

OFFERING MEMORANDUM

6 Munson Meeting Way Units 5 & 6



**FOR
SALE**

Commercial
Realty Advisors

BRAD KUHRTZ

Office: 508-862-9000, ext. 118

BKuhrtz@comrealty.net



6 Munson Meeting Way

FOR SALE

AREA

Chatham

\$299,000

+/- 1,260 Sq. Ft.

PROPERTY SUMMARY

6 Munson Meeting Way Units 5 & 6

PROPERTY DETAILS

Year Built	1986
Area	+/- 1,260 sq. ft.
Address	6 Munson Meeting Way, Chatham
Style	Office Condominium
Stories	2
Parcel #	13F-78-X5 & 13F-79-X6

REAL ESTATE TAXES 2023

Unit 5	\$453/yr
Unit 6	\$430/yr

CONDO FEES

Units 5 & 6	\$410
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PERCENTAGE INTEREST

Unit 5	1.9161%
Unit 6	2.1803%

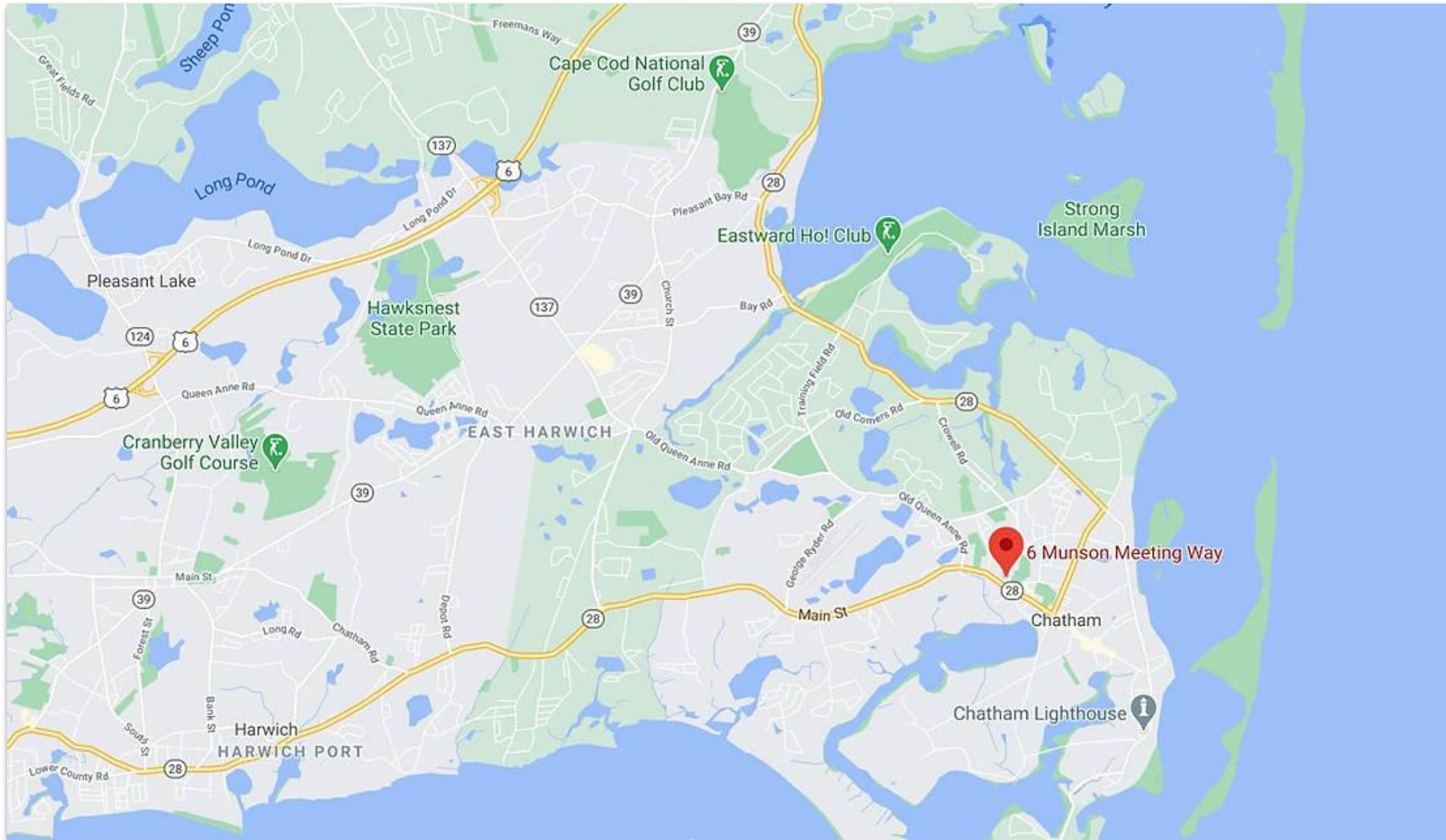


- Chatham Village Location - Upscale first & second floor office condos totaling approximately 1,260 sq. ft.
- Unit 6 First floor 633 sq. ft.
- Unit 5 Second floor 627 sq. ft.
- Convenient to all town points, yet quietly tucked away within a small commercial office complex.
- Separately metered for gas & electric, each unit is fully climate controlled with dedicated HVAC systems.
- Private bathrooms in each unit along with additional storage space.
- Additional secure basement storage that accompanies both units.
- Well-lit with multiple windows throughout overlooking professionally landscaped grounds & gardens.
- Both units have private entrances and they are proximate to on site parking.
