Commercial Realty Advisors

OFFERING MEMORANDUM

Professional Medical Lab/Offices



KEVIN PEPE

① Cell: 508-962-5022

KPepe@ComRealty.net

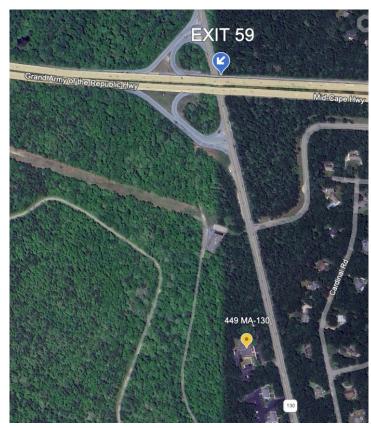
Commercial Realty Advisors, Inc.

222 West Main Street, Hyannis, MA

© Office: 508-862-9000

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449 Rt 130, Units 2 & 3

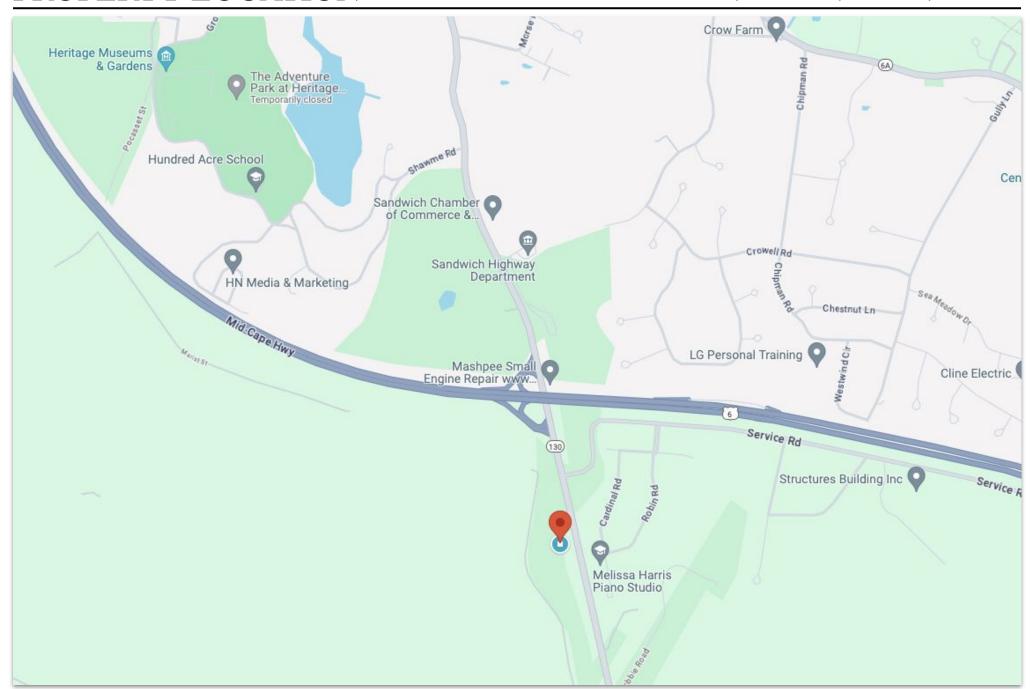
FOR SALE

AREA

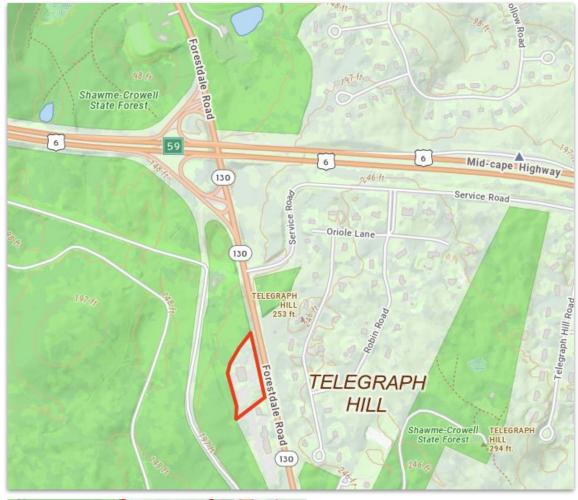
SANDWICH

\$349,000

±2,214 Sq. Ft.



