

OFFERING MEMORANDUM

Professional Medical Lab/Offices

FOR
SALE

KEVIN PEPE

Cell: 508-962-5022

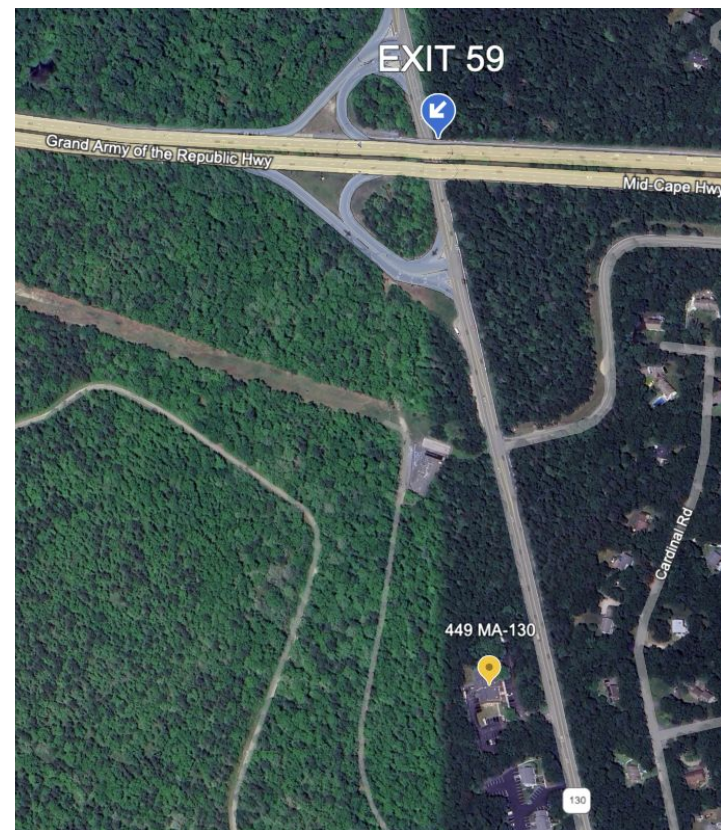
KPepe@ComRealty.net

Commercial Realty Advisors, Inc.

222 West Main Street, Hyannis, MA

Office: 508-862-9000

ComRealty.net [f](#) [@](#) [in](#)