- Signage is subject to association approval, association will provide a small area on the building adjacent to the unit entrance or owner may utilize door glass.



PROPERTY LOCATION

6 Munson Meeting Way Units 5 & 6



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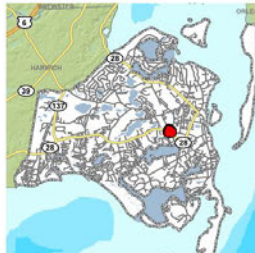


PROPERTY FIELD CARD

6 Munson Meeting Way Unit 5

TOWN OF CHATHAM - PROPERTY SUMMARY REPORT

Page 1 of 2

PARCEL	13F-78-X5	KEY:	1809	LOCATION:	6 MUNSON MEETING WAY
CURRENT OWNER			PARCEL VALUE		
AHOY LLC,			LAND VAL:	\$0.00	
57 BELLEVUE DR			BUILDING VAL:	\$116,800.00	
			DETACH VAL:	\$0.00	
PLYMOUTH, MA 02360			APPR VAL:	\$116,800.00	
			TAX VAL:	\$116,800.00	
					
STATE CLASS:	3430	ZONING:	Gb3		
DESCRIPTION:	COMMERCIAL	BILL SQ FT:	0		

SALES HISTORY

OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
AHOY LLC	B	27959 / 231	29-Jan-2014	\$ 140,000
GOLDENS REALTY TRUST	A	24330 / 103	28-Jan-2010	\$ 1
CAMERON F KOBLISH TRUST	99	19883 / 348	31-May-2005	\$ 125,000
EARNSHAW KATHY LAIRD	N	9543 / 105	31-Jan-1995	\$ 40,000

BUILDING	1	KEY:	1809	LOCATION:	6 MUNSON MEETING WAY
YEAR BUILT	1986				
STYLE	OFFICE				
QUALITY	A				
NET SF	633				

DATE MEASURED	
DATE LISTED	

ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
COMPLEX	MUNSON MEETING	17	STORIES	0
CONDO	N/A	99	% HEATED	100
VIEW/LOC	N/A	99	% AIR COND	100
HVAC	WARM/COOL AIR	9	% SPRINKLER	0
FUEL SOURCE	GAS	2		
FLOOR LEVEL	N/A	99		

