

***Private Professional Office in
Centerville Business Complex***

**FOR
SALE/
LEASE**

KEVIN PEPE

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🌐 <https://comrealty.net/>



**1645 Falmouth Rd,
Unit 9D**

**FOR SALE
\$59,000**

AREA

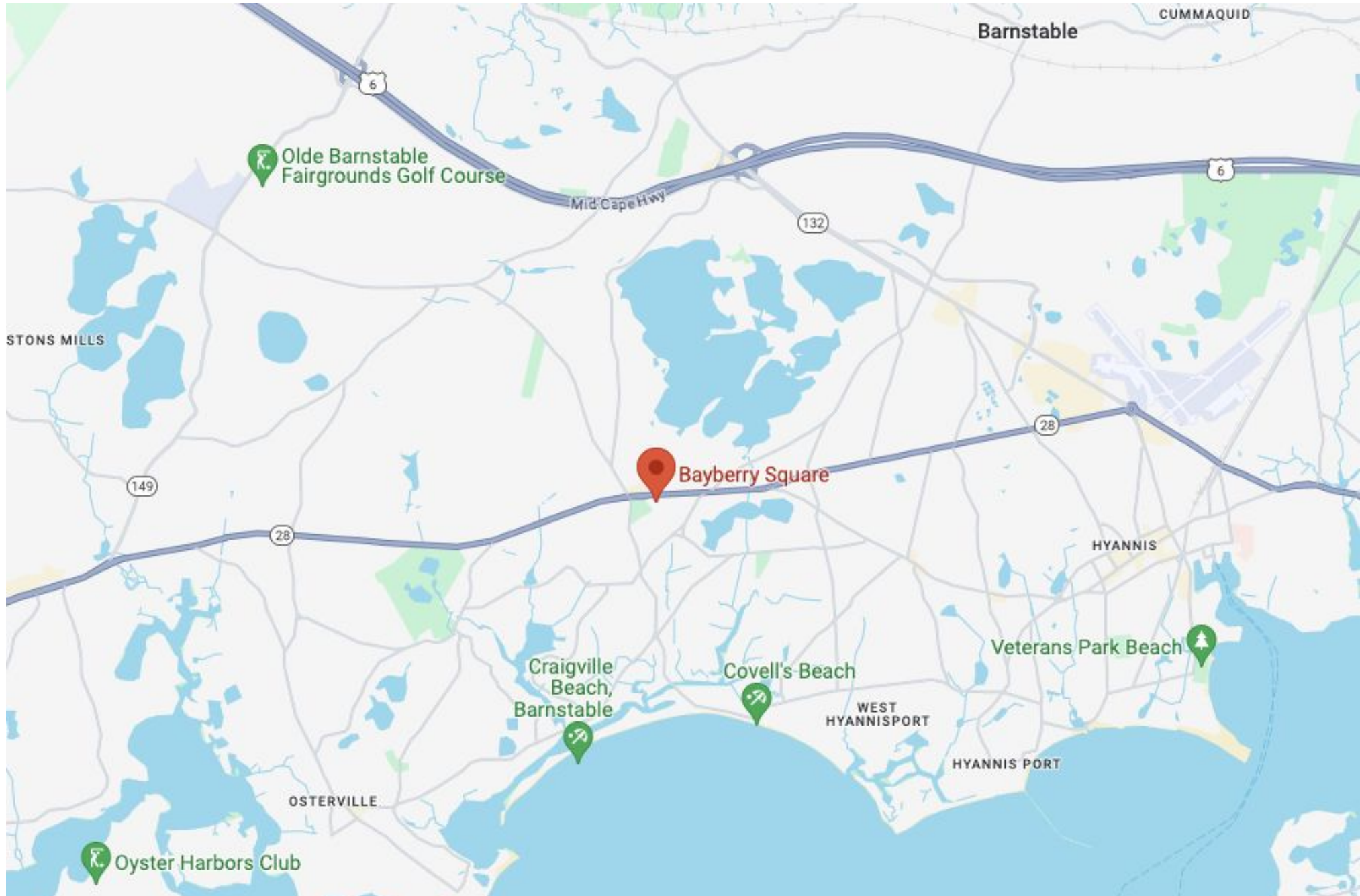
CENTERVILLE

**FOR LEASE
\$575/Month NNN**

±500 Sq. Ft.

