

*Two Second-floor Professional
Office Condominiums for Sale*

**FOR
SALE**

BRAD KUHRTZ

- 📞 Office: 508-862-9000
- 📱 Cell: 508-360-4523
- ✉️ BKuhrtz@ComRealty.net
- 📍 222 West Main Street, Hyannis, MA 02601
- 🌐 <https://comrealty.net/>



434 Route 134, Units C 4 & 5

FOR SALE

AREA

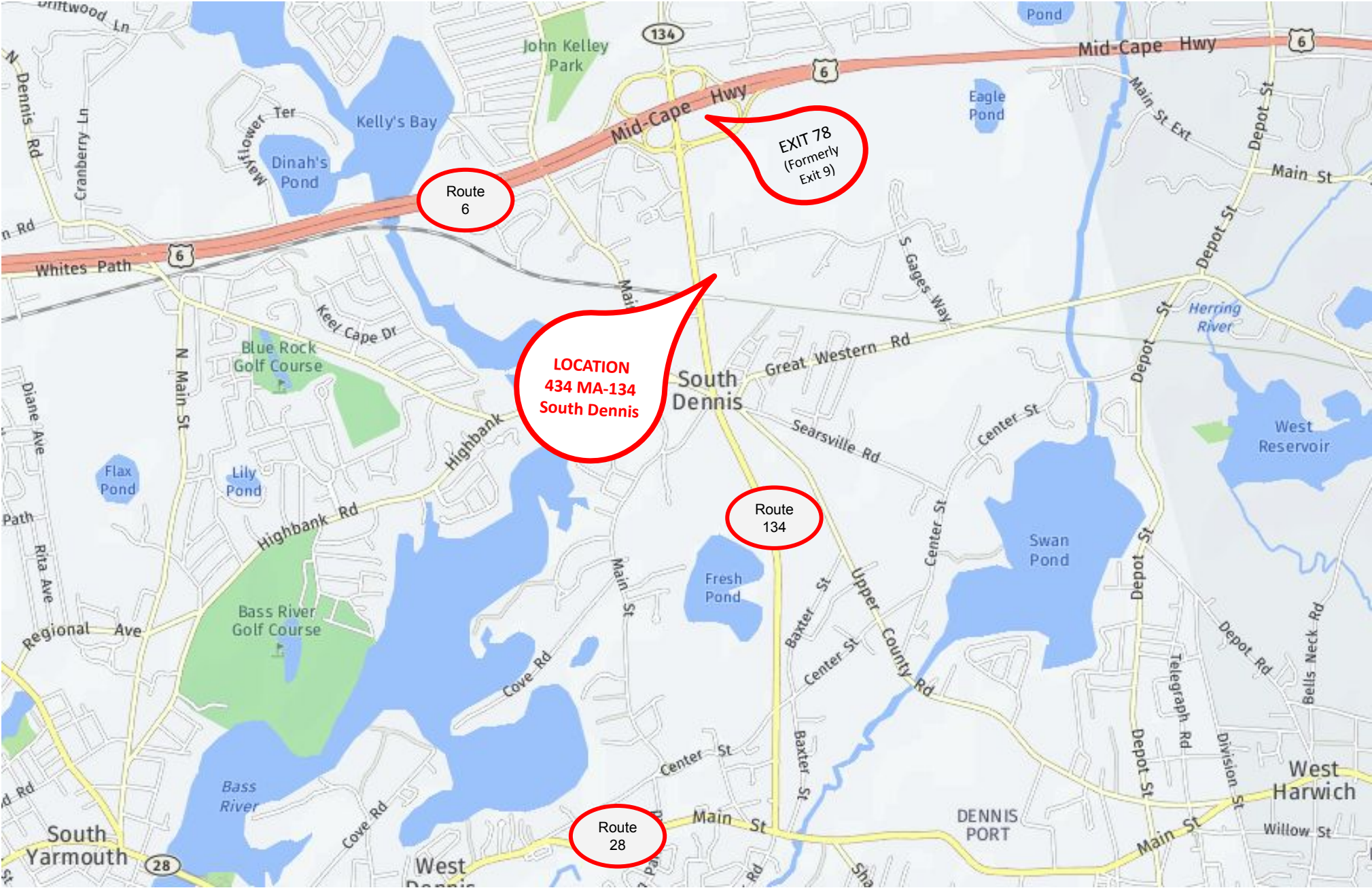
SO. DENNIS, MA

\$75,000
or \$40,000 Each

C4: +/- 589 Sq. Ft.
C5: +/- 570 Sq. Ft.

