

OFFERING MEMORANDUM
24-Unit Housing Development Property



626 Main Street
DENNIS PORT MA

FOR SALE

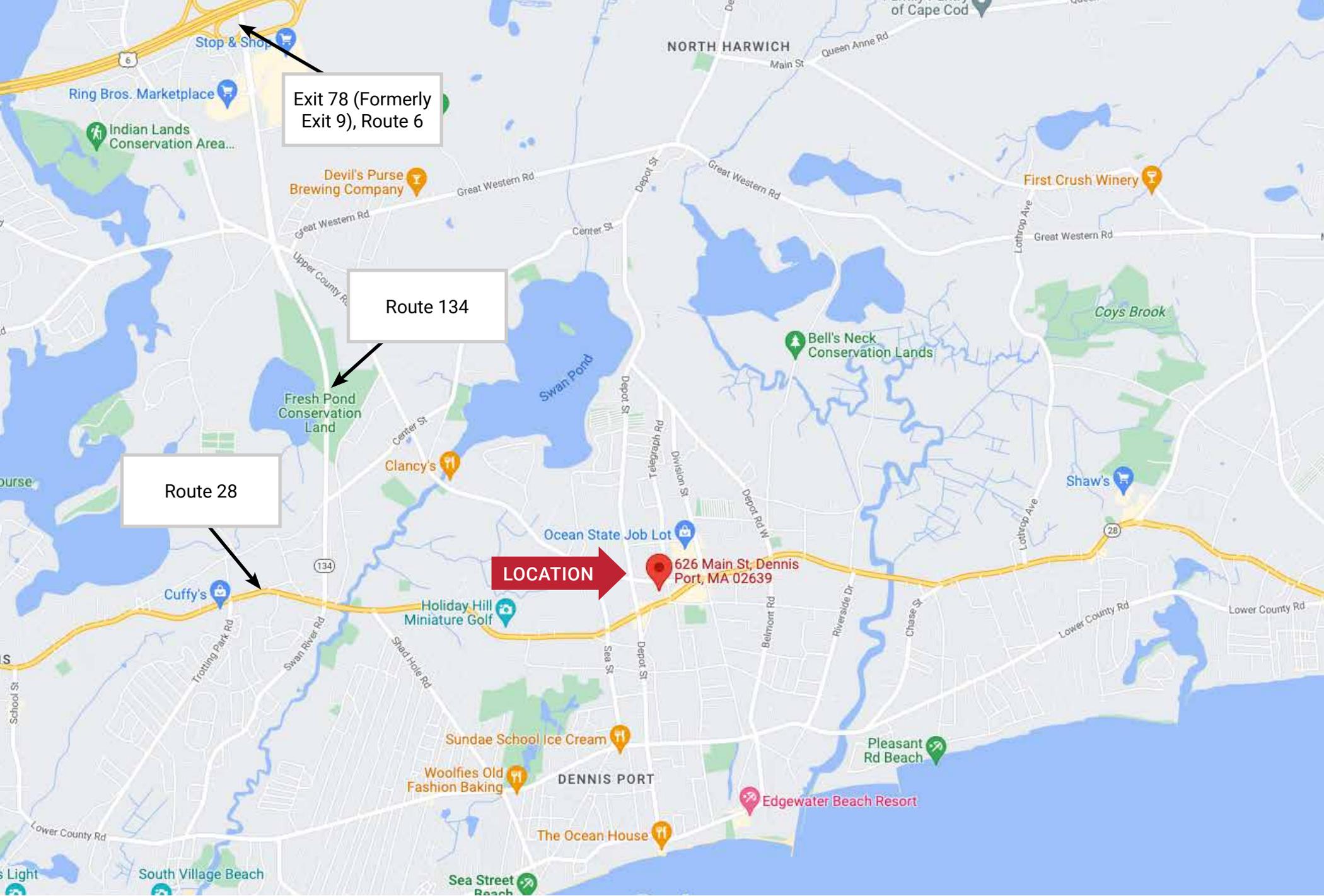
\$1,495,000

**Approved Development
Site for 24 Unit Residential
Condominium or Rental
Housing**

The development proposal has been well-supported by various town boards

This smart-growth, village-centered development site has been approved for a 24 Unit/ 28 Bedroom condominium or rental housing community along with a 750 sf commercial storefront in the heart of historic Dennis Port village. The site has dual frontage on both Main Street and Upper County Road, abuts a large public parking area, and

has front door access to a wide range of village amenities including the Dennis Public Library, village green and playground, numerous retail stores and restaurants among other amenities. Call today for more information!