449 Rt 130, Units 2 & 3

FOR SALE

AREA

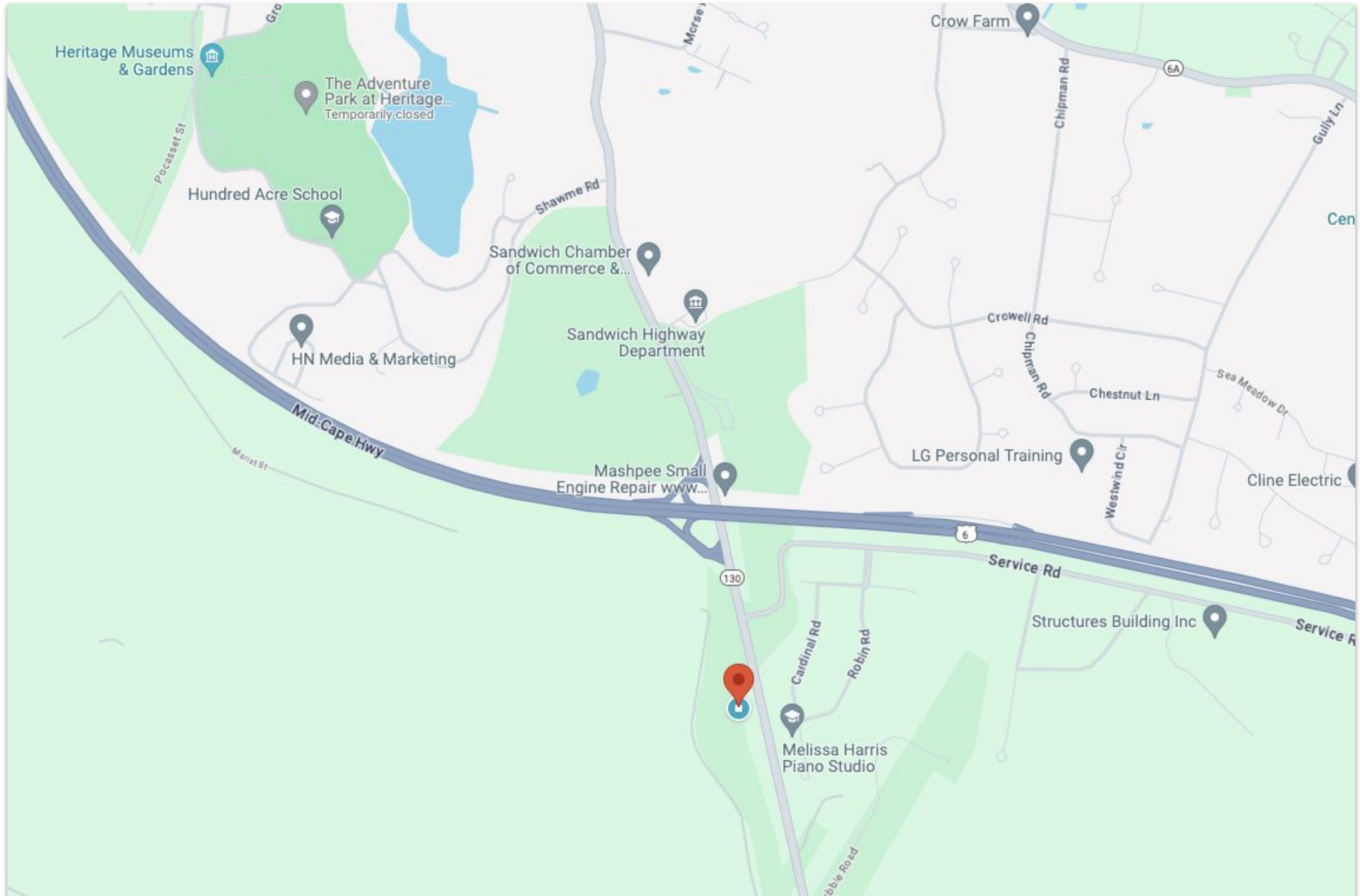
SANDWICH

\$349,000

±2,214 Sq. Ft.

PROPERTY LOCATION

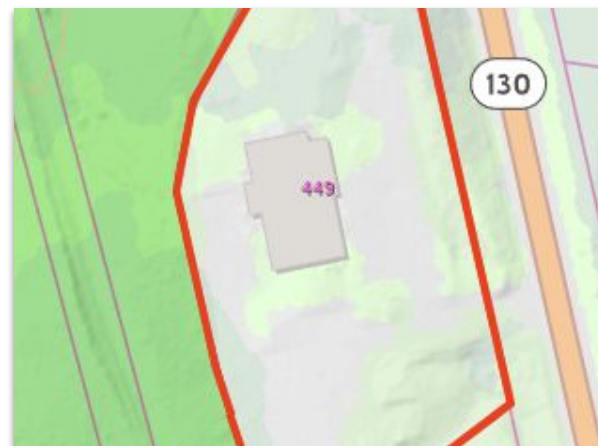
449 Route 130, Units 2 & 3, Sandwich, MA 02563



