

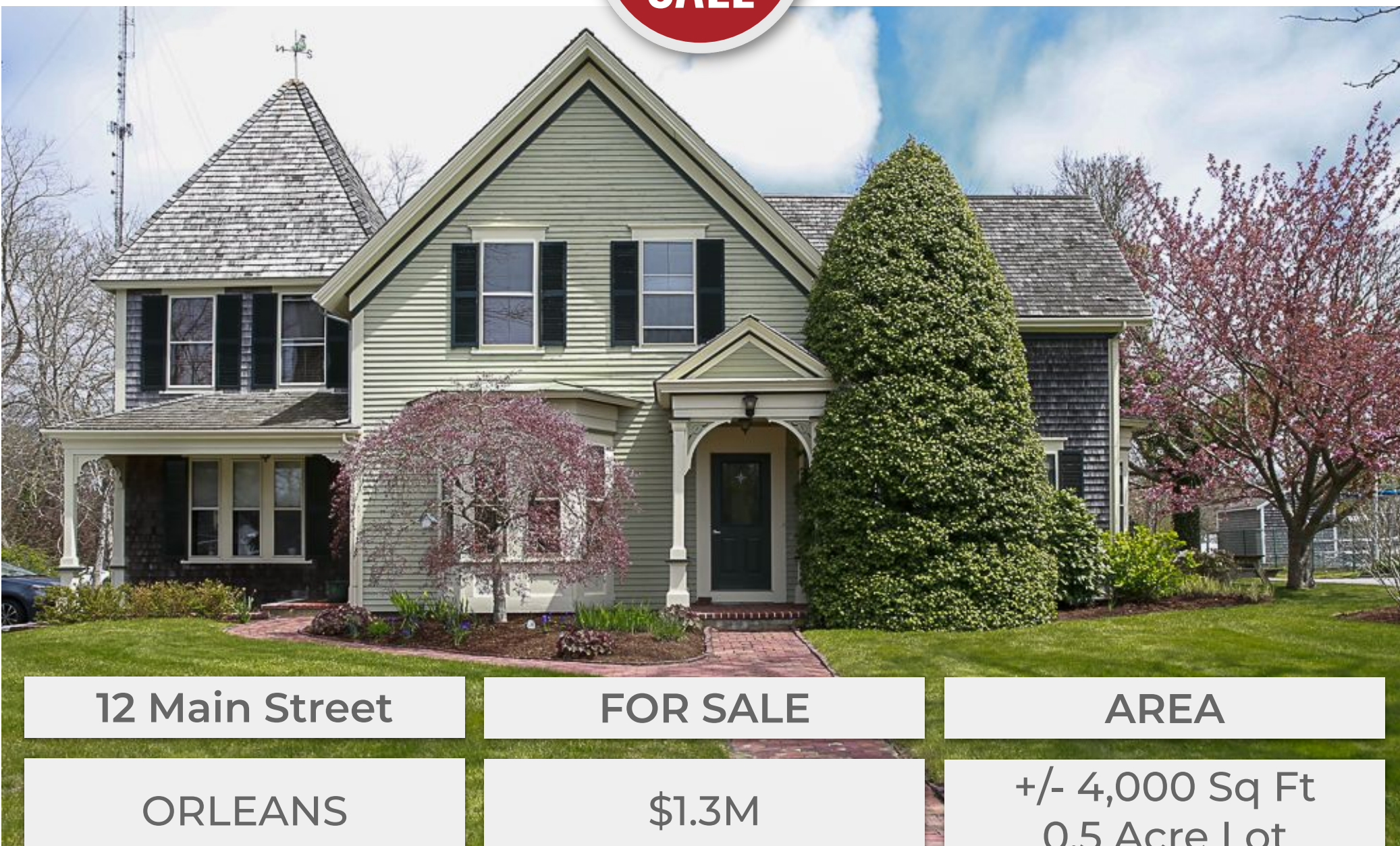
OFFERING MEMORANDUM

**RARE* Commercial Offering FOR SALE:
Beautiful Office Building in Orleans Village*

**FOR
SALE**

BRAD KUHRTZ

📞 508-862-9000 📠 Fax: 508-862-9200
📱 Cell: 508-360-4523
✉️ BKuhrtz@ComRealty.net
📍 222 West Main Street, Hyannis, MA
🌐 ComRealty.net