TOWN OF CHATHAM - PROPERTY SUMMARY REPORT

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PROPERTY FIELD CARD

6 Munson Meeting Way Unit 6

TOWN OF CHATHAM - PROPERTY SUMMARY REPORT

Page 1 of 2

PARCEL	13F-79-X6	KEY:	1810	LOCATION:	6 MUNSON MEETING WAY
CURRENT OWNER		PARCEL VALUE			
AHOY LLC,		LAND VAL:	\$0.00		
57 BELLEVUE DR		BUILDING VAL:	\$110,700.00		
		DETACH VAL:	\$0.00		
PLYMOUTH, MA 02360		APPR VAL:	\$110,700.00		
		TAX VAL:	\$110,700.00		
STATE CLASS:		3430	ZONING:	Gb3	
DESCRIPTION:		COMMERCIAL	BILL SQ FT:	0	



SALES HISTORY

OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
AHOY LLC	B	27959 / 231	29-Jan-2014	\$ 140,000
GOLDENS REALTY TRUST	A	24330 / 103	28-Jan-2010	\$ 1
CAMERON F KOBLISH TRUST	A	19372 / 83	22-Dec-2004	\$ 1
LONG A NELSON TRUSTEE	A	18430 / 40	09-Apr-2004	\$ 125,000
LONG A NELSON	A	9616 / 223	04-Apr-1995	\$ 1
CAPE COD BANK & TRUST	L	7616 / 28	18-Jul-1991	\$ 30,500

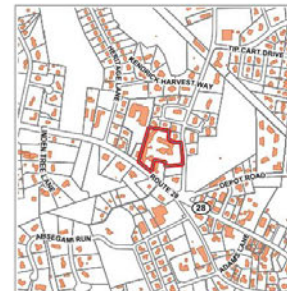
BUILDING	1	KEY:	1810	LOCATION:	6 MUNSON MEETING WAY
YEAR BUILT	1986				
STYLE	OFFICE				
QUALITY	-				
NET SF	627				

DATE MEASURED	
DATE LISTED	

ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
COMPLEX	MUNSON MEETING	17	STORIES	0
CONDO	N/A	99	% HEATED	100
VIEW/LOC	N/A	99	% AIR COND	100
HVAC	WARM/COOL AIR	9	% SPRINKLER	0
FUEL SOURCE	GAS	2		
FLOOR LEVEL	N/A	99		

TOWN OF CHATHAM - PROPERTY SUMMARY REPORT

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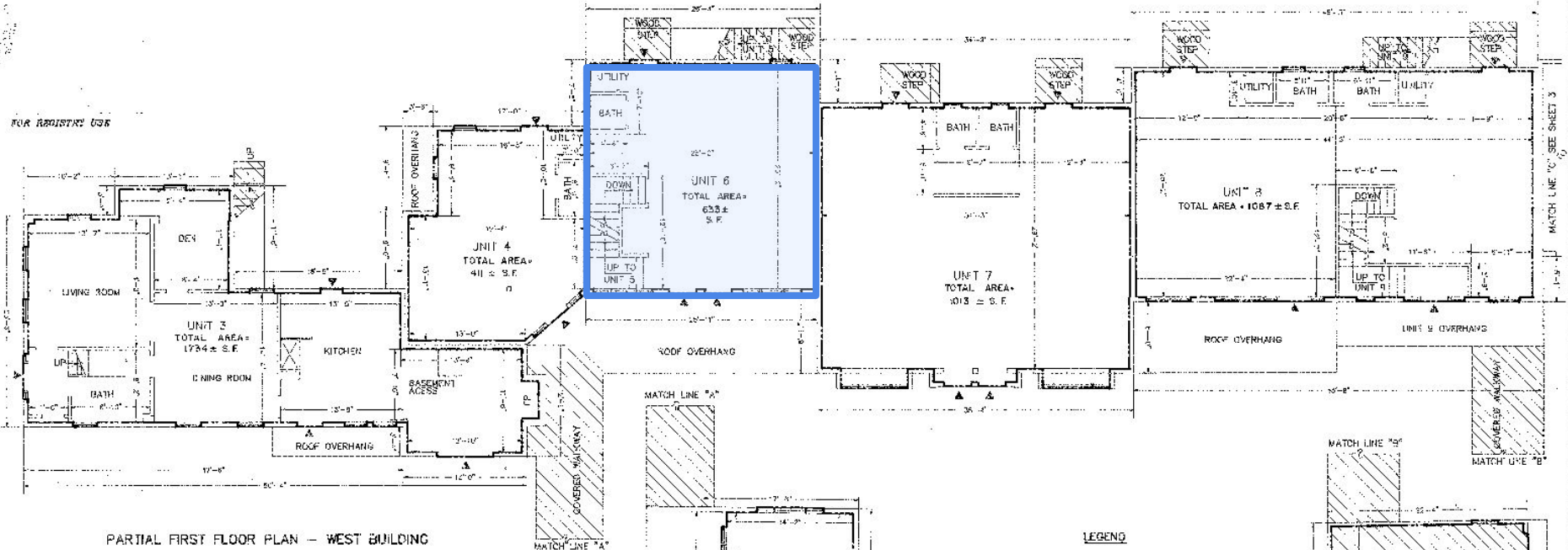
PROPERTY FLOOR PLANS