PROPERTY LOCATION

1645 Falmouth Road Unit 9D, Centerville, MA



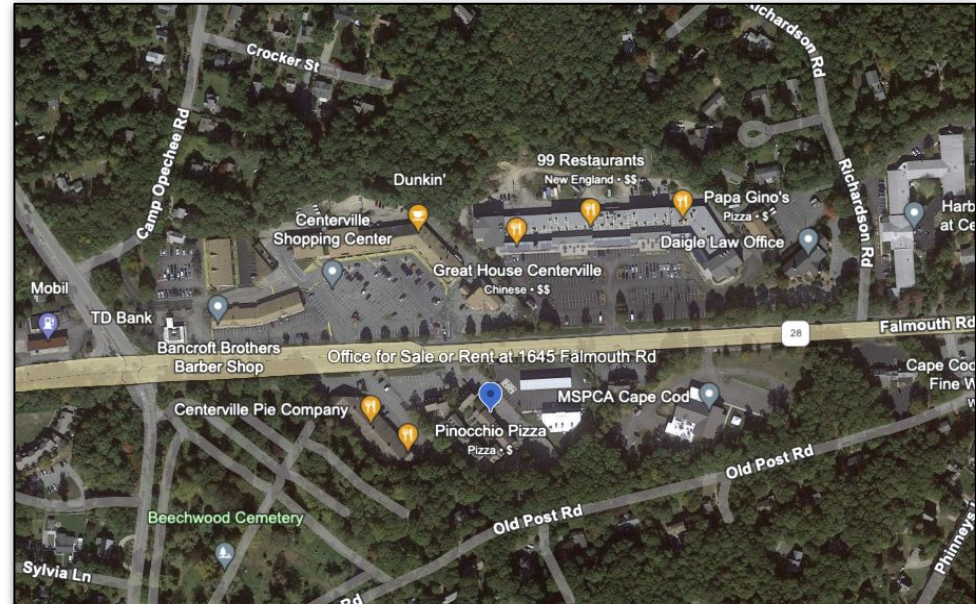
PROPERTY SPECIFICATIONS

1645 Falmouth Road Unit 9D, Centerville, MA

Building		Details	
Model	Com Condo	Bathrooms	Shared
Style	Condominium	Total Rooms	2
Grade	Average	Heat Fuel	Electric
Year Built	1983	Heat Type	Elec Baseboard
Effective depreciation	19	AC Type	None
Stories	1	Interior Floors	Carpet
Living Area sq/ft	243	Interior Walls	Drywall
Gross Area sq/ft	485	Book/Page	35566/220
Acreage	0	Parcel ID	209086D09
		Zoning	SPLIT RC;HO;HB
Land Assessment	0	Land	
Building Assessment	48300	USE CODE	3430
Extra Features	13400	Lot Size (Acres)	0
Total Assessment	61700		