Exit 78 (Formerly Exit 9), Route 6

Route 134

Route 28

LOCATION

626 Main St, Dennis Port, MA 02639



Ocean State Job Lot

626 Main Street,
Dennis Port, MA

Dollar Tree

UPPER COUNTY RD

SEA ST

DEPOT ST

Hydrangea House
Gift Shop

626 Main St

Rory's Market +
Kitchen

Walgreens

Brothers Pizza

Star Laundromat

MAIN ST / RT 28

The Original
Seafood

Dennis Public
Library

DIVISION ST

The Oyster
Company

PROPERTY DETAILS

The Joseph Baker House Dennisport LLC is pleased to offer for sale the entitled property located at 626 Main St. Dennisport, site of the former Improper Bostonian nightclub. This smart-growth, village-centered development site is located with a state-designated "Opportunity Zone" offering significant tax advantages to a buyer/developer. The property has been approved for a 24 Unit/ 28 Bedroom condominium or rental housing community along with a 750 sf commercial storefront in the heart of historic Dennisport village. The site has dual frontage on both Main Street and Upper County Rd., abuts a large public parking area, and has front door access to a wide range of village amenities including the Dennis Public Library, village green and playground, numerous retail stores and restaurants among other amenities.

The development proposal has been well supported by various town boards and the Dennisport Revitalization Committee and represents an outstanding, nearly shovel-ready development opportunity.

For more information, please contact Richard Fenuccio, principal, Joseph Baker House Dennisport LLC., 508-280-3209 (rfenuccio@comrealty.net).

TRAFFIC COUNTS

| | |
|-----------------------------|-------|
| Annual Average Daily | 6,234 |
| Summer Average Daily | 8,203 |
| Total Peak Hour | 623 |

(Cape Cod Commission/Estimated 2018 Traffic)

DENNIS DEMOGRAPHICS ESTIMATED 2021

| | |
|---------------------------------|----------|
| Population | 14,903 |
| Households | 6,829 |
| Average Household Income | \$67,803 |
| Total Businesses | 602 |

PROPERTY DETAILS

| | |
|---|--|
| Property Type | Development site for Residential Condominium or Rental Housing |
| Address | 626 Main Street, Dennis Port, MA |
| Zoning | DPVC- Area 'B' (Dennisport Village Center) |
| Frontage | Main St. Dennisport Village & Upper County Rd. |
| Map ID | 90/59 |
| L.C. Plan Reference | 23273A |
| Lot Size | +/- 0.80 Acres |
| Approvals & Permits In Place | <ul style="list-style-type: none">• Planning Board• Demolition Approval/Dennis Historic Commission• Sewage Disposal Works/Septic System Permit Approved• Stormwater Permit• State DOT Curb Cut Closure |

FLOOR PLAN

| FLOOR PLAN AREA TABLE | |
|-----------------------|------------------------|
| BASMENT | 4,720 GROSS SF |
| 1ST FLOOR | 9,990 GROSS SF |
| 2ND FLOOR | 10,709 GROSS SF |
| TOTAL: | 25,419 GROSS SF |

| UNIT MIX TABLE | | | | | | |
|----------------|-----------|-----------|-----------|---------------|-------------------|------------------|
| UNIT TYPE | 1ST FLOOR | 2ND FLOOR | TOTAL | BEDROOM COUNT | MARKET RATE UNITS | AFFORDABLE UNITS |
| STUDIO | 2 | 2 | 4 | 4 | 3 | 1 |
| 1 BEDROOM | 6 | 10 | 16 | 16 | 12 | 4 |
| 2 BEDROOM | 3 | 1 | 4 | 8 | 3 | 1 |
| TOTAL: | 11 | 13 | 24 | 28 | 18 | 6 |

Use Areas Legend

- CIRCULATION
- COMMERCIAL SPACE
- CORE/ STORAGE
- ONE BEDROOM
- STUDIO
- TWO BEDROOM

UNIT SQ. FOOTAGE SUMMARY:

- STUDIOS @ 500 +/- SF EA.
- 1 BEDROOM UNITS @ 600 +/- SF EA.
- 2 BEDROOM UNITS @ 750 +/- SF EA.

