

OFFERING MEMORANDUM

Professional Office Space

BRAD KUHRTZ

Office: 508-862-9000

Cell: 508-360-4523

BKuhrtz@ComRealty.net

222 West Main Street, Hyannis, MA 02601

<https://comrealty.net/>

**FOR
SALE**



**CALL TODAY TO SCHEDULE A
SHOWING!**

434 Route 134, Units C 1, 2, & 3

FOR SALE

AREA

DENNIS, MA

\$90,000

C1 1,267 sq. ft.
C2 570 sq. ft.
C3 600 sq. ft.

PROPERTY SUMMARY

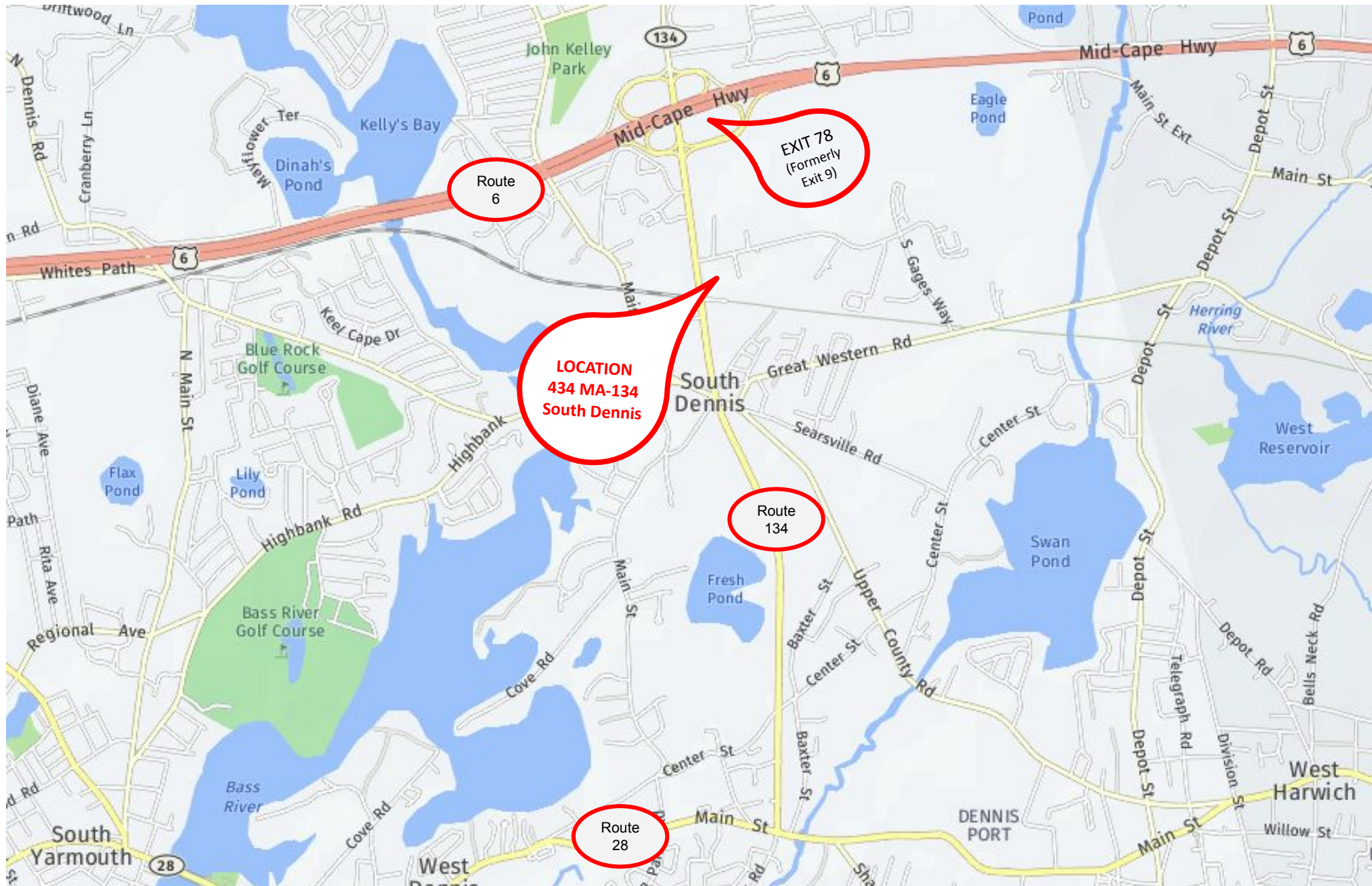
434 Route 134 Unit C1, C2, C3, South Dennis, MA 02660