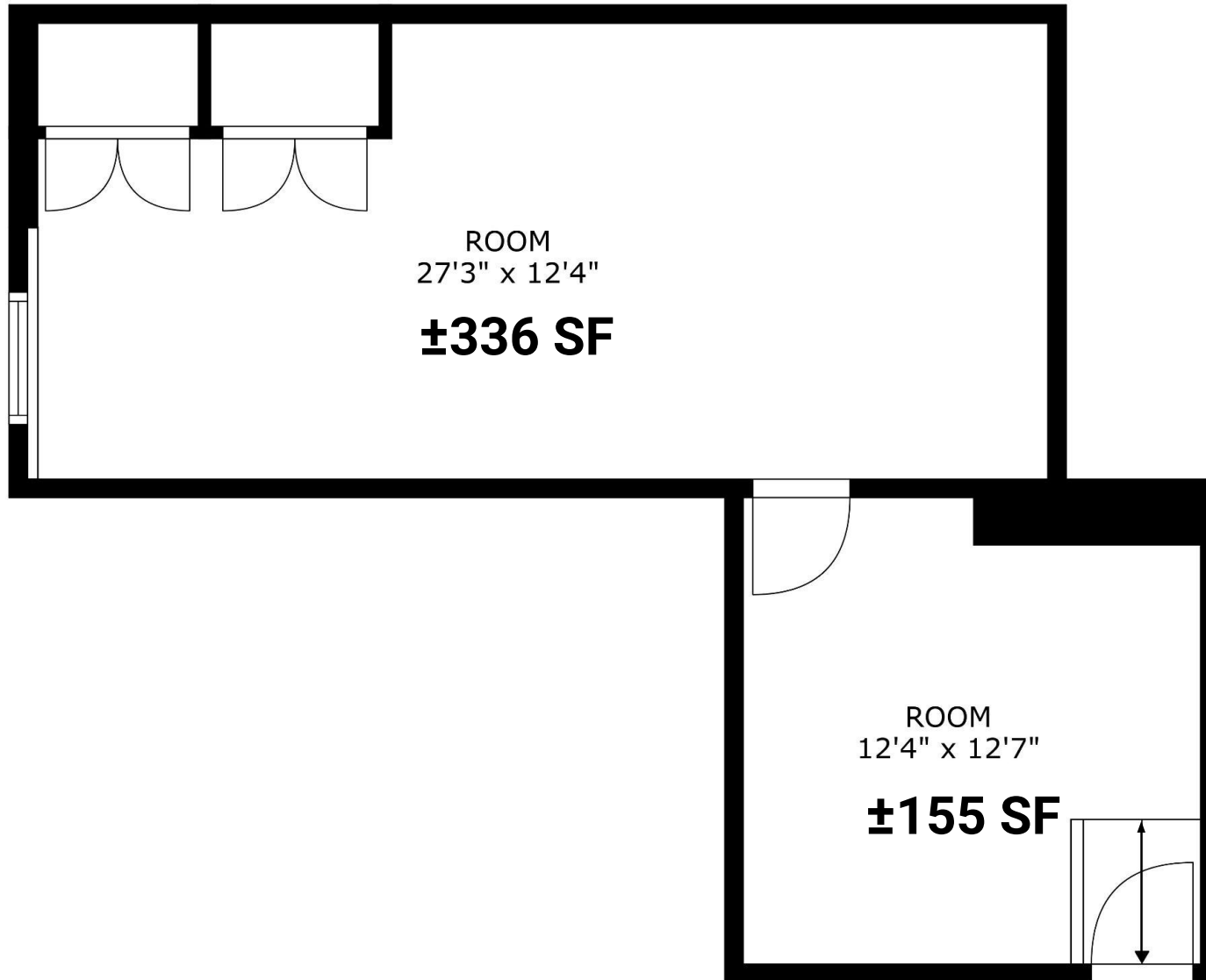
2024 RE Tax: \$697.79

Monthly Condo Fees: \$123



FLOOR PLANS

1645 Falmouth Road Unit 9D, Centerville, MA



±491 SF Total

1645 Falmouth Road Unit 9D, Centerville, MA

State Use 3430
Print Date 12/28/2023 2:29:03 P

CURRENT OWNER					TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2023 BARNSTABLE, MA VISION																											
BOMMHARDT, JOHN 45 SWIFT AVENUE OSTERVILLE MA 02655													Description COMMERC.		Code 3430		Assessed 61,700		Assessed 61,700																													
					SUPPLEMENTAL DATA																																											
					Alt Prcf ID Split Zonin ResExpt Q #DL 1 #DL 2 GIS ID				RC;HO;HB UNIT 9D BLDG D F_971326_2702000				Plan Ref. Land Ctf# #SR Life Estate PP STATU Assoc Pid#				365/40-41 						Total 61,700		61,700																							
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
BOMMHARDT, JOHN KASL LLC JOHNSON, CATHERINE C TR JOHNSON, VAN B TR WHITE, ALLEN J TR					35566 220		12-29-2022		Q		I		54,000		00		Year		Code		Assessed		Year		Code		Assessed V		Year		Code		Assessed															
					27589 0163		07-31-2013		U		I		480,000		1V		2024		3430		61,700		2023		3430		106,600		2022		3430		83,200															
					23085 0348		08-05-2008		U		I		0		1																																	
					17374 0281		07-31-2003		U		I		600,000		1																																	
					8575 0160		05-15-1993		U		I		1		B		Total		61,700		Total		106,600		Total		83,200																					
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																																	
Year		Code		Description		Amount		Code		Description		Number		Amount											Comm Int																							
					Total		0.00																																									
ASSESSING NEIGHBORHOOD															APPRaised VALUE SUMMARY																																	
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)										48,300																												
0003								CENVIL		Appraised Xf (B) Value (Bldg)										13,400																												
															Appraised Ob (B) Value (Bldg)										0																							
															Appraised Land Value (Bldg)										0																							
															Special Land Value										0																							
															Total Appraised Parcel Value										61,700																							
															Valuation Method										C																							
															Total Appraised Parcel Value										61,700																							
BUILDING PERMIT RECORD															VISIT / CHANGE HISTORY																																	