12 Main Street

FOR SALE

AREA

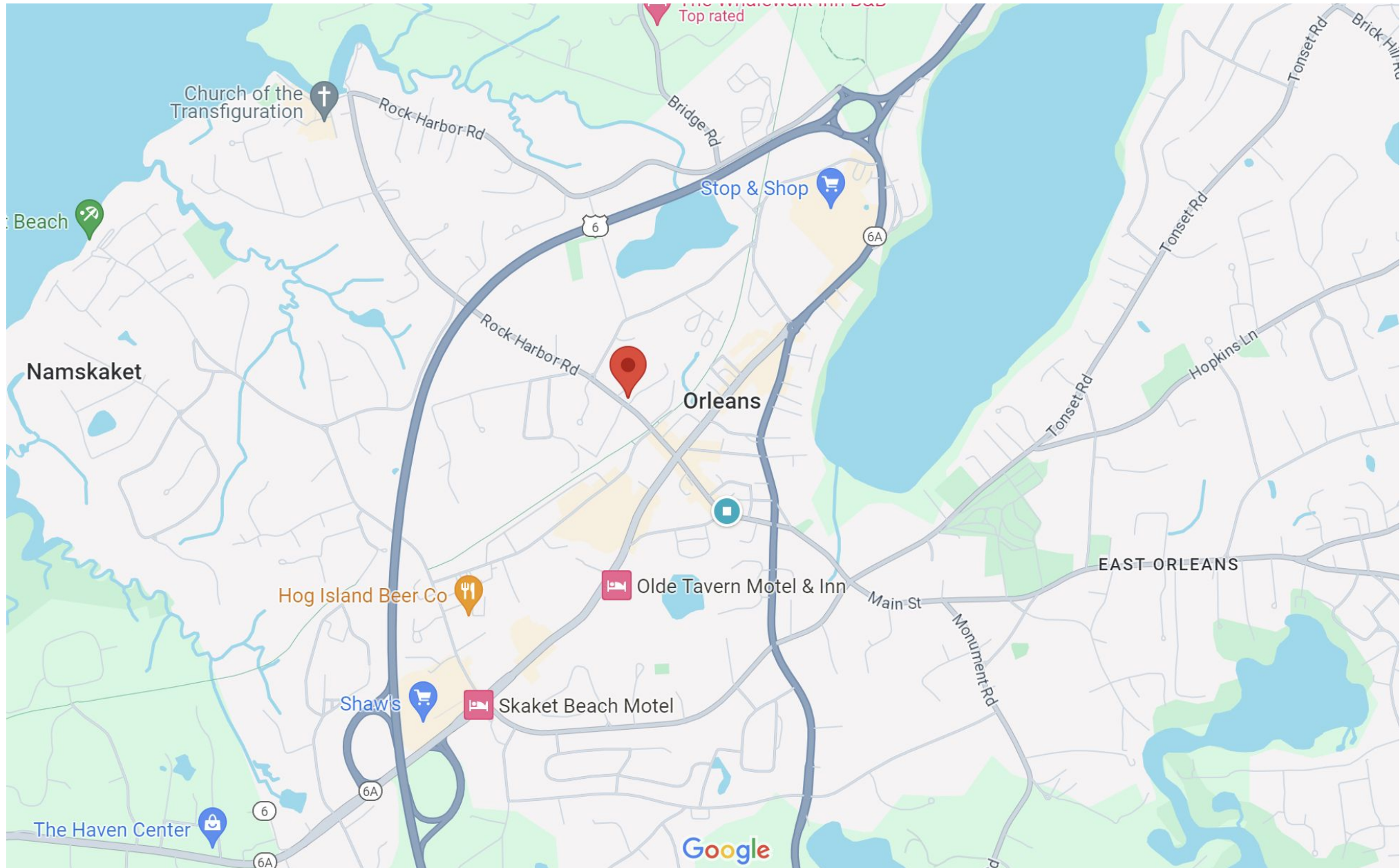
ORLEANS

\$1.3M

+/- 4,000 Sq Ft
0.5 Acre Lot

PROPERTY LOCATION

12 Main St, Orleans, MA 02653



PROPERTY SPECIFICATIONS

12 Main St, Orleans, MA 02653

Year Built 1875-1984

Size +/- 4,000 sq. ft.

Acreage 0.5

Stories 2

Address 12 Main Street, Orleans, MA 02653

Style Office/Professional

Book/Page 30841-215

Parcel ID 25-57-1

Zoning VC

Land Assessment 0

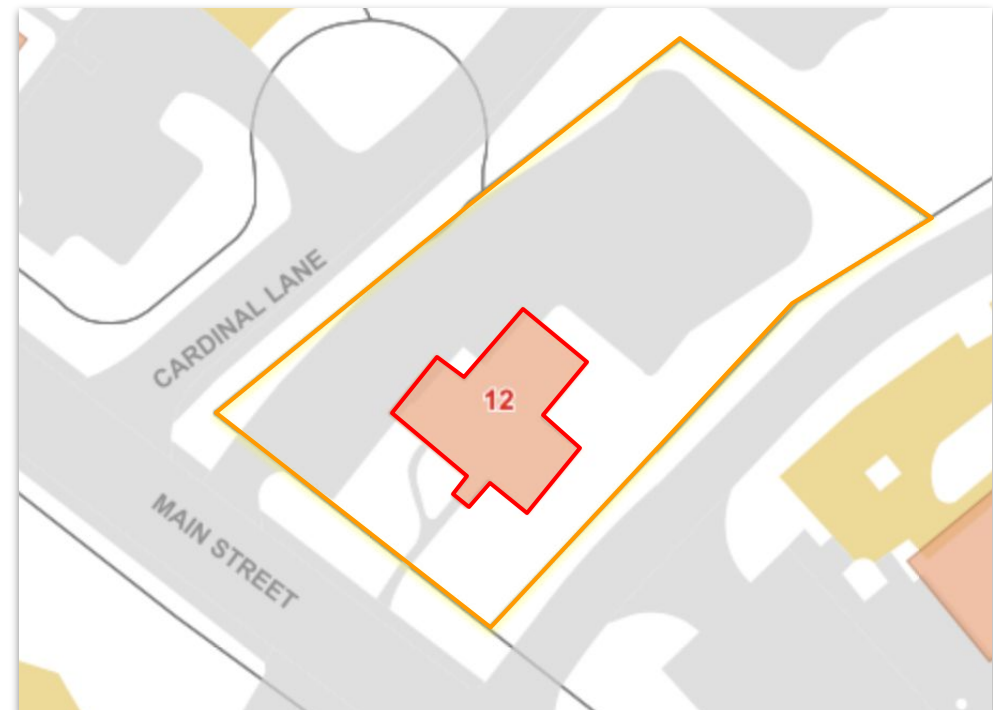
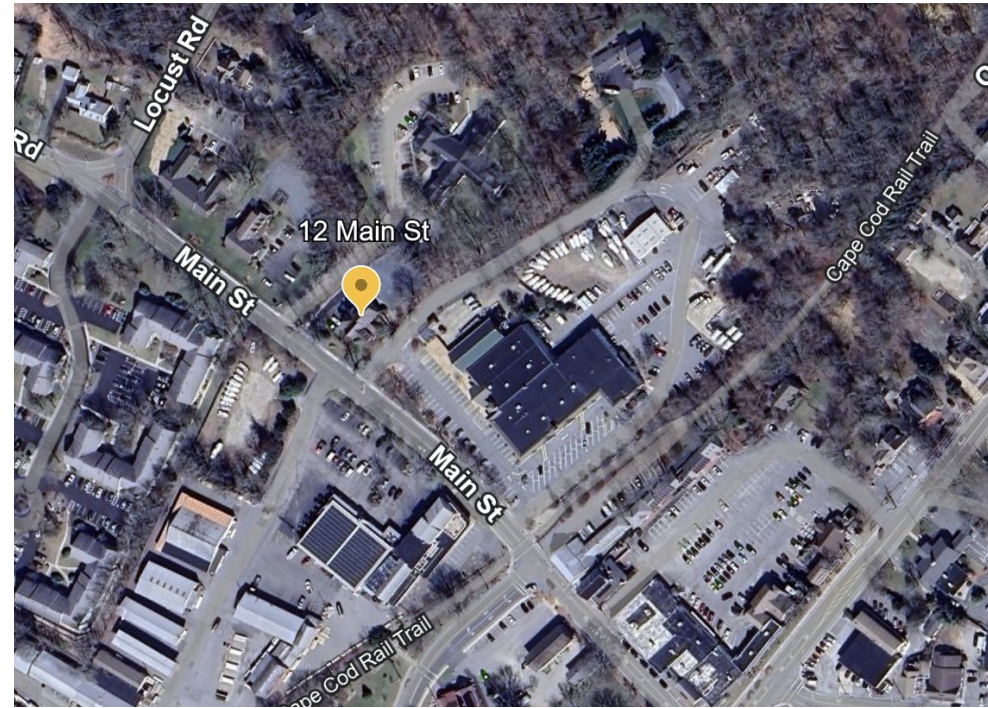
Building Assessment 812,800

