

Commercial
Realty Advisors

*Investment Opportunity:
Professional/Medical Office Buildings*



KEVIN PEPE

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65 & 69 Camp Street

FOR SALE

AREA

HYANNIS

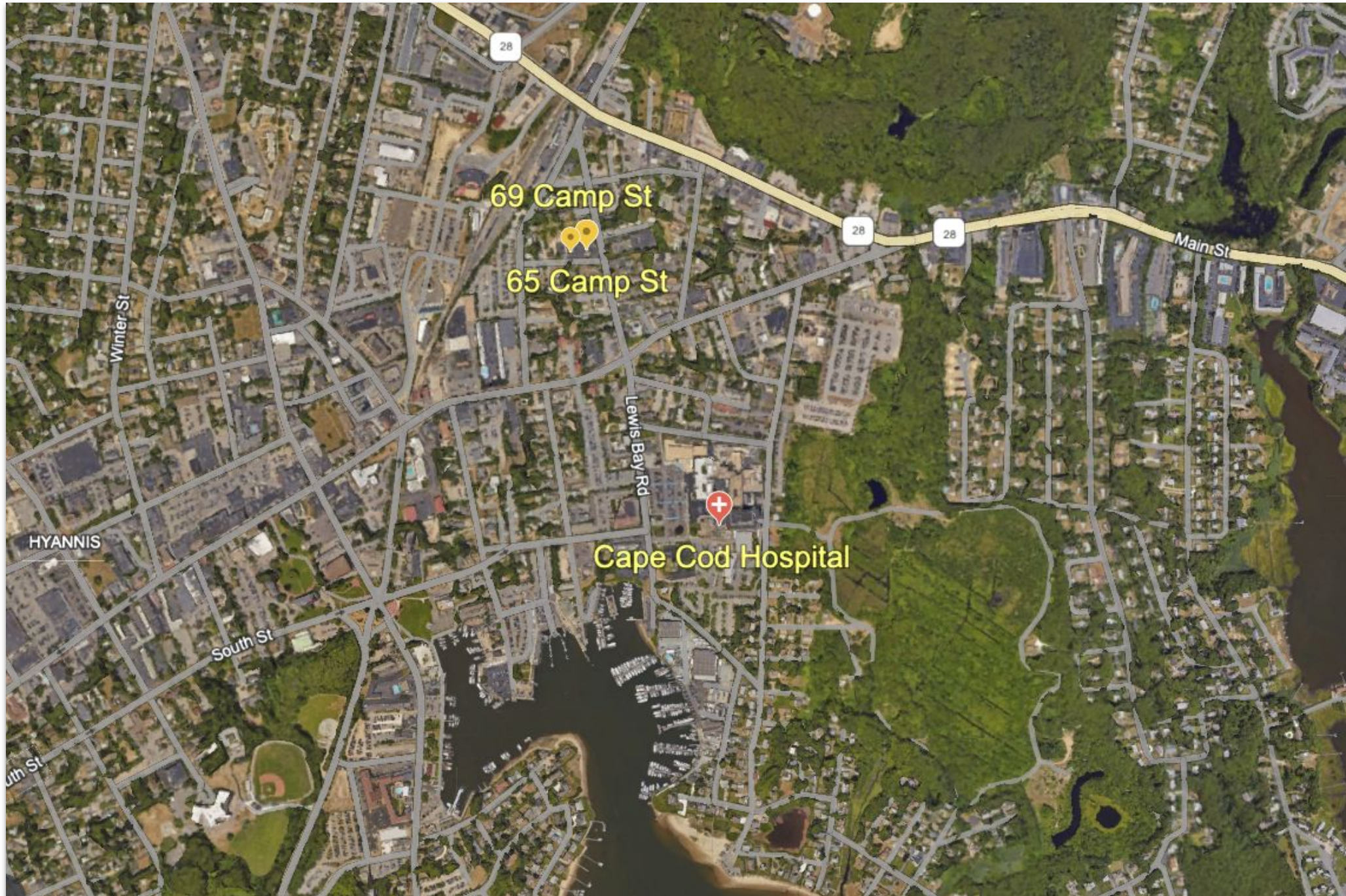
\$1,850,000

