

OFFERING MEMORANDUM

Commercial Retail/Office Building

KEVIN PEPE

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🌐 <https://comrealty.net/>



1919 Main St. (Rt. 6A)

FOR SALE

AREA

WEST BARNSTABLE

\$899,000

±4,300 Sq. Ft.

Property Summary:

High visibility Retail / Office Building with large bright spaces suitable for a retail shop, professional offices, co-working spaces, etc. Plenty of well-lit dry storage, Large open “classroom/conference”-style space, forced hot air heat, central air conditioning multiple rest rooms, off-street parking in the rear of the building. Off of Exit 68 (formerly Exit 6) from the Mid-Cape Highway. Traffic counts are excellent in-season and out.

PROPERTY LOCATION

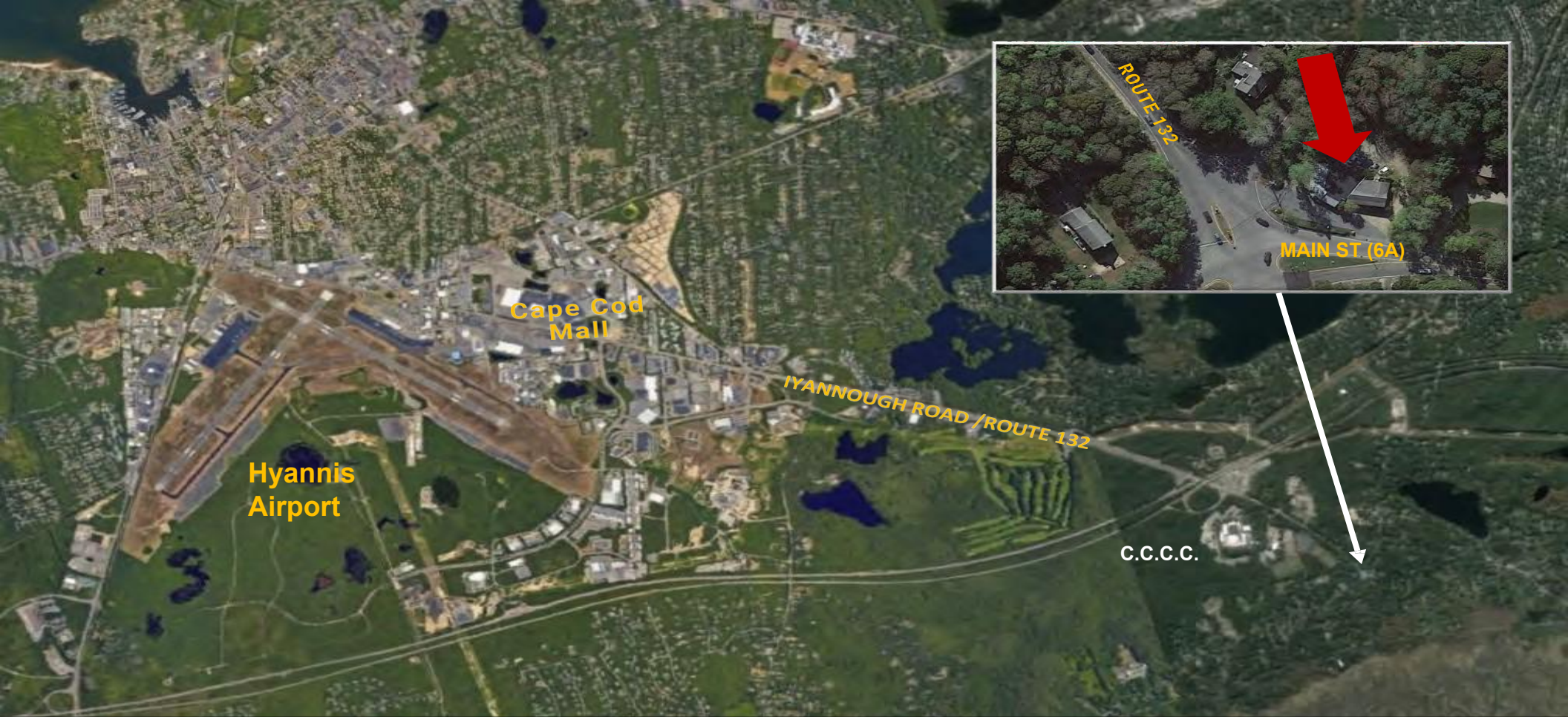
1919 Main Street West Barnstable, MA



PROPERTY LOCATION

1919 Main Street West Barnstable, MA





Property Specifications

PROPERTY DETAILS

Effective Year Built	1983, Reno:1999
Area	4,328
Address	1919 Main St, (Route 6A) West Barnstable, MA
Style	Store
Stories	1
Zoning	RF
Parcel ID	216/029
Title	Barnstable County Land Court Certificate C-132683



Property Images



License
#6295

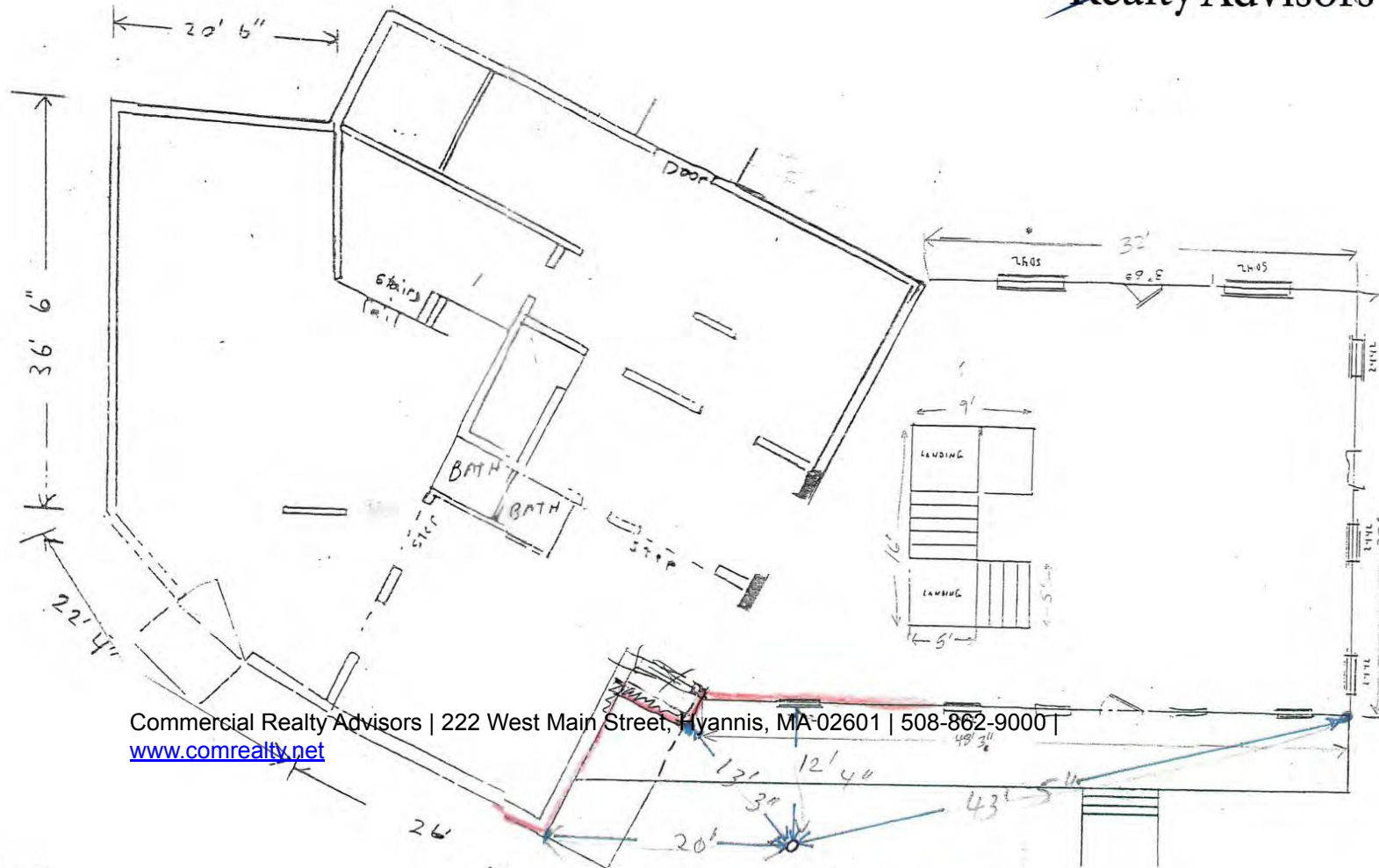
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Building Floor Plan Sketch