Detached Assessment 0

Total Assessment \$812,800

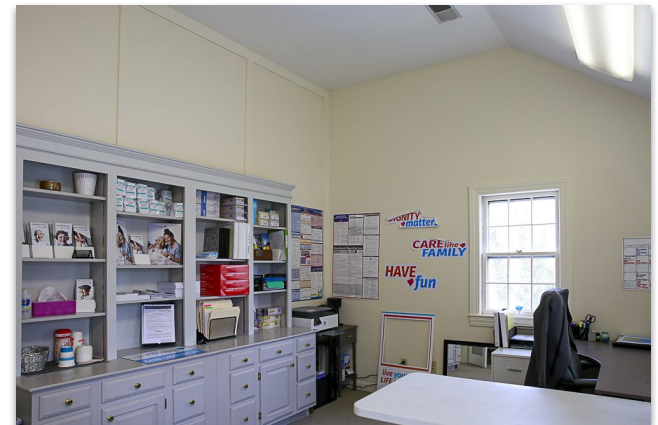
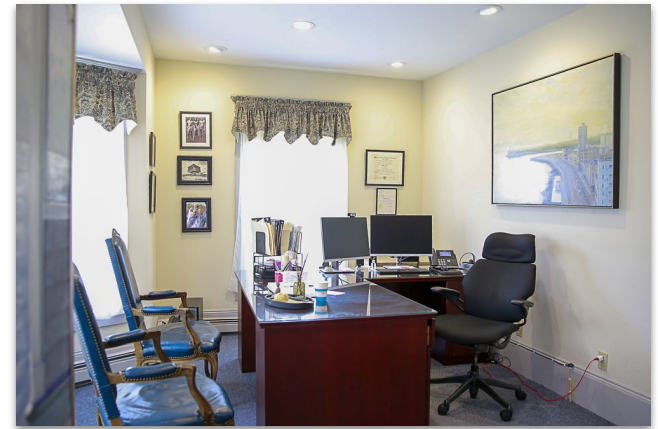
Features

- Rare Commercial Offering For Sale - Orleans Village Center
- +/- 4,000 sq. ft. two story office building in excellent condition
- .50 acre lot with plenty of parking and room for potential building expansion
- 4 current tenants (short leases), 5 individual units/6 separate condominium units
- Connected to municipal sewer
- Mixed HVAC – gas & electric heat, some portions centrally cooled
- Zoned: Village Center (VC)
- RE Tax: \$5,210.00 (6 units)
- Existing financials are available to qualified buyers who execute a non-disclosure agreement
- Asking \$1,300,000