**±6,100 Sq. Ft.
±0.47 Acres**

*Financial information to be provided to
qualified / interested parties.*

PROPERTY LOCATION

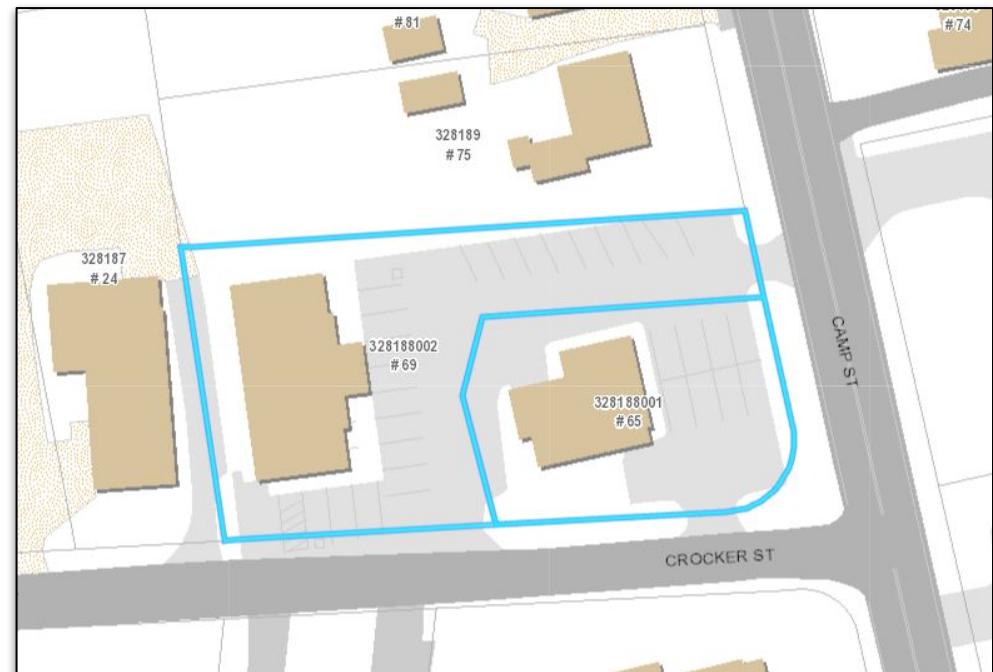
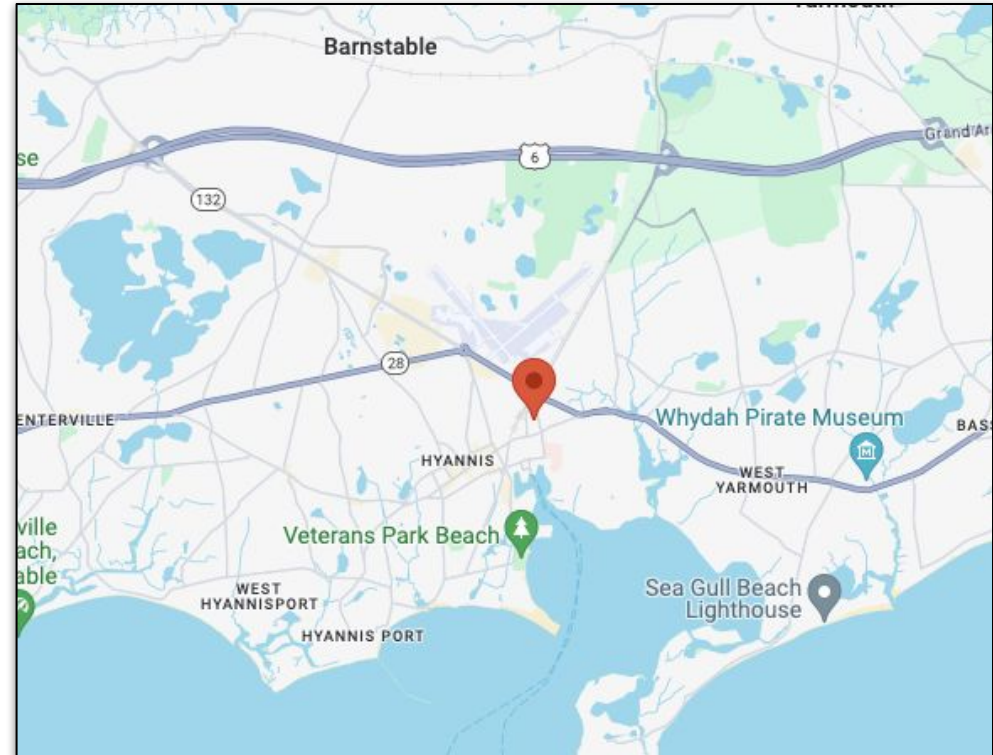
65 & 69 Camp Street, Hyannis, MA 02601