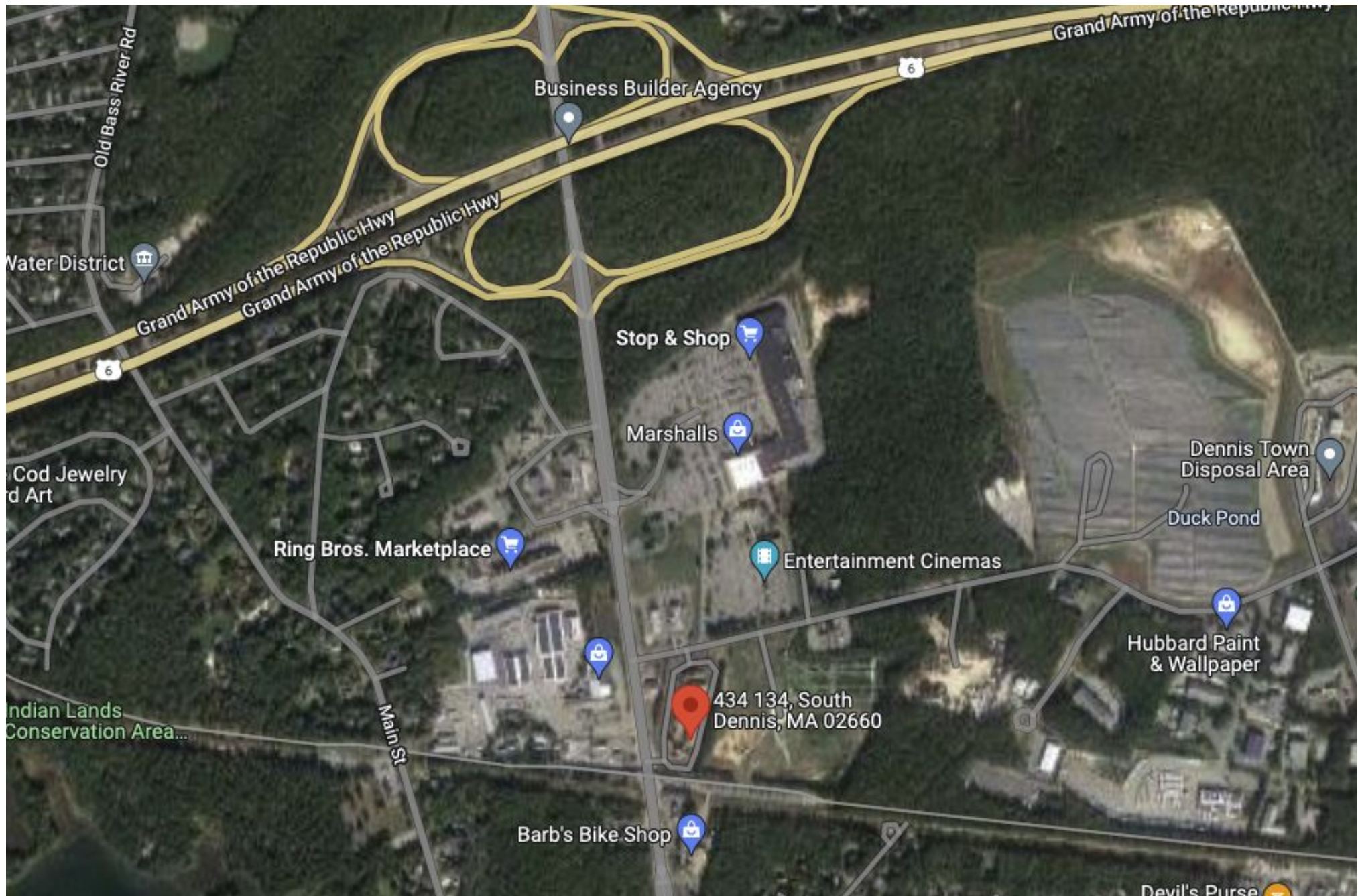
- Consists of 3 first floor commercial condo units totaling 2,437 sq. ft. (small amount of second floor space)
- Currently configured as a medical office
- Multiple private offices & open work spaces
- Reception/Waiting area
- Two bathrooms – one ADA compliant
- Interior basement access
- Climate controlled – forced hot air heat/central air conditioning
- Brand new ADA ramp servicing the main entrance
- Generous on site parking
- Good signage
- Centrally located on Route 134 in South Dennis
- Proximate to Route 6 – The Mid Cape Highway
- Easy access to all Mid Cape points