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpost/Result																				
201103804		07-26-2011		NS		New Siding		4,500				100				PARTIAL SIDING		04-06-2023		TR		01				03		Cycl Insp Comp																				
																		04-30-2020		GM		04				FR		Field Review																				
																		12-10-2018		SR		02				03		Cycl Insp Comp																				
LAND LINE VALUATION SECTION																																																
B		Use Code		Description		Zone		Dist		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustmen		Adj Unit P		Land Value																
1		3430		OFF CONDO M-		SPLI		3				0 SF		0.00		1.00000		5		1.00		0003		1.000				0.0000		0		0																
Total Card Land Units															0 SF		Parcel Total Land Area										0.00										Total Land Value										0	

FIELD CARD

1645 Falmouth Road Unit 9D, Centerville, MA

Property Location	1645 FALMOUTH ROAD/RTE 28
Vision ID	14927
Account #	128944

Map ID 209/ 086/ D09/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 3430
Print Date 12/28/2023 2:29:03 P

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	56	Condo Office									
Model	06	Com Condo									
Grade	C	Average									
Stories	1	1 Story									
Occupancy	0					CONDO DATA					
Interior Wall 1	05	Drywall				Parcel Id	104215	C 0111	Owne	1.3	
Interior Wall 2							BAYBERRY SQUAR		B 1	S 1	
Interior Floor 1	14	Carpet				Adjust Type	Code	Description	Factor%		
Interior Floor 2						Condo Fir			100		
Heat Fuel	04	Electric				Condo Unit			100		
Heat Type	07	Elec Baseboard				COST / MARKET VALUATION					
AC Type	01	None				Building Value New					59,577
Bedrooms	00					Year Built					1983
Full Baths	0					Effective Year Built					1994
Half Baths	0					Depreciation Code					G
Extra Fixtures						Remodel Rating					
Total Rooms	2					Year Remodeled					
Bath Style						Depreciation %					19
Kitchen Style						Functional Obsol					0
Master Deed L	485					External Obsol					0
Bath Split	00	0 Full-0 Half				Trend Factor					1
Foundation	01	Poured Conc.				Condition					
AC Type						Condition %					
Sewer Occupan						Percent Good					81
						Cns Sect Rcld					48,300
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
BMT	Basement-Unfi	B	485	26.01			81		0.00	13,400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
FBM	Fin Bsmnt	243	485	194	122.84	59,577					
Ttl Gross Liv / Lease Area		243	485	194	59,577						

FBM
(485 sf)



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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