

**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

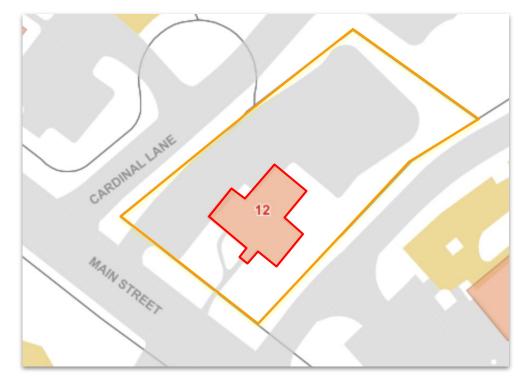
**Detached Assessment** 0

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



























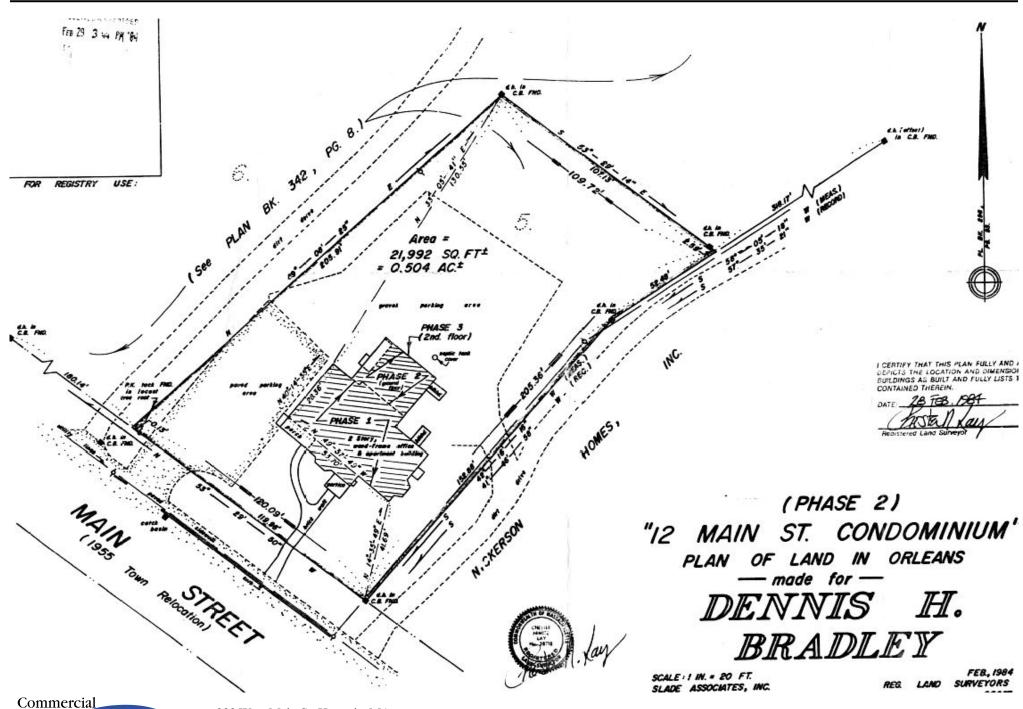






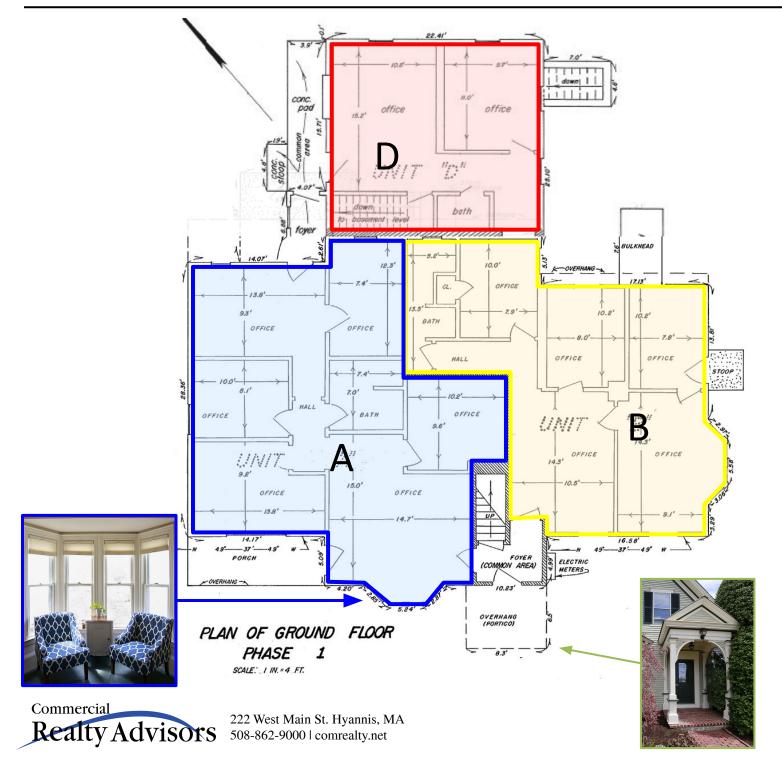


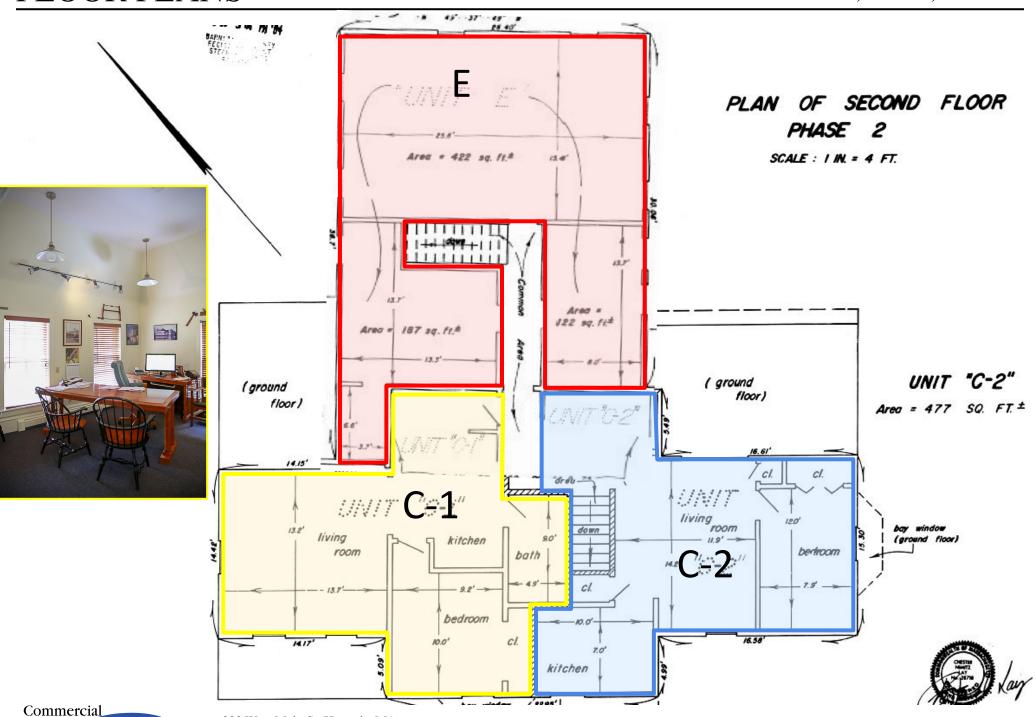
222 West Main St. Hyannis, MA



Realty Advisors

222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net





Realty Advisors

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# FIELD CARD