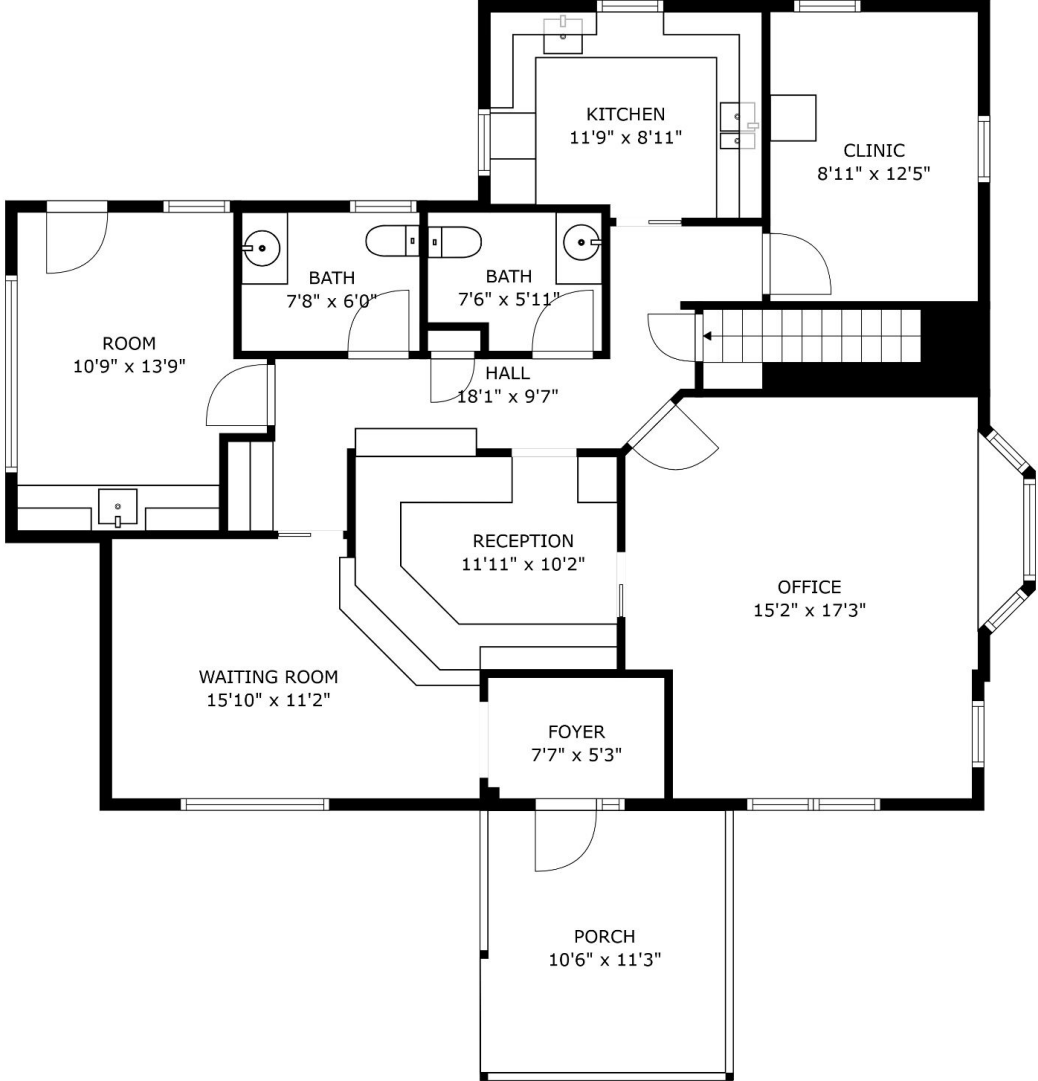
PROPERTY LOCATION

65 & 69 Camp Street, Hyannis, MA 02601

Address	65 Camp	69 Camp
Parcel ID	328/188/001	328/188/002
Style	Res Typ Com	Medical Bldg
Book/Page	20471/0291	20471/0291
Land Use Code	3420	3420
Zoning	DV	DV
Lot Size	0.17 Acres	0.3 Acres
Building Size	2,736 SF	6,520 SF
Stories	1.75	1.5
Year Built	1870	1984
Assessed Building Value	\$260,200	\$827,800
Outbuildings	\$3,600	\$13,000
Land Value	\$156,000	\$176,400
Totals	\$419,800	\$1,017,200