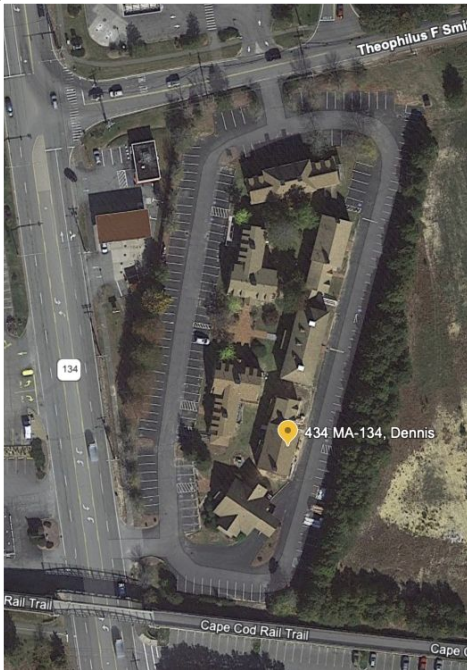
PROPERTY LOCATION

434 Route 134 Unit C4&5, South Dennis, MA 02660



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434 Route 134 Unit C4&5, South Dennis, MA 02660



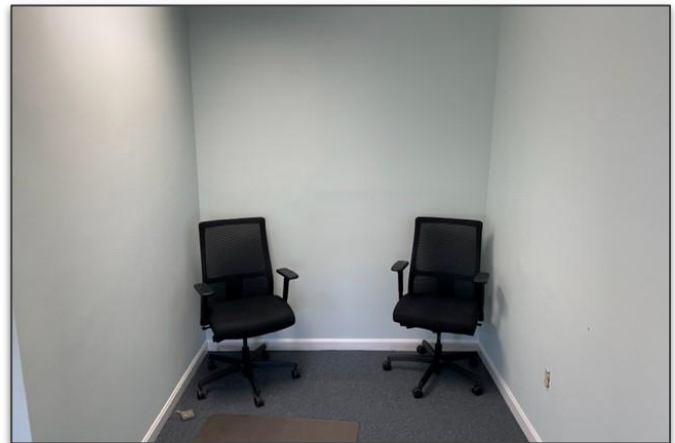
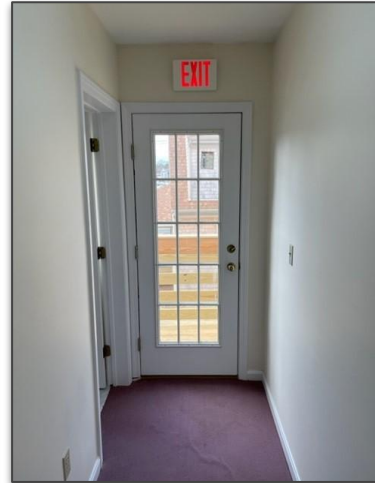
PROPERTY SPECIFICATIONS