INTERIOR PICTURES

12 Main St, Orleans, MA 02653



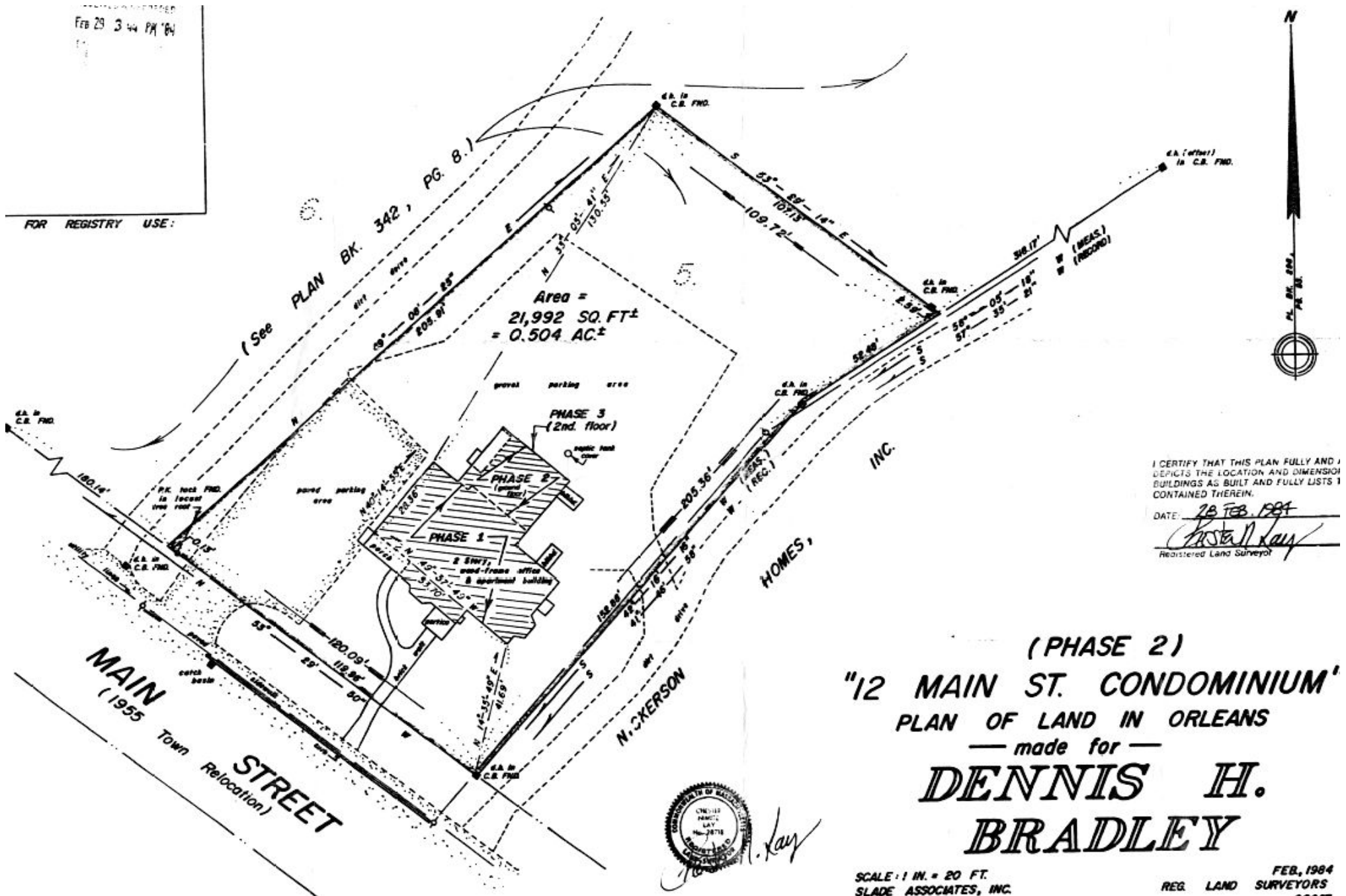
EXTERIOR PICTURES

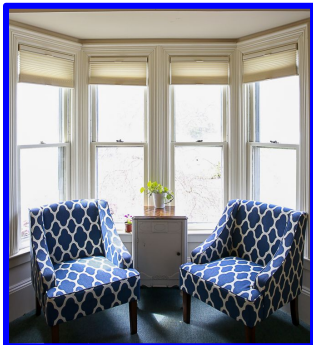
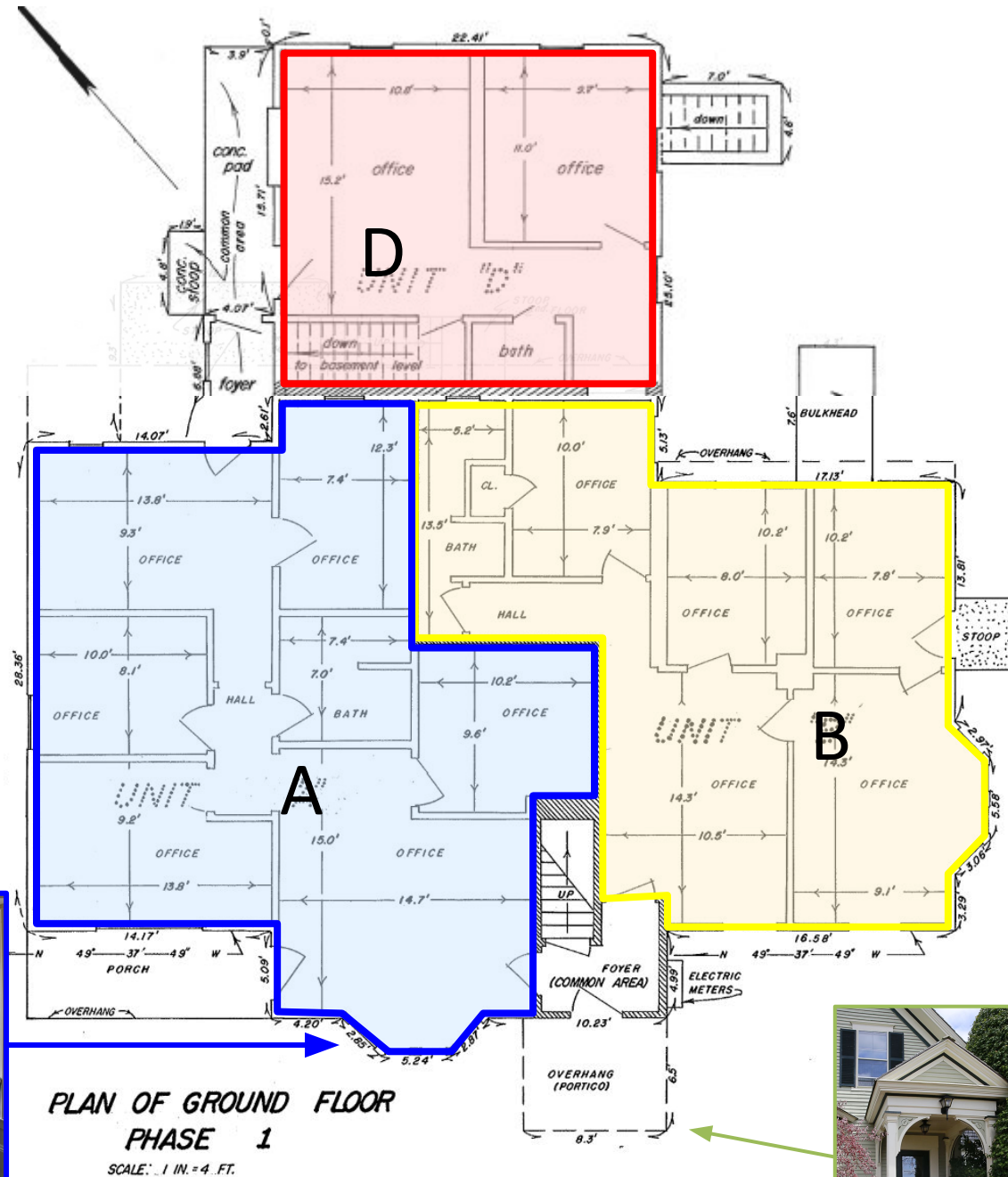
12 Main St, Orleans, MA 02653