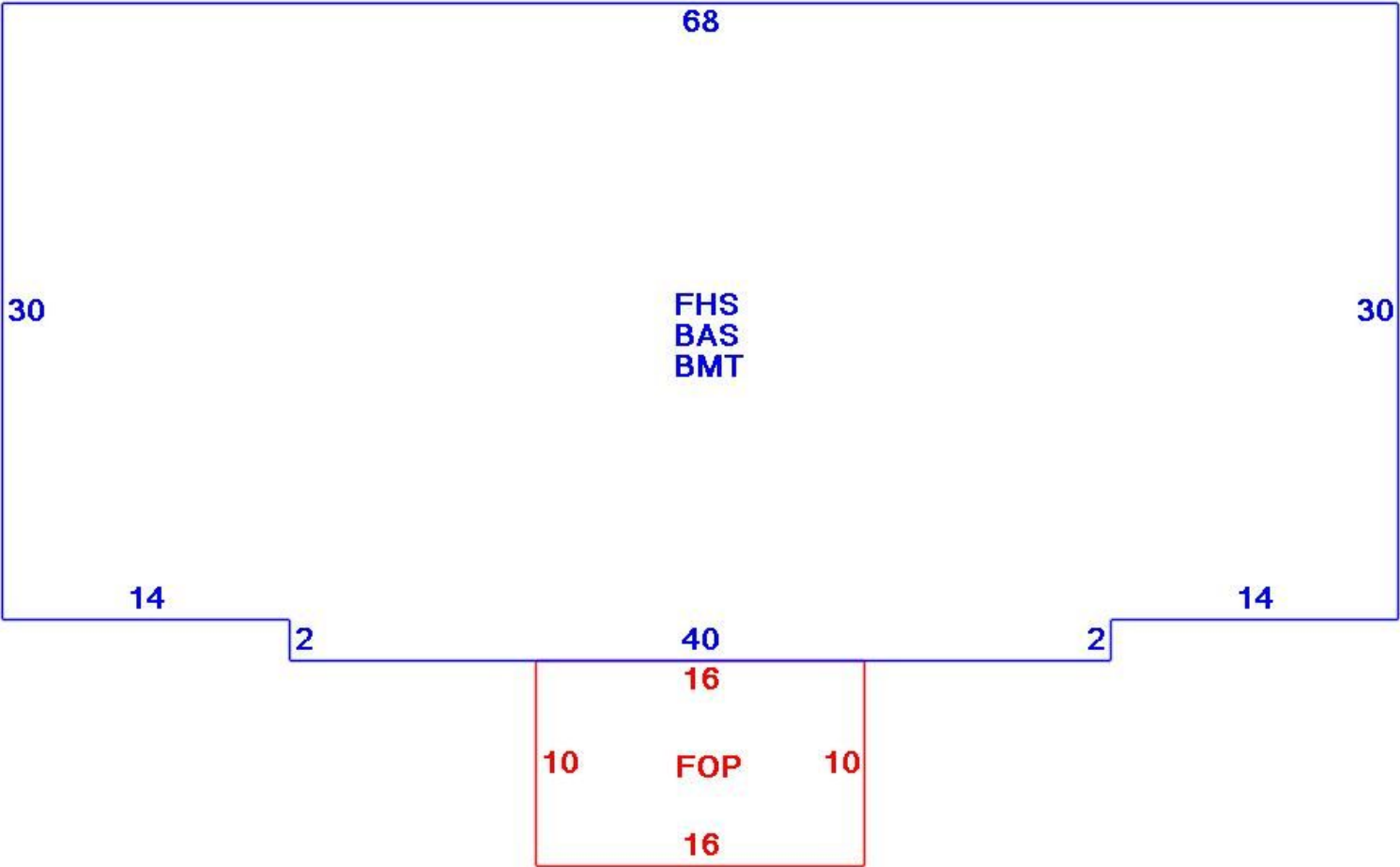


Floor Plans & Photos of First Floor of 65 Camp Street, Hyannis



65 Camp Street, Hyannis

Floor Plans & Photos of 69 Camp Street, Hyannis



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAMP STREET PROFESSIONAL BLD C/O COHEN, EVAN S 4 LICHEN LN						Description	Code	Appraisec	Assessed	801 FY2023 BARNSTABLE, MA
FORESTDALE MA 02644						COMMERC. COM LAND	3420 3420	263,800 156,000	263,800 156,000	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_990606_2702589				Plan Ref. 380/16 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		419,800	419,800	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAMP STREET PROFESSIONAL BLDG LLC SIEGEL, PAUL TR		20471 4011	0291 0263	11-15-2005	U	I	967,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				02-10-1984	U	I	0	G	2024	3420 3420	263,800 156,000	2023	3420 3420	263,800 156,000	2022	3420 3420	263,800 147,300
		Total								419,800		Total		419,800		Total 411,100	

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)						260,200		
CI07								HYAN		Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						3,600		
										Appraised Land Value (Bldg)						156,000		
										Special Land Value						0		
										Total Appraised Parcel Value						419,800		
										Valuation Method						C		
										Total Appraised Parcel Value						419,800		