434 Route 134 Unit C4&5, South Dennis, MA 02660

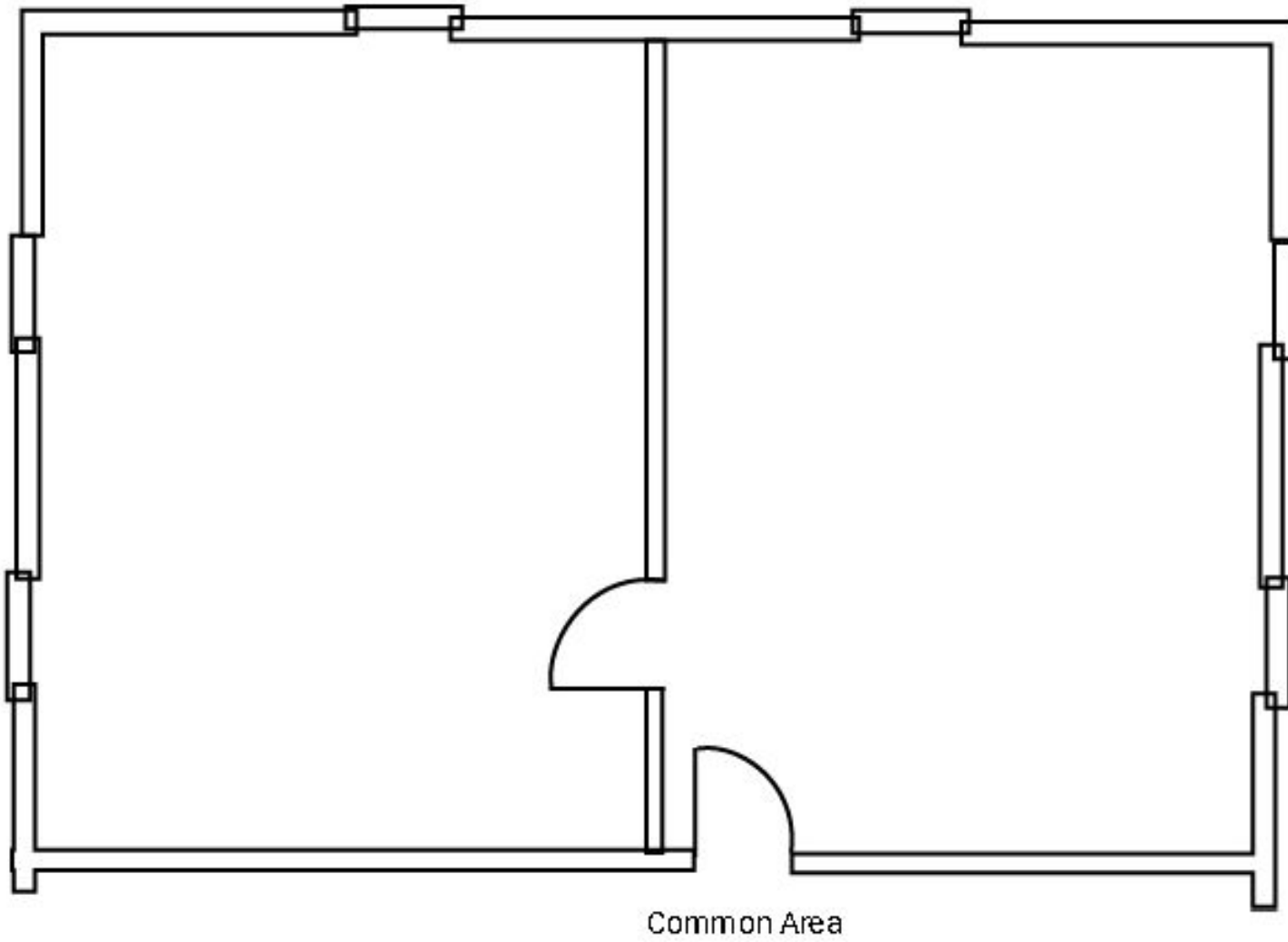
PROPERTY DETAILS	
Year Built	1986
Area	C4: +/- 589 Sq. Ft. C5: +/- 570 Sq. Ft.
Address	434 Unit C Route 134
Style	Office Condo
Stories	Single (Second Floor)
Parcel Number	Unit C4: 140-18-17 Unit C5: 140-18-18
Zoning	General Commercial 3 (GC3)

REAL ESTATE TAXES 2024	
C4	\$122/YR
C5	\$133/YR
CONDO FEES/SPECIAL ASSESSMENTS* 2023	
C4	\$291.78/\$116.67 MO
C5	\$291.78/\$116.67 MO
*Special Assessments scheduled to end in 2024	