PROPERTY LOCATION

434 Route 134 Unit C1, C2, C3, South Dennis, MA 02660





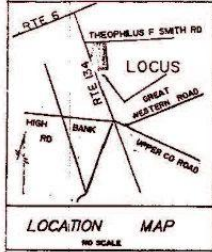
PROPERTY LOCATION

434 Route 134 Unit C1, C2, C3, South Dennis, MA 02660



C-251

W/DOC 491330 2nd amendment to Master Deed



L.C.C. 41617 A
SHEET 2 OF 2

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY EXISTING ESTABLISHED AND THAT NO NEW LINES FOR DIVIDING EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

10/24/87

DATE

PROFESSIONAL LAND SURVEYOR

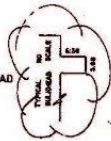
I HEREBY CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 1971 ON OR BETWEEN OCTOBER 16, 1987 AND OCTOBER 30, 1987

10/24/87

DATE

PROFESSIONAL LAND SURVEYOR

LEGEND
BH DENOTES BULKHEAD



L.C.C. 38625A

L.C.C. 38479A

L.C.C. 38407A

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN IN PHASE II

11/1/89
DATE

PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN IN PHASE I

11/20/87

DATE

PROFESSIONAL LAND SURVEYOR

NOTE: BUILDINGS A-C-D-E-F-G ARE TWO STORY WOOD FRAME BUILDING G IS A SINGLE STORY WOOD FRAME
NOTE: BEING A SURVEY OF SUBDIVISION PLAN L.C.C. 41617 A
NOTE: ALL "IES TO BUILDINGS ARE AT 90° TO PROPERTY LINES
NOTE: IES ARE 10' FLATBOARD FINISH ON BUILDINGS

OWNER OF RECORD
WILLIAM E DACEY III
10 CENTER PLACE
RTE 28 1550
CENTERVILLE, MASS 02632
PO BOX 510
CERTIFICATE OF TITLE 111,618
PETITIONER
WILLIAM E DACEY III

PLAN FILED
IN PLAN DEPT.

SITE PLAN OF CRANBERRY SQUARE CONDOMINIUM IN SOUTH DENNIS, MASSACHUSETTS	
DATE: 10-30-1987	SCALE: 1"=40'
DRAWN: DON	CHECKED: JOE NO. 1333
Levy, Eldredge & Wagner Associates Inc. Engineers Landscape Architects Planners Land Surveyors 889 West Main Street Centerville Ma. 02632	

PROPERTY SPECIFICATIONS

434 Route 134 Unit C1, C2, C3, South Dennis, MA 02660

PROPERTY DETAILS	
Year Built	1986
Area	+/- 2437 Sq. Ft.
Address	434 Unit C Route 134
Style	Office Condo
Stories	1st & 2nd Story Units
Parcel Number	140-18-16
Zoning	General Commercial 3

REAL ESTATE TAXES 2023	
C1	\$511.28
C2	\$285.04
C3	\$232.40
CONDO FEES/SPECIAL ASSESSMENTS* 2023	
C1	\$875.35/\$333.33 MO
C2	\$525.21/200.00 MO
C3	\$525.21/200.00 MO
*Special Assessments scheduled to end in 2024	
PERCENTAGE INTEREST	
C1	4.0% 1,254.77 SQ. FT.
C2	2.4% 590.07 SQ. FT.
C3	2.4% 603.98 SQ. FT.