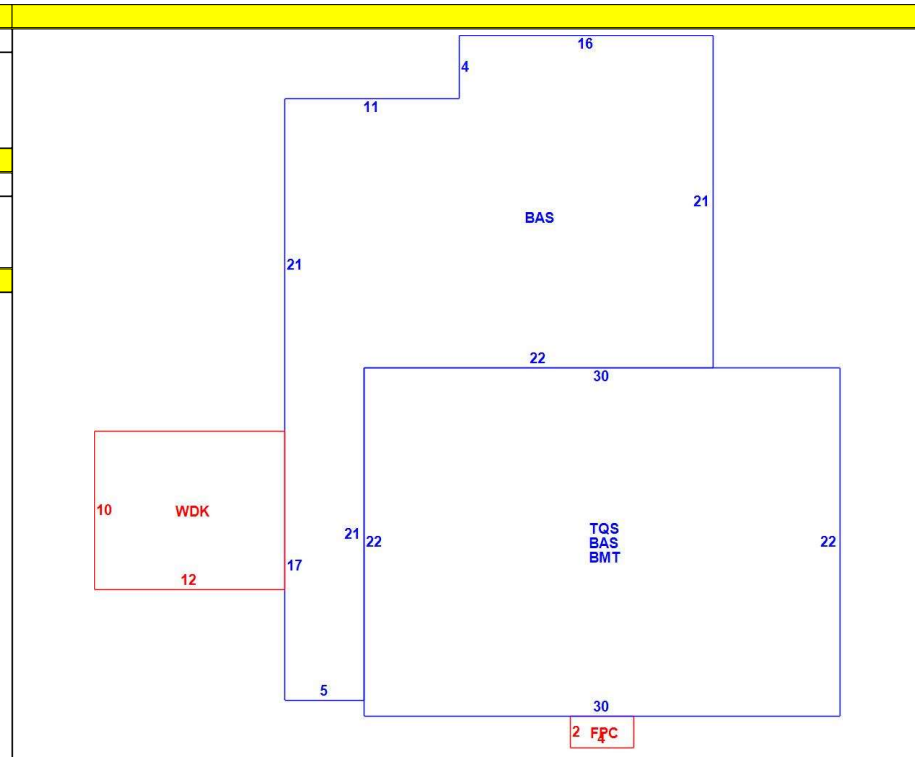
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
200801564	03-25-2008	NS	New Siding	3,000		100	06-30-2008		07-05-2021	CK	02		03	Cycl Insp Comp	
20061695	07-17-2006	CM	Commercial	100,000		100	06-30-2008		04-30-2020	GM	04		FR	Field Review	
20061021	06-22-2006	WD	Wood Deck	4,500		100	06-30-2008		05-04-2009	MA	22		22	Change of Address	
B34887	03-01-1992	RE	Remodel	20,000		100		HY REMODE	11-12-2008	JG	03		16	In Office Review	
B34423	06-01-1991	CM	Commercial	35,000		100		HY LAB	08-06-2008	MK	02		52	New Construction	
B26014	01-01-1984	DG	Detached Gara	0	01-15-1985	100		HY GARAGE	01-06-2006	GB	02		01	Meas/Est	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3420	PROF/MED/DEN	DV	4		0.170	AC	330,000.00	3.08972	C	1.00	CI07	0.900		0	917,631	156,000
Total Card Land Units						0.17	AC	Parcel Total Land Area: 0.17						Total Land Value		156,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1.75				
Occupancy	0.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		321,239
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water	Year Built		1870
AC Type	03	Central	Effective Year Built		1995
Size Adj Tbl	3420	PROF/MED/DENTL	Depreciation Code		E
Total Rooms			Remodel Rating		
Bedrooms	01		Year Remodeled		
Full Bathrooms	0		Depreciation %		19
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		81
Common Wall	00	0%	RCNLD		260,200
Wall Height	8.00		Dep % Ovr		