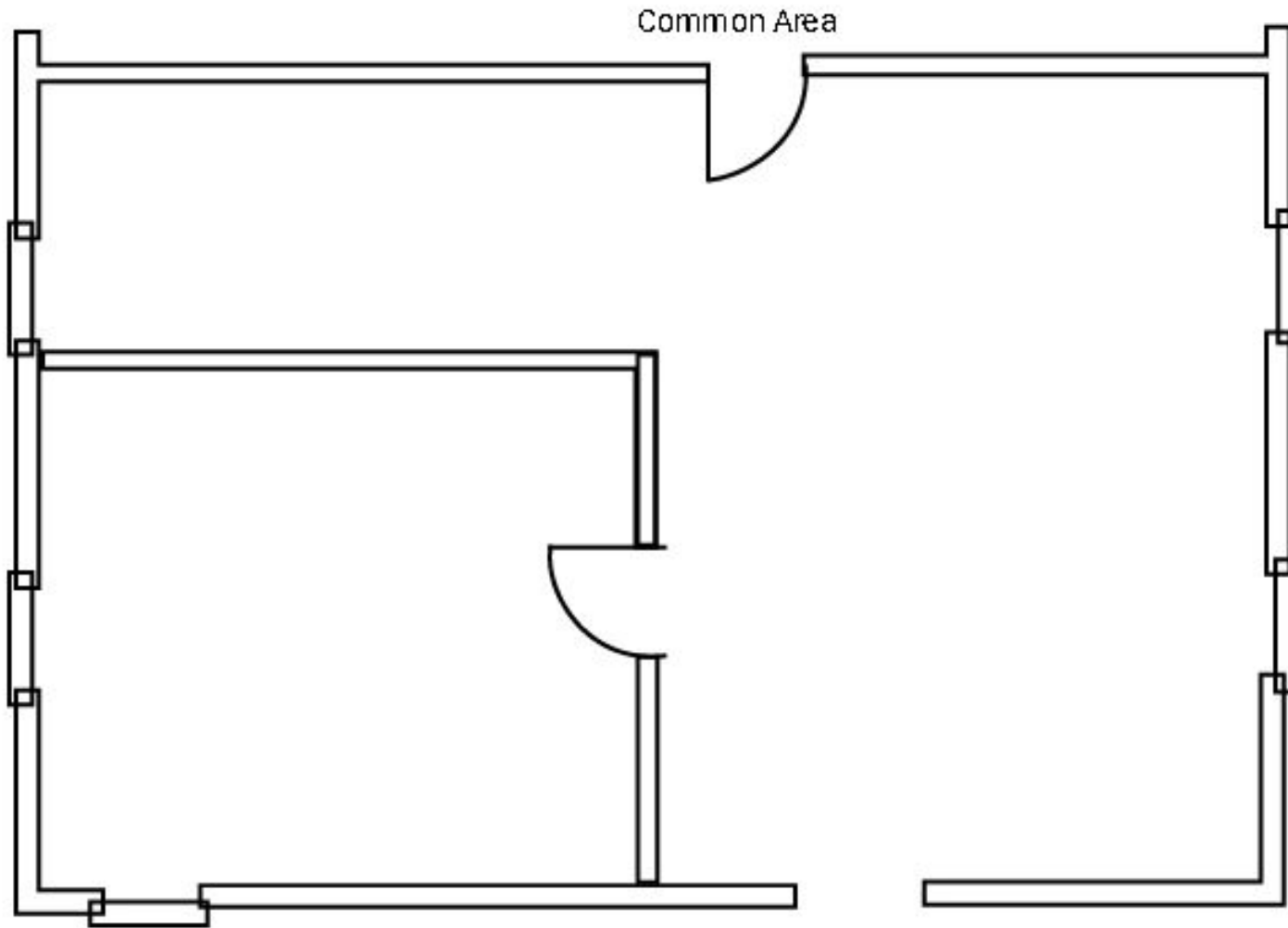




Unit C4 Floor Plan

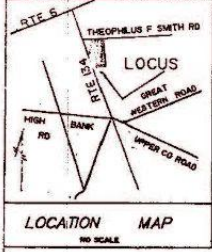


Unit C5 Floor Plan

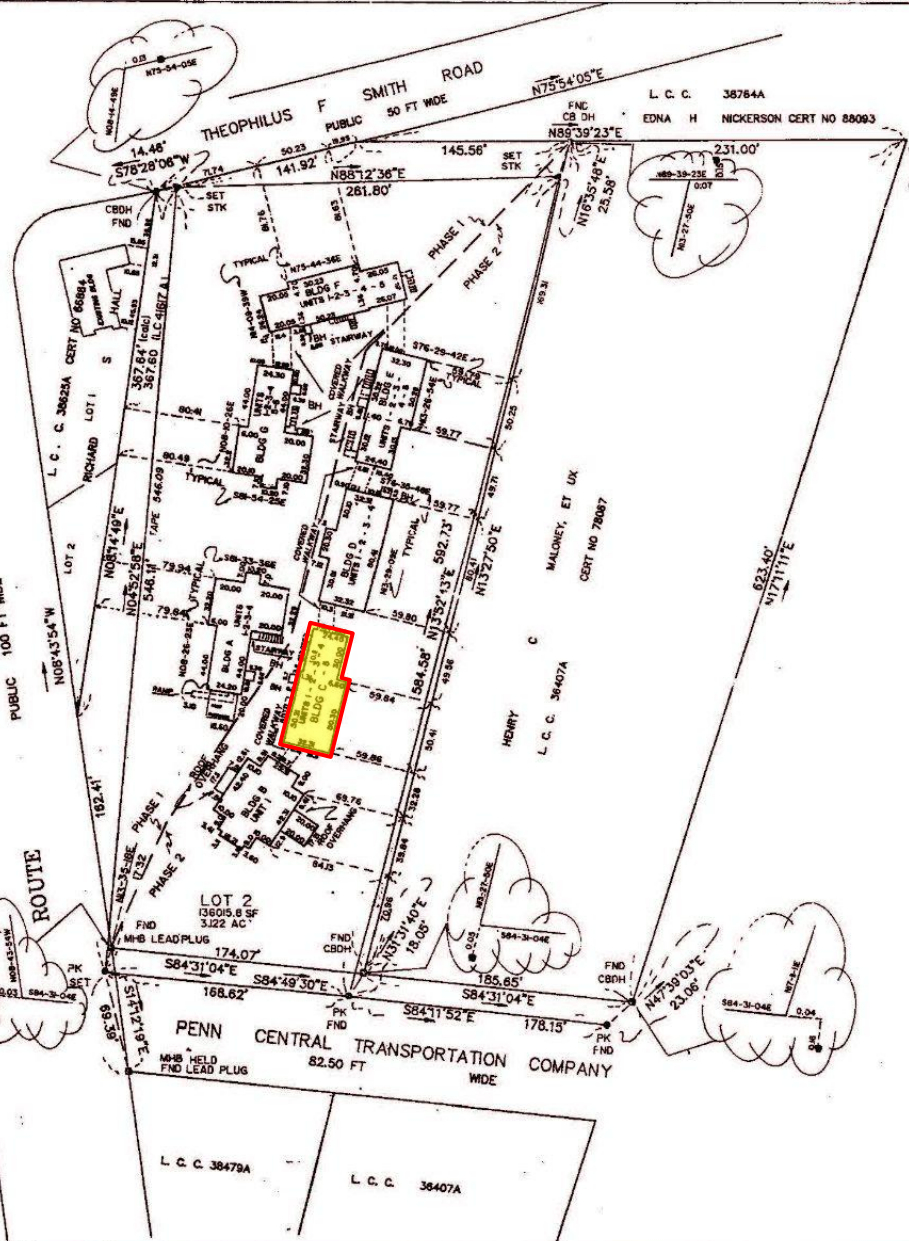


C-251

10/2007 11/13/69
L100C 491330 2d amendment to Master Deed



L.C.C. 41617 A
SHEET 2 OF 2



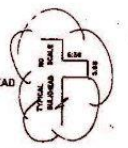
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY EXISTING ESTABLISHED AND THAT NO NEW LINES FOR DIVIDING EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

10/24/87
DATE
Paul Kelly
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 1971 ON OR BETWEEN OCTOBER 16, 1987 AND OCTOBER 30, 1987

10/24/87
DATE
Paul Kelly
PROFESSIONAL LAND SURVEYOR

LEGEND
BH DENOTES BULKHEAD



LAND COURT USE ONLY

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN IN PHASE II

11/1/89
DATE
Paul Kelly
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN IN PHASE I

11/20/87
DATE
Paul Kelly
PROFESSIONAL LAND SURVEYOR

- NO 11 BUILDINGS A-C-D-E-F-G ARE TWO STORY WOOD FRAME BUILDING 6 IS A SINGLE STORY WOOD FRAME
- NOTE: BEING A SURVEY OF SUBDIVISION PLAN L.C.C. 41617 A
- NOTE: ALL TIES TO BUILDINGS ARE AT 90° TO PROPERTY LINES
- NOTE: TIES ARE TO CLAPBOARD FINISH ON BUILDINGS
- OWNER OF RECORD
WILLIAM E DACEY III
10 CENTER PLACE
RTE 28 1550
CENTERVILLE, MASS 02632
PO BOX 910
CERTIFICATE OF TITLE 111,618
PETITIONER
WILLIAM E DACEY III

PLAN FILED IN PLAN DEPT.