SITE PLANS

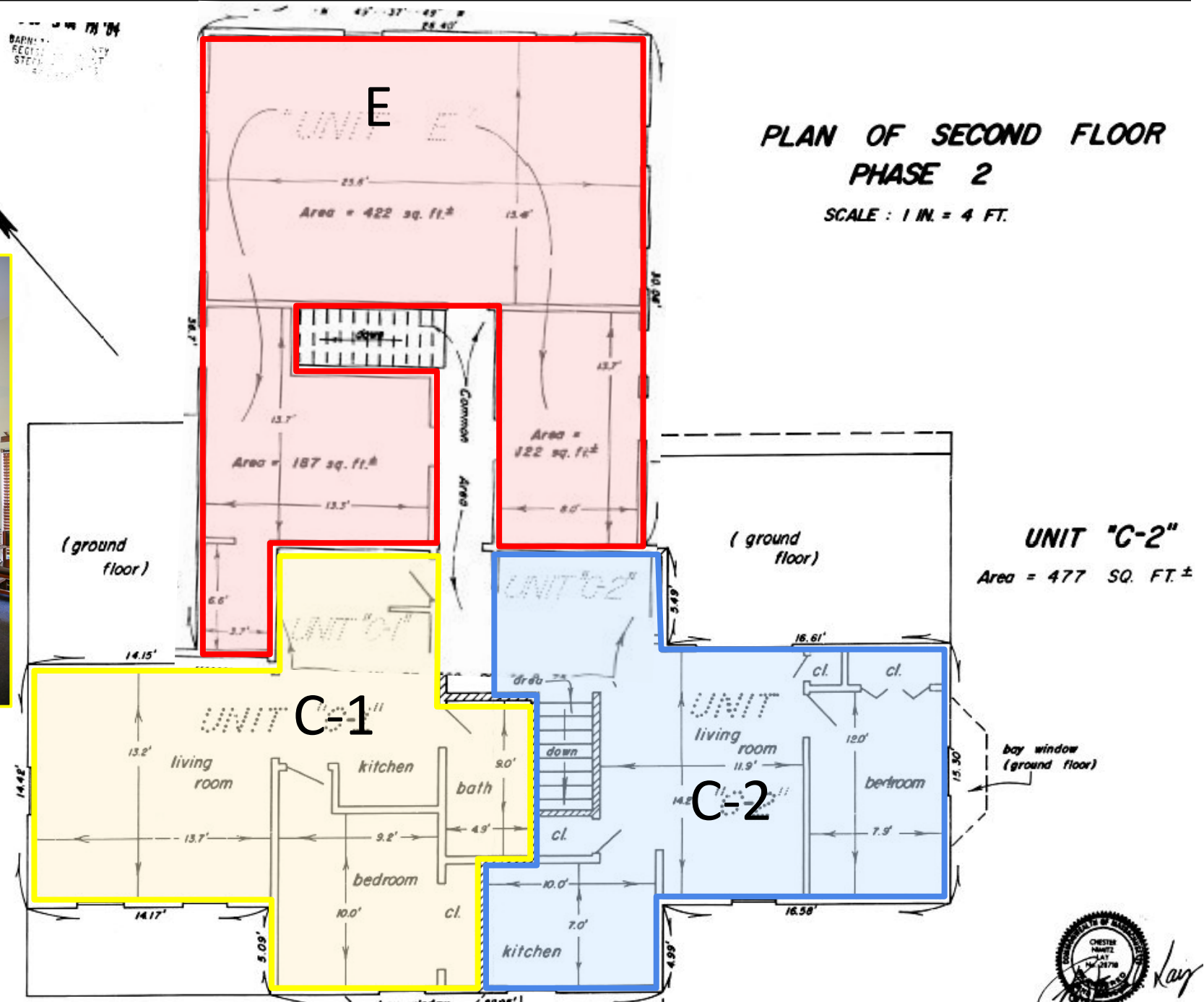
12 Main St, Orleans, MA 02653





FLOOR PLANS

12 Main St, Orleans, MA 02653



12 Main St, Orleans, MA 02653

12/21/2023 12:08 pm SEQ #: 1.348

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	COMMERCIAL CONDO				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
138	05/04/2005	3	MAINTENANCE	10,000	08/16/2006	RJM	100	100
46	02/23/2000	5	REMODELING	2,500			100	100
57	03/25/1996	3	MAINTENANCE	500	09/09/1999		100	100