434 Route 134 Unit C1, South Dennis, MA 02660

SEQ #: 8,556

PROPERTY FIELD CARD

434 Route 134 Unit C2, South Dennis, MA 02660


Key: 8146

Town of DENNIS - Fiscal Year 2023

12/12/2022

5:40:44PM

SEQ #: 8,557

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Bldg ID	Card							
MFRL REALTY TRUST		140-18-15		434-U-C2 ROUTE 134 SD		3430	100	COMMERCIAL CONDO		1	BLDG#C	1 of 1							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP						
MFRL REALTY TRUST C/O MAURY FEIGENBAUM 70 TOBEY LANE N. DARTMOUTH, MA 02747-3115		MFRL REALTY TRUST COLEX		02/01/1993 11/06/1991	MP L	375,000 620,000	(C 251) N/A-N/A	2017-1596	10/17/2017 07/22/2015 07/02/2015 10/24/2011	43 3 77 99	I&E-RECEIVED ALTERATIONS CYCLICAL REV N/A	26,562 50,000	03/26/2019 10/17/2017 07/22/2015 07/02/2015 06/29/2016	IE RWF EMZ JMG					
CD	T	ACRES/SF	Nbhd	FEMA	Intf1	ADJ BASE	SAF	Intf2	Lpi	Chrt	CREDIT AMT	ADJ VALUE							
TOTAL	SF	LC PLANS 41617A-2, 38764A, 36407A										Photo Date	05/24/2010	BLDG #	1				
Nbhd	FEMA	Intf1																	
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD												
SW1	A	1.00	A+ 0.80	2X4		8	19.30	100											
																			
YrBlt	1987	NET AREA	570																
COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE																
CA CONDOS																			
IN-MED		BLDG	ADJ	DESC	LAND	0	0												
		STYLE	1.15	PROFMED CONDO [10	BUILD	52,700	50,800												
		QUALITY	1.00	AVERAGE [100%]	DETACH	100	100												
		FRAME	0.99	WOOD FRAME [100%]	OTHER	0	0												
		TOTAL			TOTAL	52,800	50,900												
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	val/Ht	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
BLDG#C	11	1987	1987 / 34		0.535	1,000	7/22/2015	RWF		8/16/2016	DBW	8.0	1.00	570	1,000	\$106.31	60,594	87	52,700
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	60,594		
ROOMS		1	1.00	COMPLEX	123	CRANBERRY SQ CO	0.40	A	BAS	L	BASE FLOOR FINI	570	1987	106.31	60,594				
BEDROOMS		0	1.00	OCCUPANCY	1	YEAR ROUND	1.00		DSF	O	DEEDED SF	590		0.00					
BATHS		0	1.00	PLAN	11	INTERIOR UNIT	1.00												
HALF-BATHS		2	1.00	FLOOR	11	1ST FLR UNIT	1.00												
EXTRA FIXTURES		0	.00	STAIRS	1	YES	1.00												
FIRE PLACES		0	.00	VIEW	99	NA	1.00												
WD-GAS STOVES		0	.00	PARKING	3	OUTDOOR ADEQUAT	1.00												
RES UNIT CNT		0	1.00	DCK/PAT/BAL/POR	99	NO	1.00												
% COM INT		2.6	1.00	KITCHEN	99	NO	1.00												
				NET ADJ CODE			1.00												
				X			1.00												
				PRIVATE ROAD	2	YES	1.00												
				HISTORIC DST	1	NO	1.00												
				GENERATOR			1.00												
<div>EFF. YR/AGE 1987 / 34</div> <div>COND 13 13 %</div> <div>FUNC 0</div> <div>ECON 0</div> <div>DEPR 13 % GD 87</div> <div>RCNLD \$52,700</div>																			