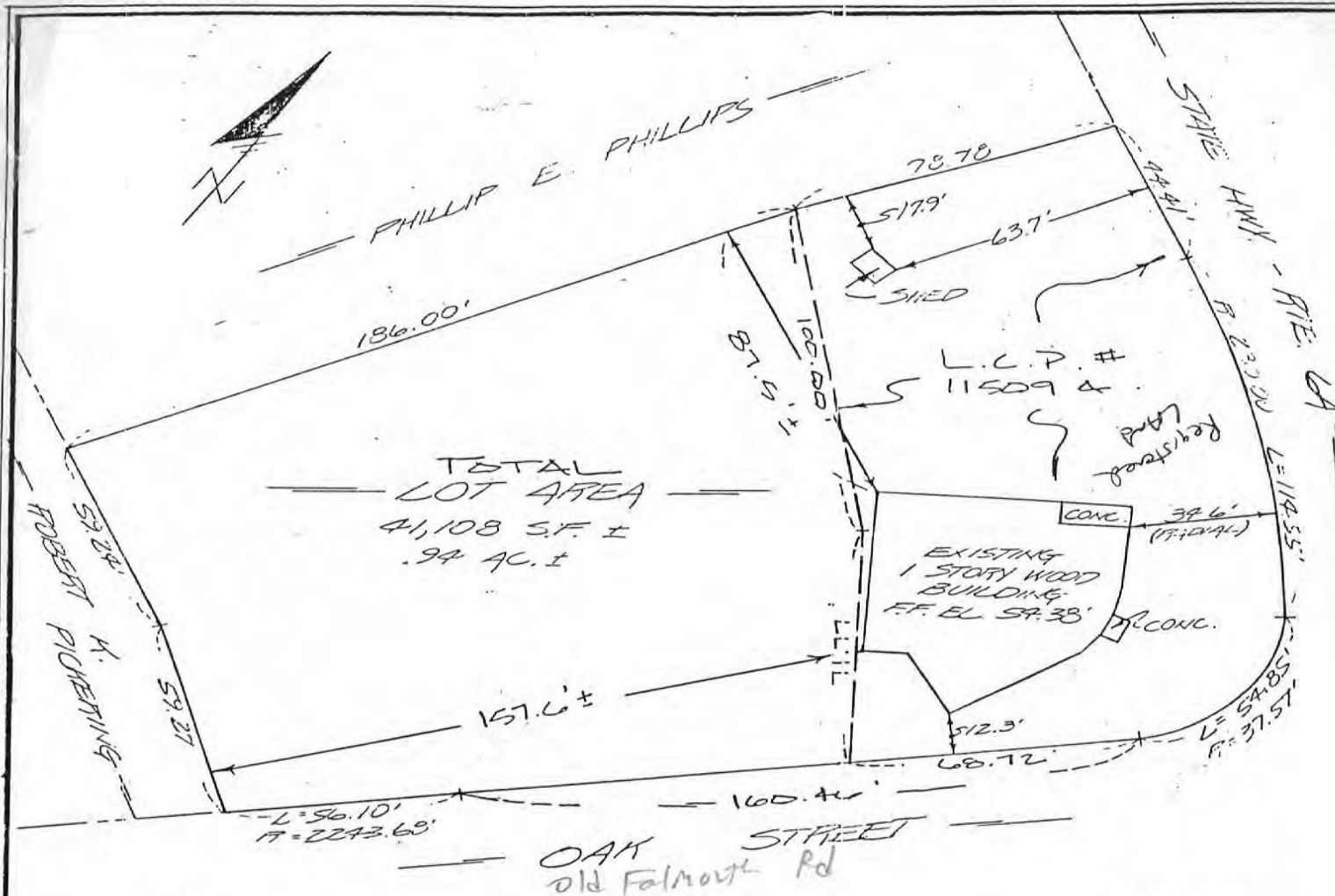
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86-533