A

PHOTO 03/22/2021



BLDG COMMENTS
DEEDED SQFT 900
UNIT A--FIRST FLOOR
HOMES BY SISSON

YEAR BLT	1875	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	249,210	
NET AREA	890	DETAIL ADJ	1.000	COMPLEX	2	12 MAIN ST	1.25	+	BAS	L	BAS AREA	890	1875	277.56	247,031	CONDITION ELEM	CD	
\$NLA(RCN)	\$280	OVERALL	1.275	LOC	12	1ST	1.00	C	OPA	N	OPEN PORCH	70		31.14	2,180			
				HVAC	2	HOT-WATER	1.02											
CAPACITY		UNITS	ADJ													EXTERIOR		
STORIES		1	1.00													INTERIOR		
% HEATED		1000	1.00													MKT APPEAL		
% AIR COND		0	1.00															
% SPRINKLER		0	1.00															
																EFF.YR/AGE 1990 / 32		
																COND 24 24 %		
																FUNC 0		
																ECON 0 PH1		
																DEPR 24 % GD 76		
																RCNLD \$189,400		

12 Main St, Orleans, MA 02653

12/21/2023 12:08 pm SEQ #: 1.349

[illegible]

B

14

5

(A)
BAS

14

11

11

15

3

11

26

2.5

(B)
BAS

6

2.5

B

14

5

(A)
BAS

14

11

11

15

3

11

26

2.5

(B)
BAS

6

2.5

B

14

5

(A)
BAS

14

11

11

15

3

11

26

2.5

(B)
BAS

6

2.5

B

14

5

(A)
BAS

14

11

11

15

3

11

26

2.5

(B)
BAS

6

2.5

DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	195,513
	696	1875	280.91	195,513	CONDITION ELEM	CD
					EXTERIOR	
					INTERIOR	
					MKT APPEAL	
					EFF.YR/AGE	1990 / 32
					COND	24 24 %
					FUNC	0
					ECON	0 PH1
					DEPR	24 % GD 76
					RCNLD	\$148,600

FIELD CARD

12 Main St, Orleans, MA 02653

Key: 1319

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.352

CURRENT OWNER										PARCEL ID				LOCATION				CLASS		CLASS%		DESCRIPTION		BN ID		BN		CARD									
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643										25-57-5				12 MAIN ST				3430		100		COMMERCIAL CONDO				1		1 of 1									
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)		PMT NO		PMT DT		TY		DESC		AMOUNT		INSP		BY		1st		%			
SISSON SCOTT B & RANDI J										10/20/2017		F		1		30841-215																					
SISSON SCOTT & SISSON RAN										04/30/1999		R		325,000		12239-303																					
JONES CHARLES E JR										03/31/1999		F		1		12164-195																					
CD	T	AC/SF/UN	Ngh	Loc	View	Infl1	ADJ BASE	SAF	Infl2	LPI	VC	CREDIT AMT	ADJ VALUE																								
100	S		CIC 1.00	1	1.00	100 1.00	352,800	1.00	100 1.00	1	1.00																										
TOTAL														SF		ZONING		VC		FRNT		0		ASSESSED		CURRENT		PREVIOUS									
Ngh		CII CONDOS		NOTE		LAND		0		0																											
Loc View		AVERAGE				BUILDING		110.800		103.900																											
Infl1		NO ADJUST				DETACHED		0		0																											
						OTHER		0		0																											
						TOTAL		110.800		103.900																											
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD	PHOTO 03/22/2021																												
BLDG COMMENTS																																					
DEEDED SQFT 400																																					
Unit D--1st floor & basement																																					
MICHAEL FLORES PC																																					
BUILDING		CD	ADJ	DESC		MEASURE		12/18/2019	DSF																												
MODEL		11		CIM CONDOS		LIST		12/18/2019	EST																												
STYLE		3	1.00	OFFICE [100%]		REVIEW		1/2/2020	PJK																												
QUALITY		+	1.10	PLUS AVG [100%]																																	
FRAME		1	1.00	WOOD FRAME [100%]																																	
YEAR BLT		1984	SIZE ADJ		1.000	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN		145,765																
NET AREA		444	DETAIL ADJ		1.000	COMPLEX		2	12 MAIN ST	1.25	A	BAS	L	BAS AREA	444	1984	290.12	128,811	CONDITION ELEM		CD																
\$NLA/RCN		\$328	OVERALL		1.275	LOC		10	BSMT & 1ST	1.00		BMU	N	BSMT UNFINISHED	407		41.65	16,953	EXTERIOR																		
						HVAC		2	HOT-WATER	1.02											INTERIOR																
																MKT APPEAL																					
CAPACITY		UNITS		ADJ												EFF.YR/AGE		1990 / 32																			
STORIES		1		1.00												COND		24 24 %																			
% HEATED		100		1.00												FUNC		0																			
% AIR COND		0		1.00												ECON		0 PH1																			
% SPRINKLER		0		1.00												DEPR		24 % GD 76																			
																RCNLD		\$110,800																			