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# FIELD CARD

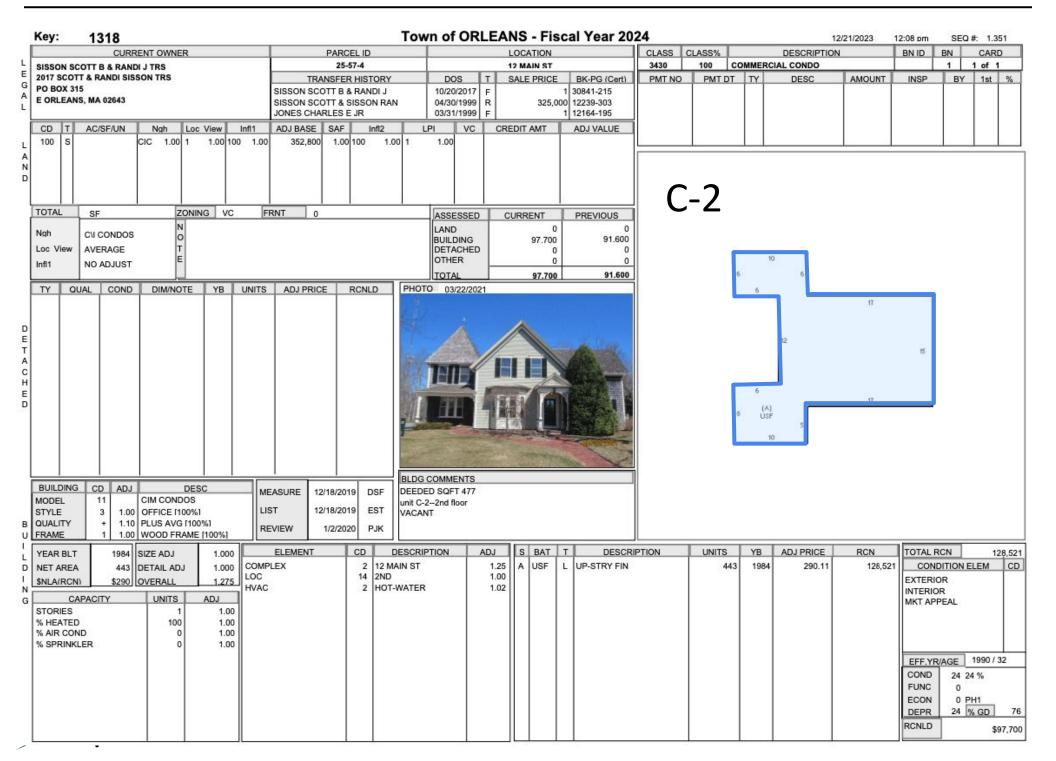
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# FIELD CARD

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# Commercial Realty Advisors

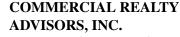
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#### **ABOUT**

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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