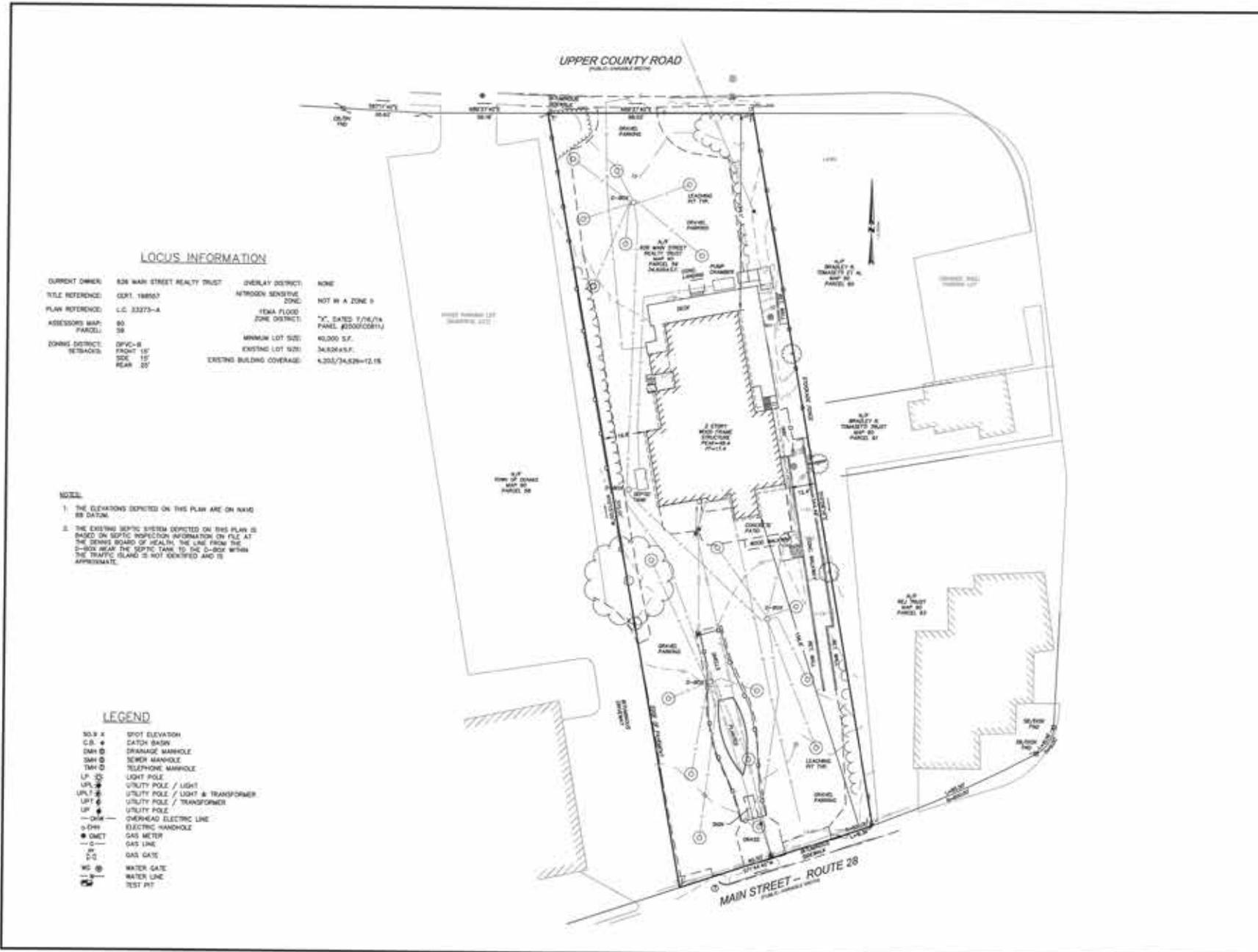


1 CONCEPTUAL FIRST FLOOR PLAN
1/8" = 1'-0"

FINAL PLANNING BOARD SUBMITTAL



FINAL PLANNING BOARD SUBMITTAL



LOCUS INFORMATION

| | | | |
|------------------|-----------------------------------|-----------------------------|-------------------------------------|
| CURRENT OWNER: | 626 MAIN STREET REALTY TRUST | OVERLAY DISTRICT: | NONE |
| TITLE REFERENCE: | CDT1, 188567 | NITROGEN SENSITIVE ZONE: | NOT IN A ZONE 9 |
| PLAN REFERENCE: | L.C. 33273-A | FEMA FLOOD ZONE DISTRICT: | "C" DATED 3/16/14 PANEL #2500(02B1) |
| ASSESSORS MAP: | 80 | MINIMUM LOT SIZE: | 40,000 S.F. |
| PARCEL: | 38 | EXISTING LOT SIZE: | 34,826 S.F. |
| ZONING DISTRICT: | DPVC-B | EXISTING BUILDING COVERAGE: | 4,305/34,826=12.1% |
| REARAGE: | FRONT 15' SIDE 15' REAR 20' | | |

NOTES

1. THE ELEVATIONS SHOWN ON THIS PLAN ARE ON NAD 83 DATUM.
2. THE EXISTING SEPTIC SYSTEM SHOWN ON THIS PLAN IS BASED ON SEPTIC INSPECTION INFORMATION ON FILE AT THE DENNIS BOARD OF HEALTH. THE LINE FROM THE TANKER NEAR THE SEPTIC TANK TO THE CURB WITHIN THE TRAFFIC ISLAND IS NOT IDENTIFIED AND IS APPROXIMATE.

LEGEND

| | |
|----------|------------------------------------|
| S.O.V. # | SPOT ELEVATION |
| C.B. # | CATCH BASIN |
| D.W. # | DRAINAGE MANHOLE |
| S.W. # | SEWER MANHOLE |