D

12 Main St, Orleans, MA 02653

Key: 1317

Town of ORLEANS - Fiscal Year 2024


12/21/2023 12:08 pm SEQ #: 1.350

CURRENT OWNER	PARCEL ID	LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02653	25-57-3	12 MAIN ST			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	SISSON SCOTT B & RANDI J	10/20/2017	F	1	30841-215
	SISSON SCOTT & SISSON RAN	04/30/1999	R	325,000	12239-303
	JONES CHARLES E JR	03/31/1999	F	1	12164-195

[illegible]

CD	T	AC/SF/UN	Ngh		Loc View		Inf1		ADJ BASE	SAF	Inf2		LPI		VC	CREDIT AMT	ADJ VALUE
100	S		CIC	1.00	1	1.00	100	1.00	352,800	1.00	100	1.00	1	1.00			

TOTAL	SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C/I CONDOS	NOTE				LAND	0	0
Loc View	AVERAGE					BUILDING	112.000	105.100
						DETACHED	0	0
Inf1	NO ADJUST					OTHER	0	0
						TOTAL	112.000	105.100

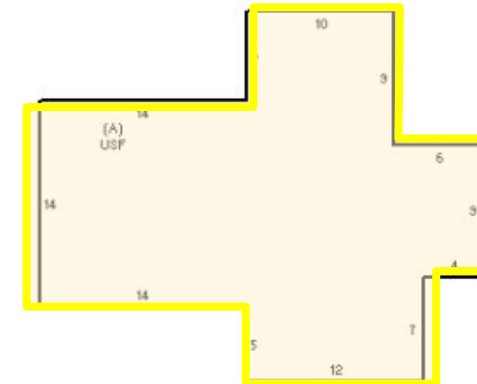
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/22/2021
									

BUILDING	CD	ADJ	DESC	MEASURE	DATE	DSF	BLDG COMMENTS
MODEL	11		CIM CONDOS		12/18/2019	DSF	DEEDED SQFT 533
STYLE	3	1.00	OFFICE [100%]	LIST	12/18/2019	EST	Unit C-1-2nd floor
QUALITY	+	1.10	PLUS AVG [100%]				HOMES BY SISSON
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	1/2/2020	PJK	

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCR
NET AREA	514	DETAIL ADJ	1.000	COMPLEX	2	12 MAIN ST	1.25	A	USF	L	UP-STRY FIN
\$NLA(RCN)	\$287	OVERALL	1.275	LOC	14	2ND	1.00				
				HVAC	2	HOT-WATER	1.02				
CAPACITY		UNITS	ADJ								
STORIES		1	1.00								
% HEATED		100	1.00								
% AIR COND		0	1.00								
% SPRINKLER		0	1.00								

[illegible]

C-1



C-1

DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	147,399
	514	1984	286.77	147,399	CONDITION ELEM	CD
					EXTERIOR	
					INTERIOR	
					MKT APPEAL	
					EFF.YR/AGE	1990 / 32
					COND	24 24 %
					FUNC	0
					ECON	0 PH1
					DEPR	24 % GD 76
					RCNLD	\$112,000

FIELD CARD

12 Main St, Orleans, MA 02653

Key: 1318

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.351

CURRENT OWNER

SISSON SCOTT B & RANDI J TRS
2017 SCOTT & RANDI SISSON TRS
PO BOX 315
E ORLEANS, MA 02643

PARCEL ID

25-57-4

LOCATION

12 MAIN ST

TRANSFER HISTORY

DOS

T

SALE PRICE

BK-PG (Cert)

SISSON SCOTT B & RANDI J

10/20/2017

F

1

30841-215

SISSON SCOTT & SISSON RAN

04/30/1999

R

325,000

12239-303

JONES CHARLES E JR

03/31/1999

F

1

12164-195

CD

T

AC/SF/UN

Ngh

Loc

View

Inf1

ADJ BASE

SAF

Inf2

LPI

VC

CREDIT AMT

ADJ VALUE

100

S

CIC

1.00

1

1.00

100

1.00

352,800

1.00

100

1.00

1

1.00

TOTAL

SF

ZONING

VC

FRNT

0

ASSESSED

CURRENT

PREVIOUS

Ngh

CII CONDOS

NOTE

LAND

0

0

Loc View

AVERAGE

BUILDING

97.700

91.600

Inf1

NO ADJUST

DETACHED

0

0

OTHER

0

0

TOTAL

97.700

91.600

TY

QUAL

COND

DIM/NOTE

YB


UNITS

ADJ PRICE

RCNLD

PHOTO

03/22/2021



BUILDING

CD

ADJ

DESC

MEASURE

12/18/2019

DSF

BLDG COMMENTS

MODEL

11

CIM CONDOS

LIST

12/18/2019

EST

DEEDED SQFT 477

STYLE

3

1.00

OFFICE [100%]

REVIEW

1/2/2020

PJK

unit C-2-2nd floor

QUALITY

+

1.10

PLUS AVG [100%]

VACANT

FRAME

1

1.00

WOOD FRAME [100%]