PROPERTY FIELD CARD

434 Route 134 Unit C3, South Dennis, MA 02660

Key: 8147

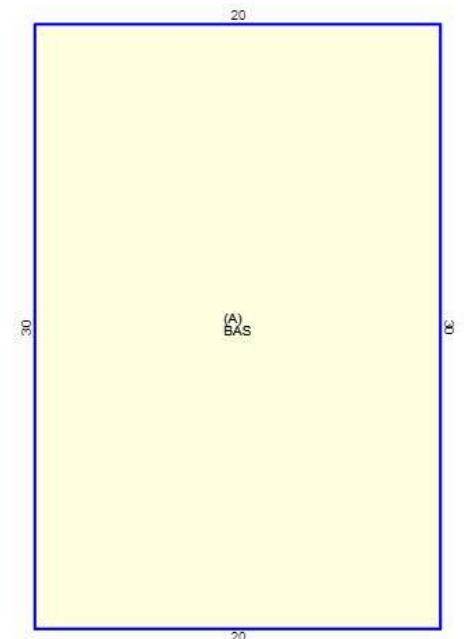
Town of DENNIS - Fiscal Year 2023

12/12/2022

5:40:44PM

SEQ #: 8,558

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Bldg ID	Card							
MFRL REALTY TRUST		140-18-16		434-U-C3 ROUTE 134 SD		3430	100	COMMERCIAL CONDO		1	Bldg #C	1 of 1							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
MFRL REALTY TRUST C/O MAURY FEIGENBAUM 70 TOBEY LANE N. DARTMOUTH, MA 02747-3115		MFRL REALTY TRUST COLEX		02/01/1993 11/06/1991	MP L	375,000 620,000	(C 251) N/A/N/A	2017-1596	10/17/2017	43	18E-RECEIVED	26,562	03/26/2019	IE	0	0			
										3	ALTERATIONS		10/17/2017		0	0			
										77	CYCLICAL REV		07/22/2015	RWF	0	0			
										99	N/A		07/02/2015	EMZ	100	100			
								2011-1056	10/24/2011	3	ALTERATIONS	50,000	06/29/2016	JMG	100	100			
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int12	Lpi	Chgt	CREDIT AMT	ADJ VALUE							
TOTAL	SF											Photo Date	05/24/2010	BLDG #	1				
Nbhd	FEMA	Int1	LC PLANS 41617A-2, 38764A, 36407A																
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD												
							YrBlt	1987	NET AREA	600									
							COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE										
							CM CONDOS												
							BLDG	ADJ	DESC	LAND									
							STYLE	1.03	OFFICE CONDO [100%]	BUILD.	0								
							QUALITY	1.00	AVERAGE [100%]	DETACH	0								
							FRAME	0.99	WOOD FRAME [100%]	OTHER	0								
							TOTAL			43,000	41,500								
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	Wt/Vall/Ht	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
BLDG#C	11	1987	1987 / 34	0.415	1.000	7/22/2015	RWF			8/16/2016	DBW	8.0	1.00	600	1.000	\$82.46	49,476	87	43,000
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	49,476	
ROOMS		1	1.00	COMPLEX		123	CRANBERRY SQ CO	0.40	A	BAS	L	BASE FLOOR FINI	600	1987	82.46	49,476			
BEDROOMS		0	1.00	OCCUPANCY		1	YEAR ROUND	1.00	DSF	O	DEEDED SF	603		0.00					
BATHS		0	1.00	PLAN		11	INTERIOR UNIT	1.00											
HALF-BATHS		1	1.00	FLOOR		11	1ST FLR UNIT	1.00											
EXTRA FIXTURES		0	.00	STAIRS		1	YES	1.00											
FIREPLACES		0	.00	VIEW		99	NA	1.00											
WD-GAS STOVES		0	.00	PARKING		3	OUTDOOR ADEQUAT	1.00											
RES UNIT CNT		0	1.00	DCK/PAT/BAL/POR		99	NO	1.00											
% COM INT		2.6	1.00	KITCHEN		99	NO	1.00											
				NET ADJ CODE				1.00											
				X				1.00											
				PRIVATE ROAD		2	YES	1.00											
				HISTORIC DST		1	NO	1.00											
				GENERATOR				1.00											
																	EFF_YR/AGE	1987 / 34	
																	COND	13 13 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	13 % GD 87	
																	RCNLD	\$43,000	



Commercial
Realty Advisors

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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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