6 Munson Meeting Way Unit 6

447-80

447-80

FOR RESIDENT USE



PARTIAL FIRST FLOOR PLAN - WEST BUILDING

Units shown are of wood-frame construction

All areas are in square feet and include stair wells and portion of floor under partitions

I certify that this plan was made in accordance with registry of deeds regulations effective January 1, 1978.

Date: 12-22-1987

R.L.S. [Signature]

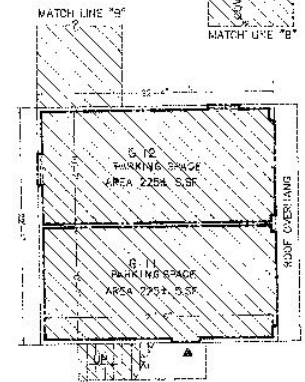
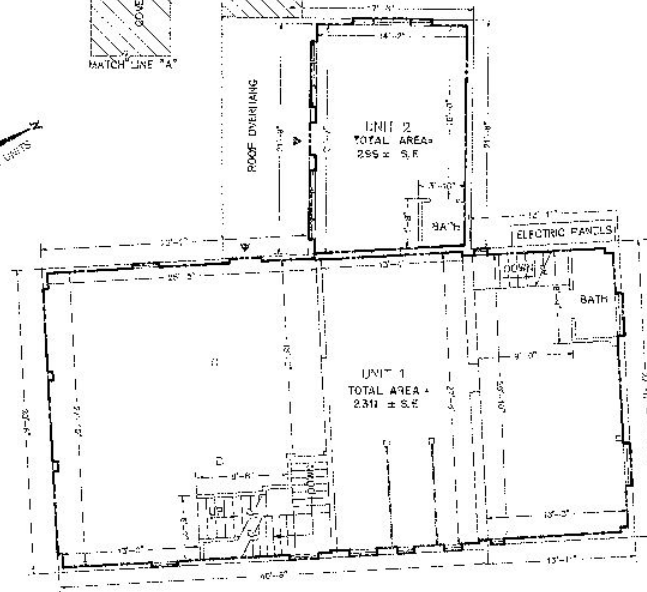
NOTE: I, the undersigned, certify that this plan fully and accurately reflects the building as constructed, and I, the undersigned, have not, and I am not, aware of any other plans or drawings of the building which are in existence, and I am not aware of any other plans or drawings of the building which are in existence, and I am not aware of any other plans or drawings of the building which are in existence.

Date: 12-22-1987

R.L.S. [Signature]

LEGEND

- ▲ ENTRANCE
- LIMITS OF UNIT
- FIRE WALL
- G CLOSET
- S.F. SQUARE FEET
- FP FIRE PLACE
- OUTSIDE AREA



MUNSON MEETING CONDOMINIUM

land in:

Chatham, Massachusetts

Prepared For:

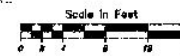
Michael I. Munson

December 1, 1987

Nickerson & Berger Inc. R.L.S. & P.E.
Orleans, Massachusetts

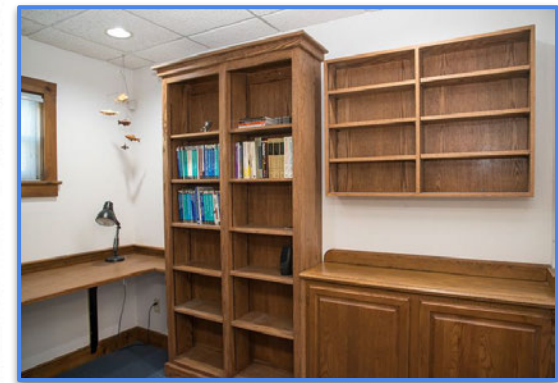
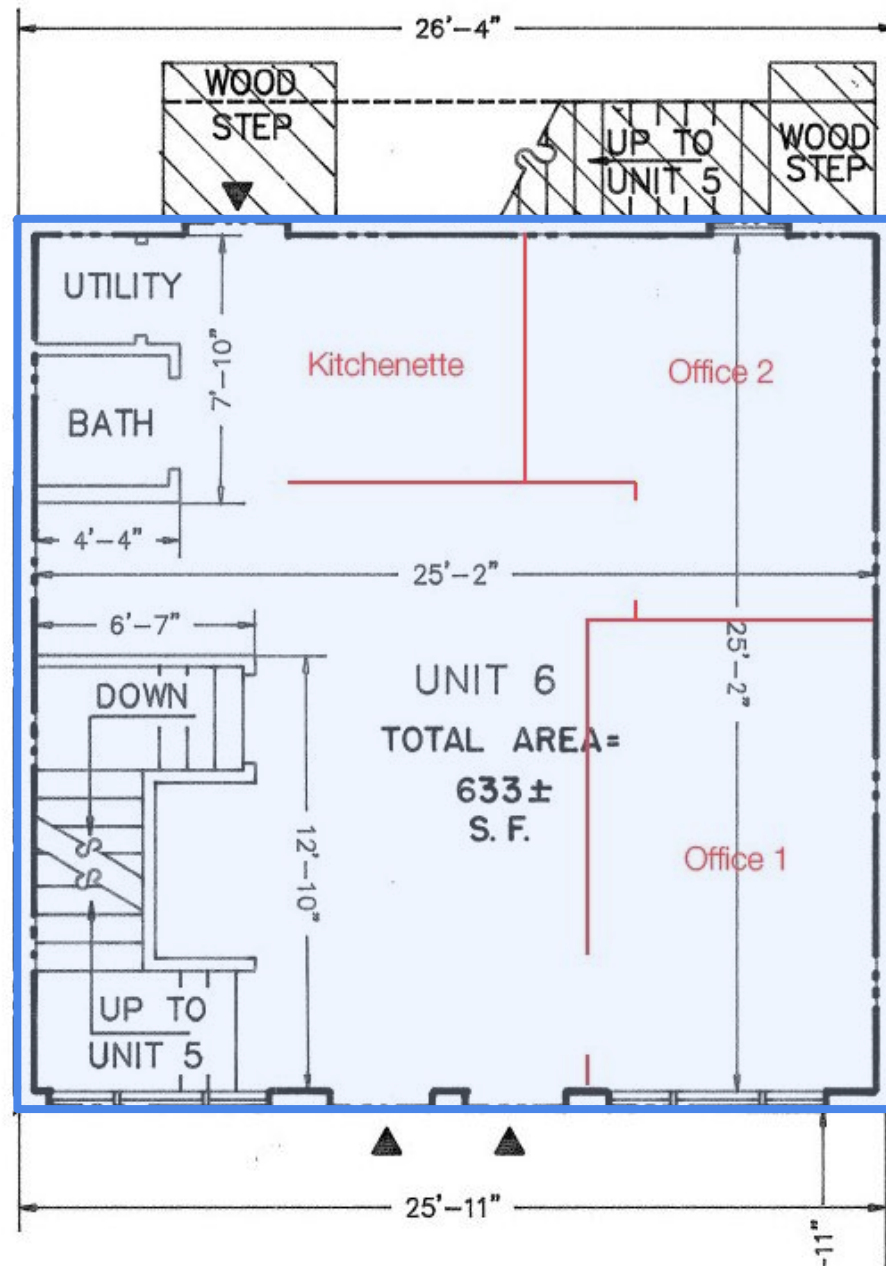
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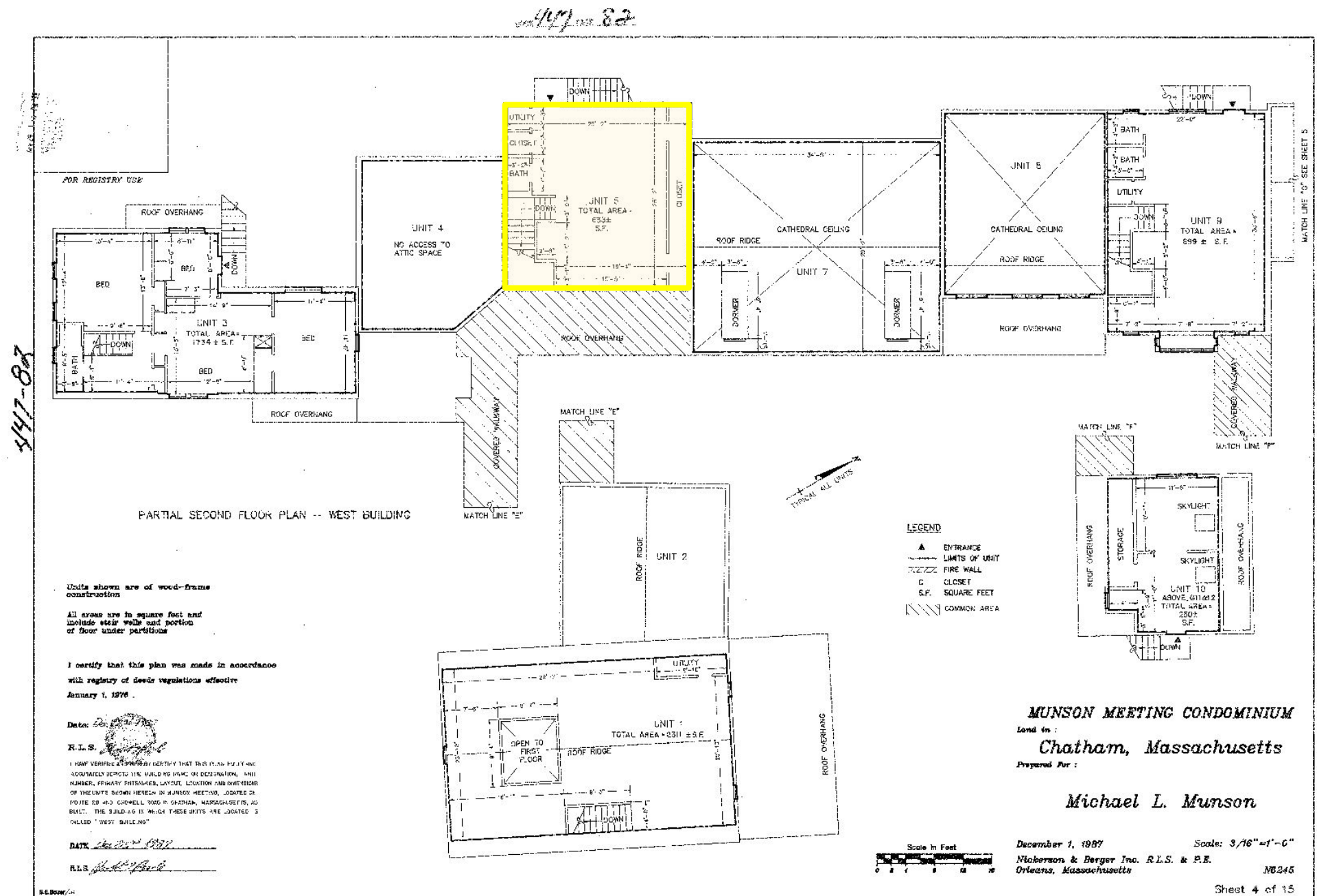
NB245