SITE PLAN OF CRANBERRY SQUARE CONDOMINIUM IN SOUTH DENNIS, MASSACHUSETTS

DATE: 10-30-1987 SCALE: 1"=40'

DRAWN: DON CKO: JOB NO. 1333

Levy, Eldredge & Wagner Associates Inc.
Engineers Landscape Architects Planners Land Surveyors
889 West Main Street Centerville Ma. 02532

PROPERTY FIELD CARD

434 Route 134 Unit C4, South Dennis, MA 02660

Key: 8148

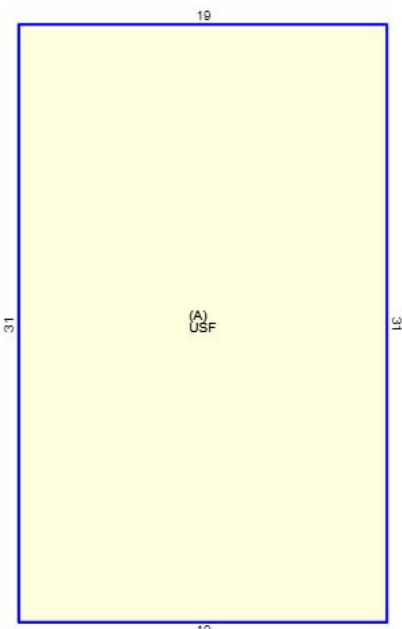
Town of DENNIS - Fiscal Year 2023

12/12/2022

5:40:44PM

SEQ #: 8,559

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card						
P J NYBERG FAMILTD PRTHRS		140-18-17		434-U-C4 ROUTE 134 SD .		3430	100	COMMERCIAL CONDO			1	BLDG#C	1 of 1						
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
P J NYBERG FAMILTD PRTHRS P O BOX 1528 SOUTH DENNIS, MA 02660		P J NYBERG FAM LTD PRTHRS MFRL REALTY TRUST COLEX		02/06/2020	V	47,500	(C251-4C)			43	I&E RECEIVED		03/26/2019	IE	0	0			
				02/01/1993	MP	375,000	(C 251)	2017-1596	10/17/2017	3	ALTERATIONS	26,562	10/17/2017		0	0			
				11/06/1991	L	620,000	N/A/N/A		07/22/2015	77	CYCLICAL REV		07/22/2015	RWF	0	0			
									07/02/2015	99	N/A		07/02/2015	EMZ	100	100			
									10/24/2011	3	ALTERATIONS	50,000	06/29/2016	JMG	100	100			
CD	T	ACRES/SF	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	Chgt	CREDIT AMT	ADJ VALUE							
TOTAL	SF	LC PLANS 41617A-2, 38764A, 36407A					Photo Date	05/24/2010	BLDG #	1									
Nbhd	FEMA	Inf1																	
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD												
YrBlt		1986	NET AREA	589															
COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE																
CA CONDOS																			
BLDG	ADJ	DESC	LAND	0	0														
STYLE	1.03	OFFICE CONDO [100%]	BUILD.	26,100	24,900														
QUALITY	1.00	AVERAGE [100%]	DETACH	0	0														
FRAME	0.99	WOOD FRAME [100%]	OTHER	0	0														
			TOTAL	26,100	24,900														
BldgID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	vw/Ht	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
BLDG#C	11	1986	1976 / 45	0.315	1.000	7/22/2015	RWF			8/16/2016	DBW	8.0	1.00	589	1.000	\$56.13	33,062	79	26,100
CAPACITY	UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	33,062			
ROOMS	1	1.00	COMPLEX	123	CRANBERRY SQ CO	0.40	A	USF	L	UPPER STORY FIN	589	1986	56.13	33,062					
BEDROOMS	0	1.00	OCCUPANCY	1	YEAR ROUND	1.00		DSF	O	DEEDED SF	598		0.00						
BATHS	0	1.00	PLAN	11	INTERIOR UNIT	1.00													
HALF-BATHS	1	1.00	FLOOR	22	2ND FLR UNIT	1.00													
EXTRA FIXTURES	0	.00	STAIRS	1	YES	1.00													
FIREPLACES	0	.00	VIEW	99	NA	1.00													
WD-GAS STOVES	0	.00	PARKING	3	OUTDOOR ADEQUAT	1.00													
RES UNIT CNT	0	1.00	DCK/PAT/BAL/POR	99	NO	1.00													
% COM INT	2.5	1.00	KITCHEN	99	NO	1.00													
			NET ADJ CODE	90	N/A	0.90													
			X			1.00													
			PRIVATE ROAD	2	YES	1.00													
			HISTORIC DST	1	NO	1.00													
			GENERATOR			1.00													
EFF YR/AGE		1976 / 45																	
COND	21	21	%																
FUNC	0																		
ECON	0																		
DEPR	21	% GD	79																
RCNLD	\$26,100																		