Building	32-6-2	32-6-3
Model	Com Condo	Com Condo
Style	Office	Office
Grade	Average	Minus Average
Year Built	1983	1983
Stories	1 Story	1 Story
Net Area	1,342 SF	872 SF
Land Assessment	\$0	\$0
Building Assessment	\$173,300	\$112,300
Extra Features	\$0	\$0
Total Assessment	\$173,300	\$112,300
Book/Page	14060-109	14060-109
Zoning	BL2	BL2









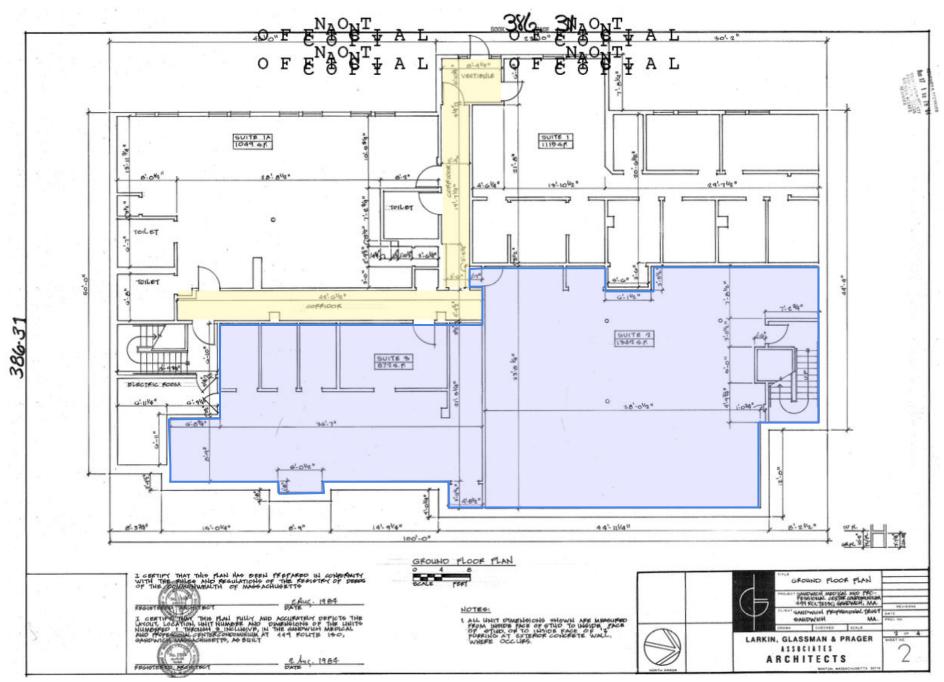








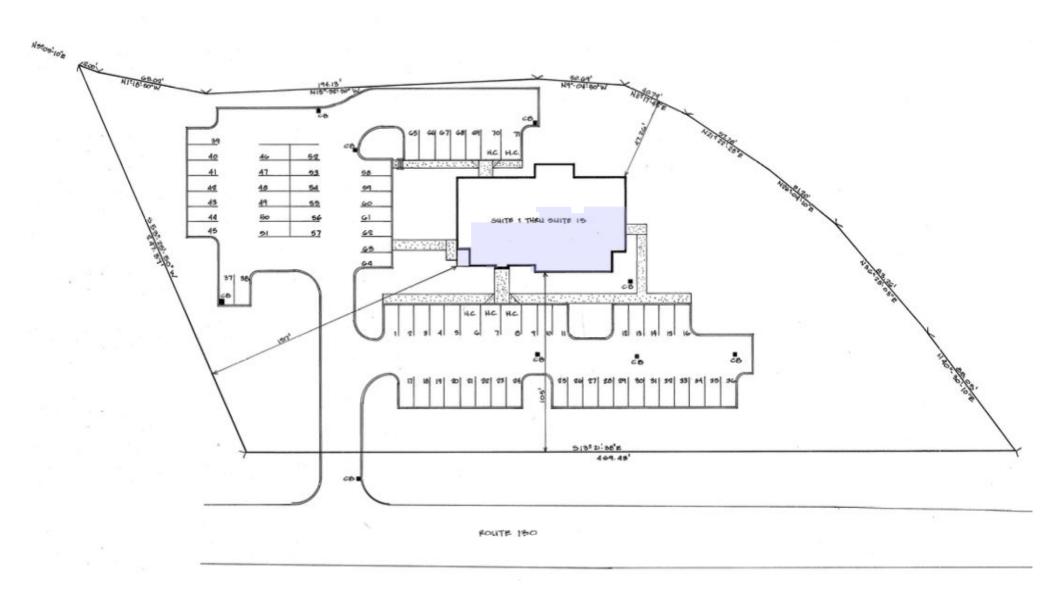
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= common area/hallway





FIELD CARD

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FIELD CARD

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Commercial Realty Advisors

Commercial Realty Advisors' Disclaimer

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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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