UNIT 6 FIRST LEVEL FLOOR PLANS

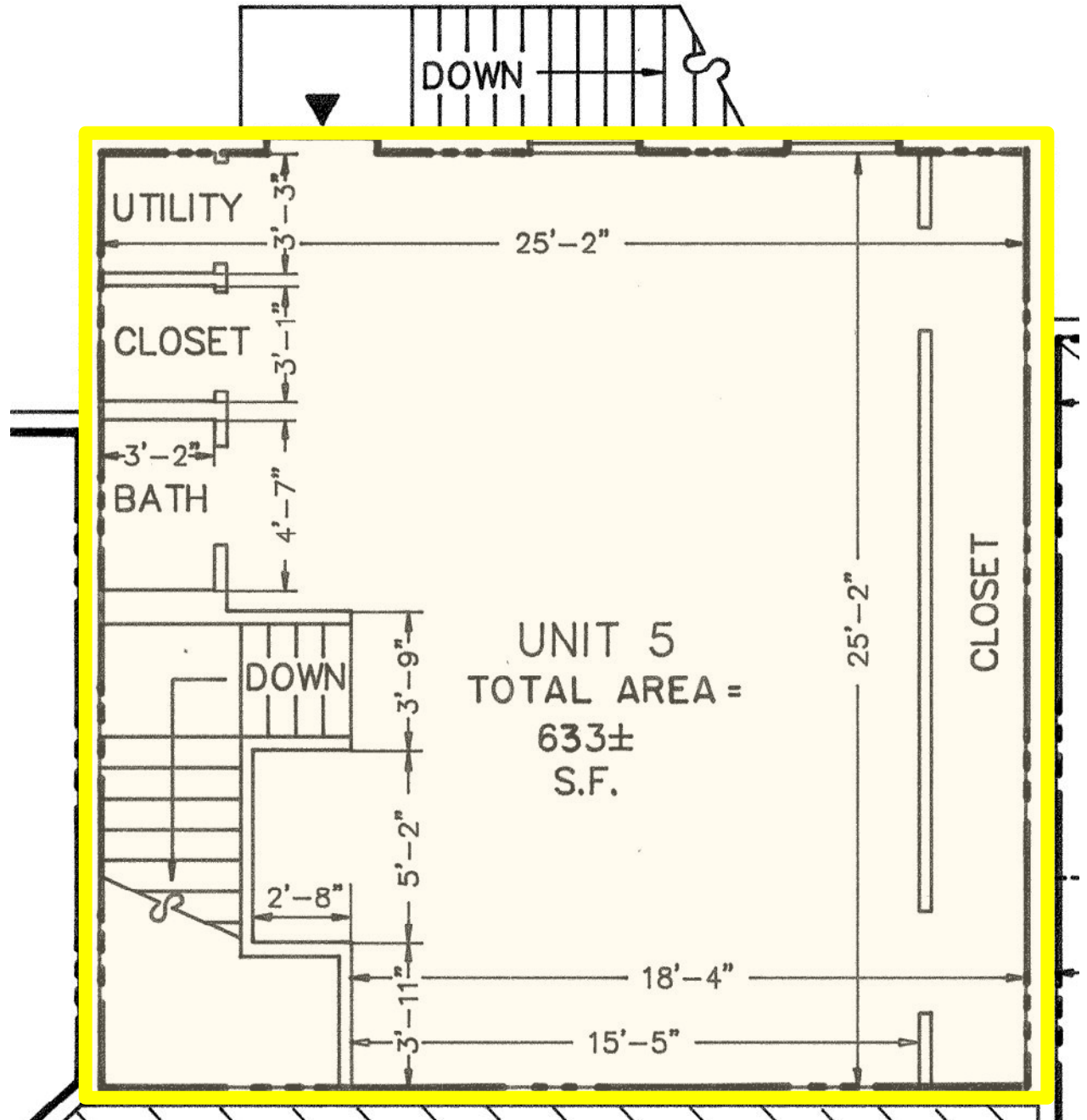
6 Munson Meeting Way Unit 6





UNIT 5 SECOND LEVEL FLOOR PLANS

6 Munson Meeting Way Unit 5



EXTERIOR PHOTOS

6 Munson Meeting Way Units 5 & 6



INTERIOR PHOTOS

6 Munson Meeting Way Units 5 & 6





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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