CERTIFIED PLOT PLAN

LOCATION: CORNER RTE 132 & RTE 6A, BATHSTABLE, MA.

PREPARED FOR:

ROGERS & GRAY
INSURANCE

SCALE: 1" = 40' DATE: 5/1/87

REFERENCE:

L.C.P. # 11509A ~ RTE 6A LAYOUT
OAK ST. LAYOUT

I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS LOCATED ON THE GROUND AS SHOWN HEREON.

down cape engineering

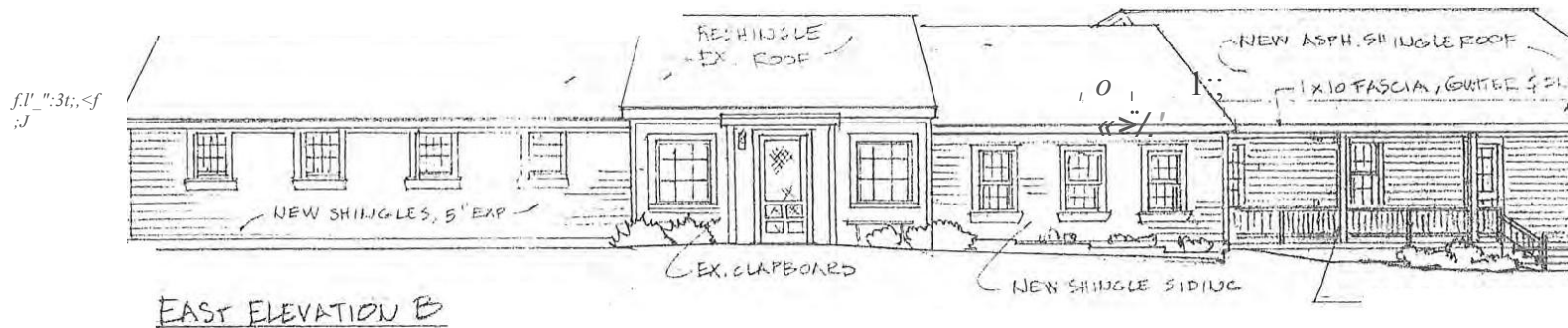
CIVIL ENGINEER
LAND SURVEYORS

ROUTE 6A-YARMOUTH, MASS.

