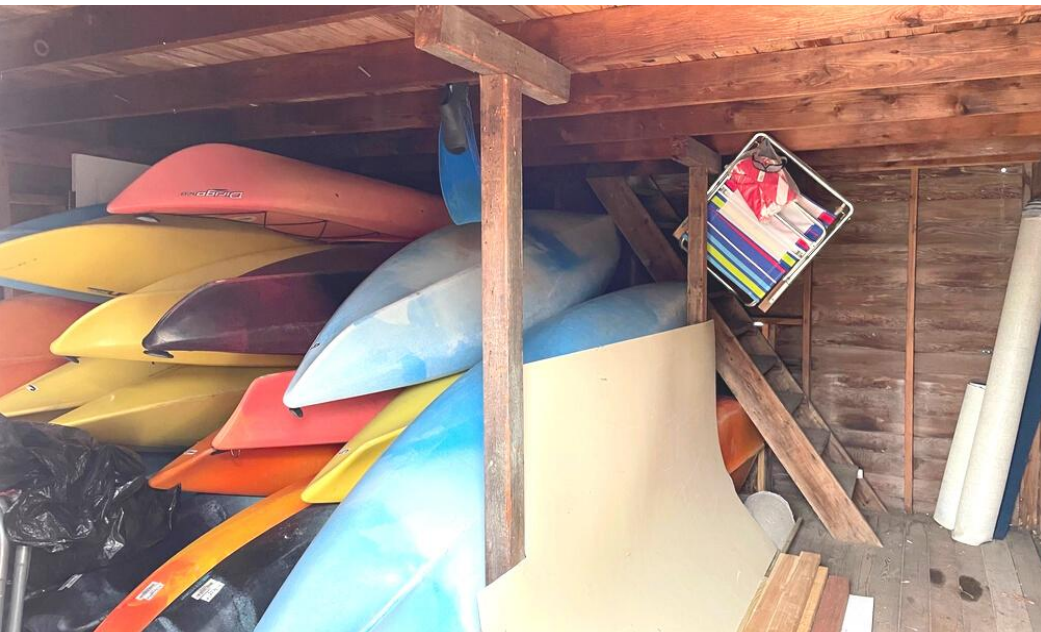
Town of DENNIS - Fiscal Year 2023

12/12/2022

5:40:44PM

SEQ #: 5,899

BUILDING











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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