1st Floor Use:	3420		Dep Ovr Comment		
Sewer Occupan			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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	3,000	3.00	1985		32		0.00	2,900
SGN2	DOUBLE SIDE	L	32	39.53	1996		54		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,288	1,288	1,288	161.59	208,127	
BMT	Basement Area	0	660	132	32.32	21,330	
FPC	Open Porch Conc. Floor	0	8	1	20.20	162	
TQS	Three Quarter Story	594	660	561	137.35	90,651	
WDK	Wood Deck	0	120	6	8.08	970	
Ttl Gross Liv / Lease Area		1,882	2,736	1,988		321,240	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAMP STREET PROFESSIONAL BLD C/O COHEN, EVAN S 4 LICHEN LN						Description	Code	Appraisec	Assessed	801 FY2023 BARNSTABLE, MA
FORESTDALE MA 02644						COMMERC. COM LAND	3420 3420	840,800 176,400	840,800 176,400	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_990528_2702609				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,017,200	1,017,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAMP STREET PROFESSIONAL BLDG LLC SIEGEL, PAUL TR		20471 4011	0291 0263	11-15-2005	U	I	967,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				02-10-1984	U	I	0	G	2024	3420 3420	840,800 176,400	2023	3420 3420	851,600 176,400	2022	3420 3420	683,900 166,600
		Total								1,017,200	Total		1,028,000		Total		850,500

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														
Nbhd	Nbhd Name	B	Tracing	Batch										
CI07				HYAN										