| T.M. # | TELEPHONE MANHOLE |
| L.P. # | LIGHT POLE |
| U.P. # | UTILITY POLE / LIGHT |
| U.P.T. # | UTILITY POLE / LIGHT & TRANSFORMER |
| U.P.T. # | UTILITY POLE / TRANSFORMER |
| U.P. # | UTILITY POLE |
| — O — | OVERHEAD ELECTRIC LINE |
| — E — | ELECTRIC MANHOLE |
| — G — | GAS METER |
| — G — | GAS LINE |
| — G — | GAS GATE |
| — W — | WATER GATE |
| — W — | WATER LINE |
| — R — | TEST PIT |



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNERS, DIMENSIONS AND UTILITIES TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.



PLAN OF LAND

626 MAIN STREET
IN
DENNISPORT
MASSACHUSETTS
(BARNSTABLE COUNTY)

EXISTING CONDITIONS

MARCH 2, 2022

REVISIONS

| NO. | DATE | REVISION |
|-----|---------|-----------------------|
| 1 | 3/2/22 | ISSUED FOR SPS |
| | | ISSUED FOR SPECIAL |
| 2 | 3/25/22 | PERMIT/PLANNING BOARD |

PREPARED FOR:
RICH FENUCCIO
303 MORGAN WAY
WEST BARNSTABLE, MA 02668
RICK@CATALYSTARCHITECTS.COM

BSC GROUP
349 Route 28, Unit D
W. Yarmouth, Massachusetts
02673 508 778 8919

SCALE: 1" = 20'
0 10 20 40

FILE: 50014-SP-DWG
DWG NO: 6782-01
JOB NO: 50514-01 SHEET 1 OF 8

FINAL PLANNING BOARD SUBMITTAL

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License #6295





**REAL ESTATE
SERVICES**

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