PROPERTY SPECIFICATIONS

449 Route 130, Units 2 & 3, Sandwich, MA 02563

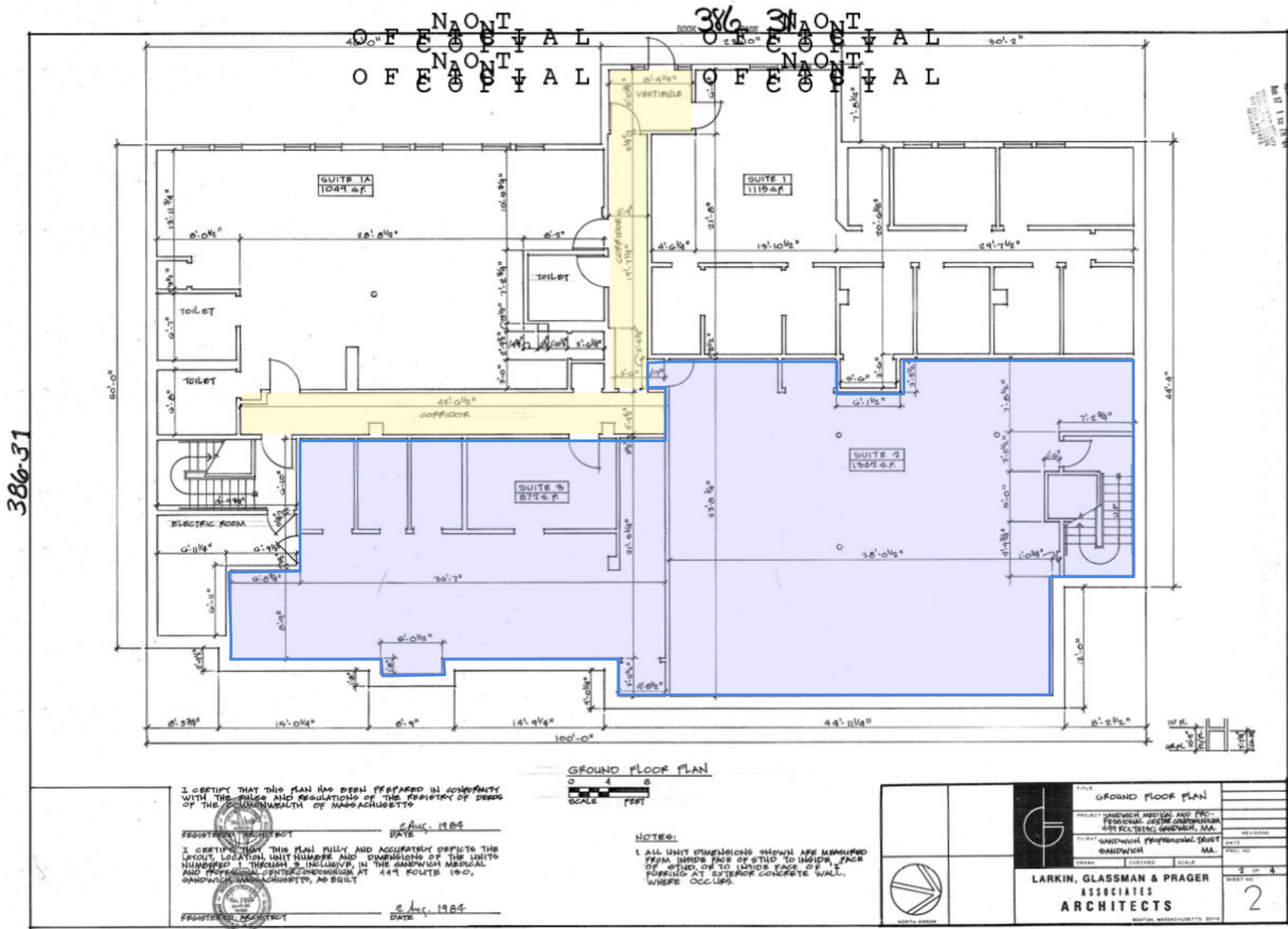
Building	32-6-2	32-6-3
Model	Com Condo	Com Condo
Style	Office	Office
Grade	Average	Minus Average
Year Built	1983	1983
Stories	1 Story	1 Story
Net Area	1,342 SF	872 SF
Land Assessment	\$0	\$0
Building Assessment	\$173,300	\$112,300
Extra Features	\$0	\$0
Total Assessment	\$173,300	\$112,300
Book/Page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