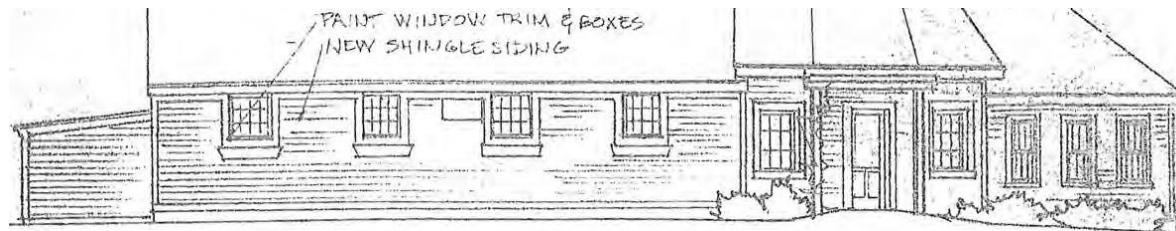
May 11, 1987
DATE

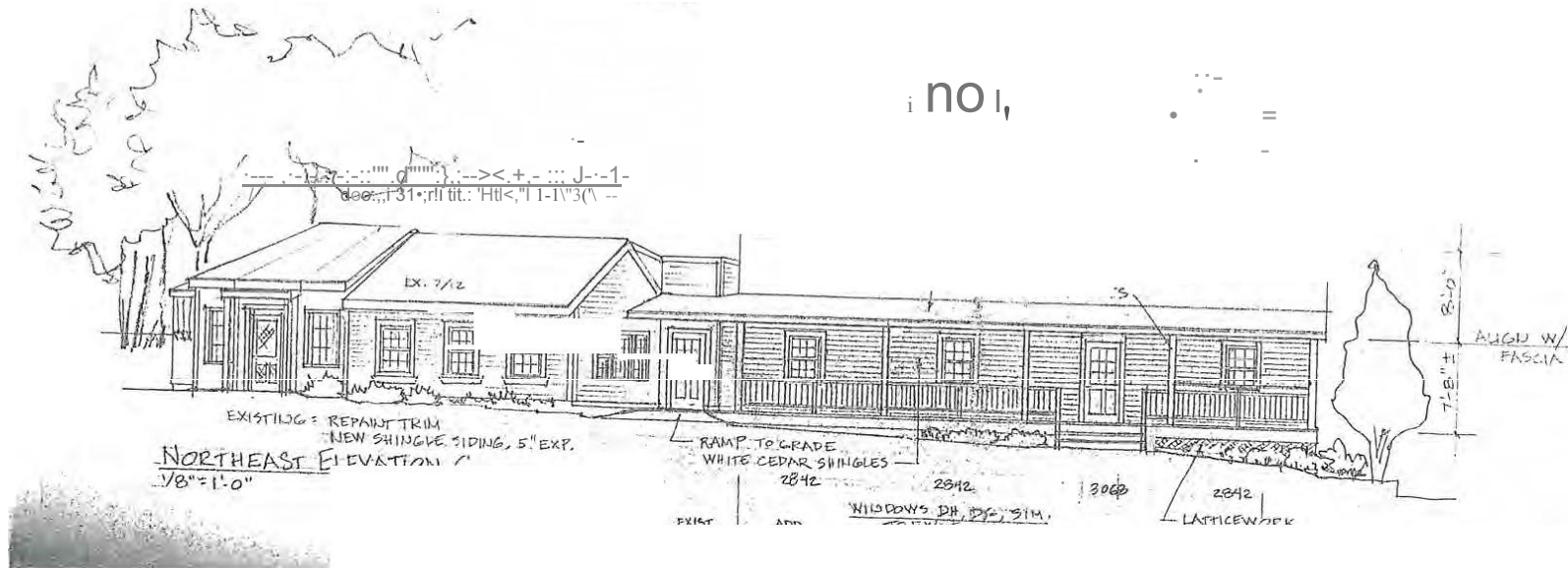


Arne H. Ojala
REG. LAND SURVEYOR

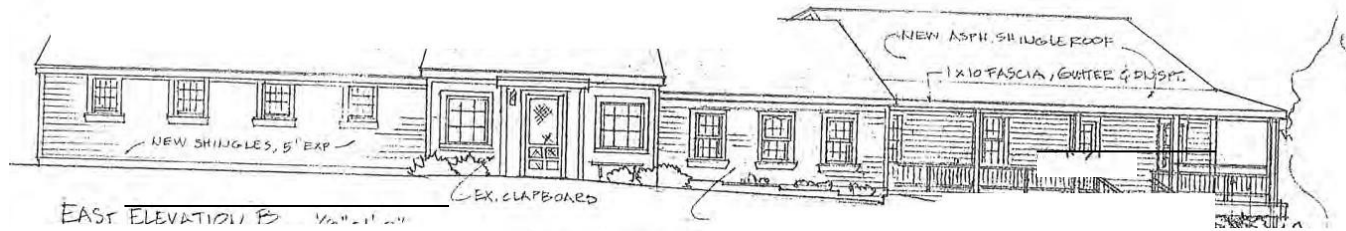


NOTE: REPAIR EX





NORTHEAST ELEVATION
1/8" = 1'-0"