YEAR BLT

1984

SIZE ADJ

1.000

ELEMENT

CD

DESCRIPTION

ADJ

S

BAT

T

DESCRIPTION

UNITS

YB

ADJ PRICE

RCN

NET AREA

443

DETAIL ADJ

1.000

COMPLEX

2

12 MAIN ST

1.25

A

USF

L

UP-STRY FIN

443

1984

290.11

128,521

\$NLA/RCN

\$290

OVERALL

1.275

LOC

14

2ND

1.00

HVAC

2

HOT-WATER

1.02

CAPACITY

UNITS

ADJ

STORIES

1

1.00

% HEATED

100

1.00

% AIR COND

0

1.00

% SPRINKLER

0

1.00

TOTAL RCN

128,521

CONDITION ELEM

CD

EXTERIOR

INTERIOR

MKT APPEAL

EFF.YR/AGE

1990 / 32

COND

24

24 %

FUNC

0

ECON

0

PH1

DEPR

24

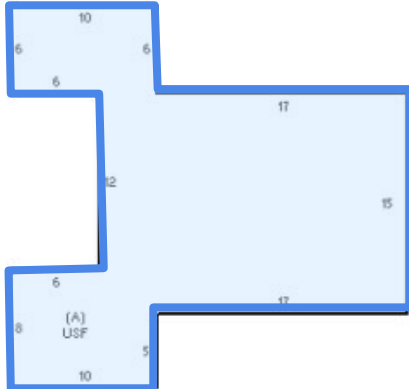
% GD

76

RCNLD

\$97,700

C-2



12 Main St, Orleans, MA 02653

Key: 1320

Town of ORLEANS - Fiscal Year 2024


12/21/2023 12:08 pm SEQ #: 1.353

CURRENT OWNER	PARCEL ID	LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643	25-57-6	12 MAIN ST			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	SISSON SCOTT B & RANDI J	10/20/2017	F	1	30841-215
	SISSON SCOTT & SISSON RAN	04/30/1999	R	325,000	12239-303
	JONES CHARLES E JR	03/31/1999	F	1	12164-195

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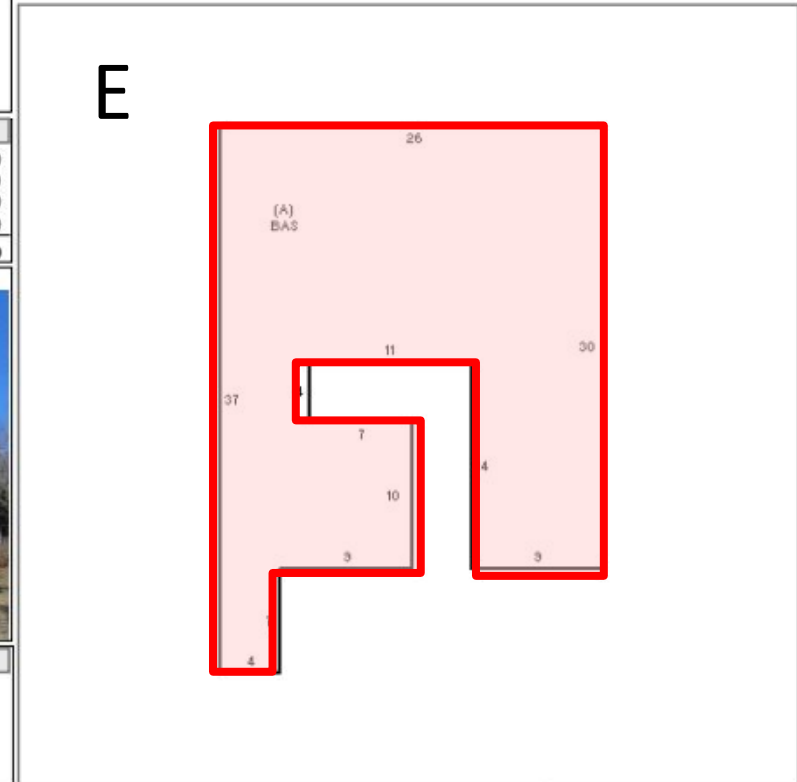
CD	T	AC/SF/UN	Ngh		Loc View		Infi1		ADJ BASE	SAF	Infi2		LPI	VC	CREDIT AMT	ADJ VALUE
100	S		CIC	1.00	1	1.00	100	1.00	352,800	1.00	100	1.00	1	1.00		

TOTAL	SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C/I CONDOS	NOTE				LAND	0	0
Loc View	AVERAGE					BUILDING	154.300	144.700
						DETACHED	0	0
Inf1	NO ADJUST					OTHER	0	0
						TOTAL	154.300	144.700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/22/2021
									

BUILDING	CD	ADJ	DESC	MEASURE	DATE	DSF	BLDG COMMENTS
MODEL	11		CIM CONDOS		12/18/2019	DSF	DEEDED SQFT 731
STYLE	3	1.00	OFFICE [100%]	LIST	12/18/2019	EST	Unit E--2nd floor
QUALITY	+	1.10	PLUS AVG [100%]				MARK BERSON ATTY,
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	1/2/2020	PJK	VACANT

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCR
NET AREA	724	DETAIL ADJ	1.000	COMPLEX	2	12 MAIN ST	1.25	A	BAS	L	BAS AREA
\$NLA/RCN)	\$280	OVERALL	1.275	LOC	14	2ND	1.00				
				HVAC	2	HOT-WATER	1.02				
CAPACITY		UNITS	ADJ								
STORIES		1	1.00								
% HEATED		100	1.00								
% AIR COND		0	1.00								
% SPRINKLER		0	1.00								

[illegible]

DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	202.975
	724	1984	280.35	202,975	CONDITION ELEM	CD
					EXTERIOR	
					INTERIOR	
					MKT APPEAL	
					EFF.YR/AGE	1990 / 32
					COND	24 24 %
					FUNC	0
					ECON	0 PH1
					DEPR	24 % GD 76
					RCNLD	\$154,300

Commercial
Realty Advisors

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