PROPERTY FIELD CARD

434 Route 134 Unit C5, South Dennis, MA 02660

Key: 8149

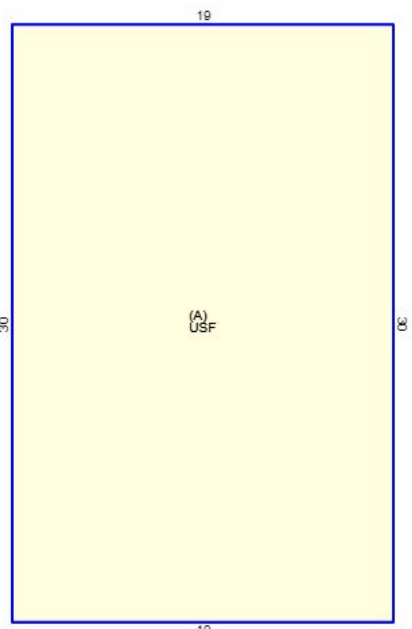
Town of DENNIS - Fiscal Year 2023

12/12/2022

5:40:44PM

SEQ #: 8,560

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Bldg ID	Card							
P J NYBERG FAM LTD PRTHRS		140-18-18		434-U-C5 ROUTE 134 SD .		3430	100	COMMERCIAL CONDO		1	BLDG#C	1 of 1							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
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				02/01/1993	MP	375,000	(C 251)	2017-1596	10/17/2017	3	ALTERATIONS	26,562	10/17/2017	RWF	0	0			
				11/06/1991	L	620,000	N/A/N/A		07/22/2015	77	CYCLICAL REV		07/22/2015	EMZ	100	100			
								2011-1056	10/24/2011	3	ALTERATIONS	50,000	06/29/2016	JMG	100	100			
CD	T	ACRES/SF	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	Chgt	CREDIT AMT	ADJ VALUE							
TOTAL	SF	LC PLANS 41617A-2, 38764A, 36407A					Photo Date	05/24/2010	BLDG #	1									
Nbhd	FEMA	Inf1																	
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD												
YrBlt		1986	NET AREA		570														
COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE																
CA CONDOS																			
BLDG	ADJ	DESC	LAND	0	0														
STYLE	1.03	OFFICE CONDO [100%]	BUILD.	28,500	27,100														
QUALITY	1.00	AVERAGE [100%]	DETACH	0	0														
FRAME	0.99	WOOD FRAME [100%]	OTHER	0	0														
		TOTAL		28,500	27,100														
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	vw/Ht	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
BLDG#C	11	1986	1990 / 31	0.315	1.000	7/22/2015	RWF			8/16/2016	DBW	8.0	1.00	570	1.000	\$56.13	31,996	89	28,500
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	31,996		
ROOMS	1	1.00	1.00	COMPLEX	123	CRANBERRY SQ CO	0.40	A	USF	L	UPPER STORY FIN	570	1986	56.13	31,996	CONDITION ELEM		CD	
BEDROOMS	0	1.00	1.00	OCCUPANCY	1	YEAR ROUND	1.00		DSF	O	DEEDED SF	592		0.00				A	
BATHS	0	1.00	1.00	PLAN	11	INTERIOR UNIT	1.00											A	
HALF-BATHS	1	1.00	1.00	FLOOR	22	2ND FLR UNIT	1.00											A	
EXTRA FIXTURES	0	.00	.00	STAIRS	1	YES	1.00											A	
FIREPLACES	0	.00	.00	VIEW	99	NA	1.00											A	
WD-GAS STOVES	0	.00	.00	PARKING	3	OUTDOOR ADEQUAT	1.00											A	
RES UNIT CNT	0	1.00	1.00	DCK/PAT/BAL/POR	99	NO	1.00												
% COM INT	2.5	1.00	1.00	KITCHEN	99	NO	1.00												
				NET ADJ CODE	90	N/A	0.90												
				X			1.00												
				PRIVATE ROAD	2	YES	1.00												
				HISTORIC DST	1	NO	1.00												
				GENERATOR			1.00												
																	EFF YR/AGE	1990 / 31	
																	COND	11 11 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	11 % GD 89	
																	RCNLD	\$28,500	



Commercial
Realty Advisors

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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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