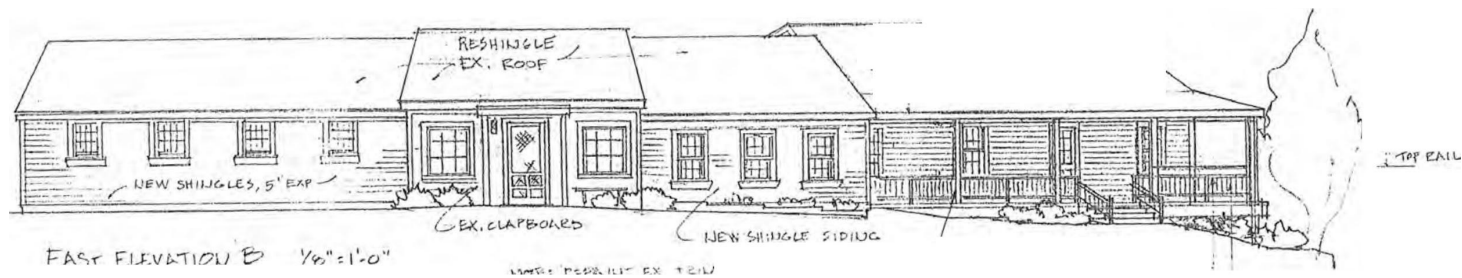
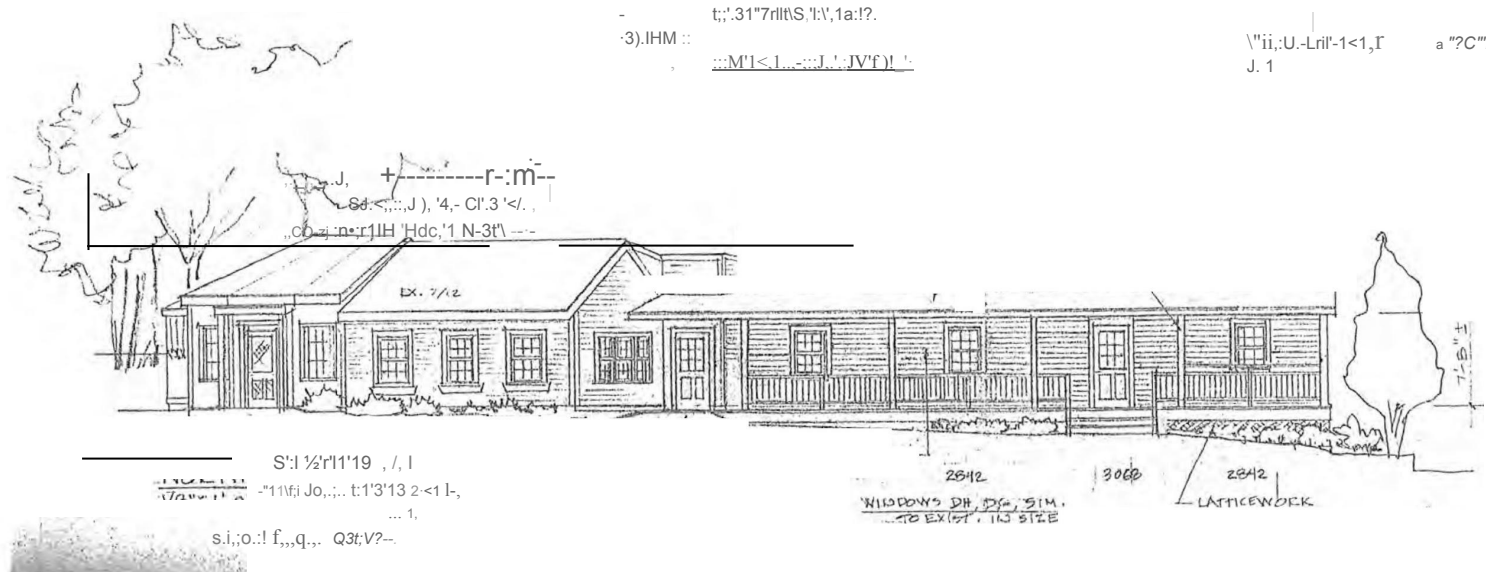
EAST ELEVATION
1/8" = 1'-0"