NOTES															

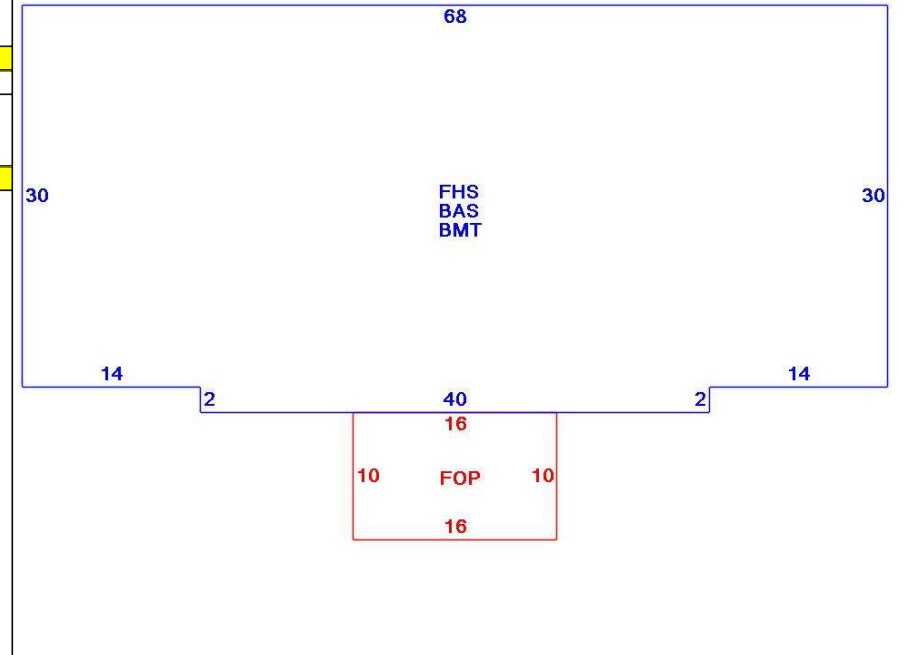
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
19-2460	08-05-2019	803	Addn Alt-Comm	33,000		0		Removal of ramp leading to ba		04-30-2020	GM	04		FR	Field Review
18-658	03-12-2018	836	Sign	700		100		Installation of 2 white MDO Bo		08-27-2018	SR	02		03	Cycl Insp Comp
17-3766	12-13-2017	881	Alt-Int work-Co	85,000	08-27-2018	100		Interior tenant fit-up: Work incl		08-27-2018	SR	02		02	Bldg Permit Completed
201101532	03-30-2011	NS	New Siding	3,750	06-30-2012	100	06-30-2012	RESIDE W CEDAR CLPBRD		06-18-2015	JR	03		03	Cycl Insp Comp
87443	10-12-2005	OT	Other	8,000	01-01-2006	100	01-01-2006	HD-CAP RAMP		01-06-2006	GB	02		06	Measur/Remodding in Prog
B32057	07-01-1988	RE	Remodel	10,000	01-01-1999	100	01-01-1999	HY ALTER.		01-15-1995	LK	01		00	Meas/Listed-Interior Acces
B26289	04-01-1984	NC	New Constructi	0	05-15-1985	100	05-15-1985	HY OFF/BL							

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3420	PROF/MED/DEN	DV	4		0.300	AC	330,000.00	1.97979	C	1.00	CI07	0.900		0	587,994	176,400
Total Card Land Units						0.30	AC	Parcel Total Land Area: 0.30						Total Land Value		176,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Medical Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1.5				
Occupancy	4.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3420	PROF/MED/DENTL			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3420				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3420	PROF/MED/DENTL	100
		0
		0

COST / MARKET VALUATION	
RCN	1,075,106
Year Built	1984
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	827,800
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	% Good	Grade	Grade Adj	Appr. Value
FNC2	Fence-6' Wd	L	76	27.85	2018		98		0.00	2,100
FNC6	Gate, Fence 6' -	L	1	1594.00	2018		98		0.00	1,600
PAV1	PAVING-ASPH	L	2,700	3.00	2018		98		0.00	7,900
PKBR	Parking Bumper	L	5	52.17	2018		98		0.00	300
SGN2	DOUBLE SIDE	L	24	39.53	2018		98		0.00	900
SGNP	SIGN POST 6"	L	16	10.66	2018		98		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,120	2,120	2,120	258.56	548,154	
BMT	Basement Area	0	2,120	424	51.71	109,631	
FHS	Half Story	1,696	2,120	1,590	193.92	411,115	
FOP	Open Porch	0	160	24	38.78	6,206	
Ttl Gross Liv / Lease Area		3,816	6,520	4,158		1,075,106	



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.



LICENSE #6295