SOUTHEAST ELEVATION

GROUND

1-3 i...CJ

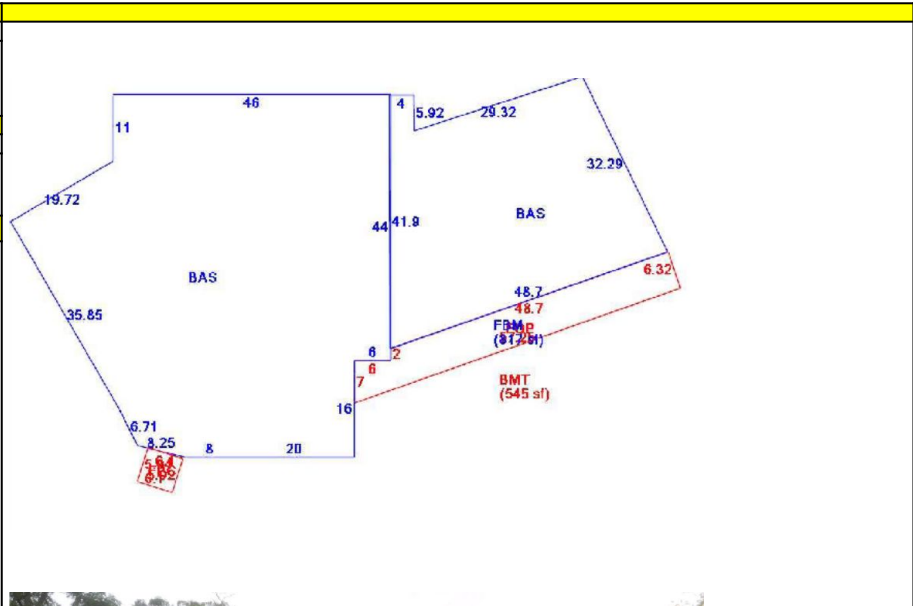
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store Commercial			
Model	94	Average			
Grade	C				
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard Wood Shingle			
Exterior Wall 2 Roof	14	Gable/Hip Asph/F			
Structure Roof	03	Gls/Cmp Drywall			
Cover	03	Carpet			
Interior Wall 1	05	Gas Hot Air			
Interior Wall 2		Central			
Interior Floor 1	14	STORE/RTL M94			
Interior Floor 2					
Heating Fuel	03				
Heating Type	04				
AC Type	03				
Size Adj Tbl	3220	0 Full-2 Half AVERAGE			
Total Rooms		HEAT/AC SPLIT WOOD			
Bedrooms	00	FRAME AVERAGE			
Full Bathrooms	2	TYPICAL			
Bath Split	02	0%			
Rms/Partitions	02				
Heat/AC	02				
Frame Type	02				
Baths/Plumbing	02				
Ceiling/Wall	08				
Common Wall	00				
Wall Height	10.00				
1st Floor Use:	3251				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SGN2	DOUBLE SIDE	L	9	39.53	2000		62		0.00	200
SGNP	SIGN POST 6"	L	12	10.66	2000		62		0.00	100
PAV1	PAVING-ASPH	L	3,900	3.00	1994		50		0.00	5,900
PKBR	Parking Bumper	L	14	52.17	1994		50		0.00	400
PKKG	Gravel Pkg Lot	L	6,100	1.06	1994		50		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,328	4,328	4,328	102.04	441,650
BMT	Basement Area	0	545	109	20.41	11,123
FBM	Fin Bsmnt	409	817	327	40.84	33,369
FOP	Open Porch	0	355	53	15.23	5,408
FPC	Open Porch Conc. Floor	0	36	5	14.17	510
Ttl Gross Liv / Lease Area		4,737	6,081	4,822		492,060



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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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