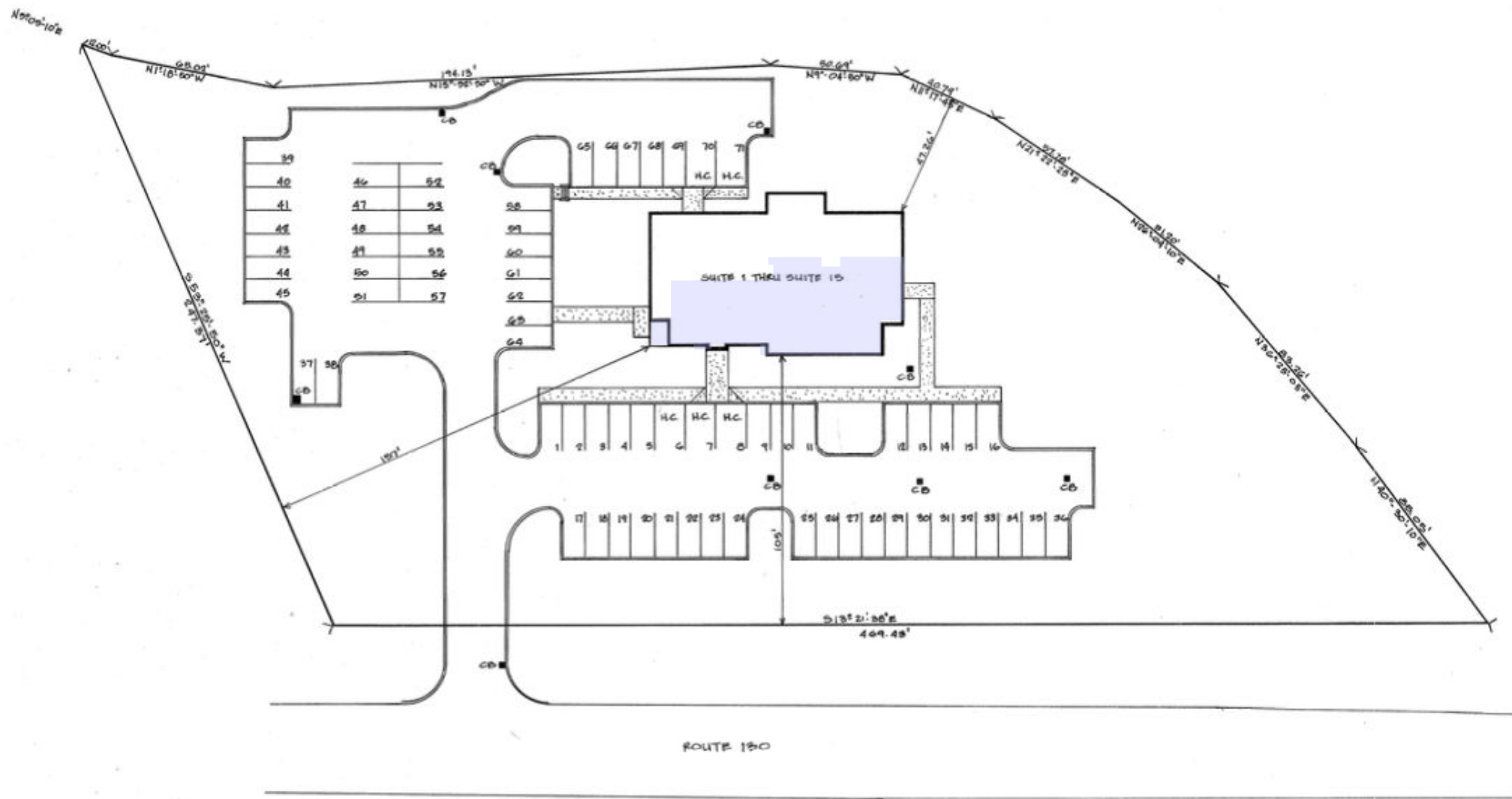


INTERIOR PICTURES

449 Route 130, Units 2 & 3, Sandwich, MA 02563







FIELD CARD

449 Route 130, Units 2 & 3, Sandwich, MA 02563

Key: 7091

Town of SANDWICH - Fiscal Year 2024

12/11/2023 7:37 pm SEQ #: 6.134

L E G A L	CURRENT OWNER							PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD				
	ROUTE 130 NOMINEE REALTY TRUST 68 CRAWFORD ROAD COTUIT, MA 02635							32-6-2				449 ROUTE 130				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	%	
L A N D								ROUTE 130 NOMINEE REALTY FRANEY, ROBERT J ET AL DO				07/20/2001 10/29/1986	F 99	14060-109 5374-206													
	CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE														
	160	S		200 1.00	100 1.00	100 1.00	214,500	19.23	100 1.00	430 1.00																	
TOTAL		SF		ZONING		BL2	FRNT	0		ASSESSED		CURRENT	PREVIOUS														
Nbhd		Condos		N				O		LAND		0	0														
Infl1		NONE		T				E		BUILDING		173.300	141.300														
Infl2		100								DETACHED		0	0														
										OTHER		0	0														
										TOTAL		173.300	141.300														
D E T A C H E D	TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO																		
B U I L D I N G	BUILDING		CD	ADJ	DESC		MEASURE		BLDG COMMENTS																		
	MODEL	11			CI CONDO		LIST																				
	STYLE	3	0.97	OFFICE [100%]		REVIEW																					
	QUALITY	A	1.00	AVERAGE [100%]																							
	FRAME	2	1.00	WOOD FRAME [100%]																							
G	YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	196,928								
	NET AREA	1.342	DETAIL ADJ	1.208	COMPLEX		18	2043 -SNDMEDPR	1.10				BAS	L	BAS AREA	1,342	1983	146.74	196,928								
	\$NLA(RCN)	\$147	OVERALL	1.000	CONDO MODEL		99	N/A	1.00									CONDITION ELEM	CD								
	CAPACITY		UNITS	ADJ	VIEW/LOC		6	PLUS	1.10									EXTERIOR									
	STORIES		1	1.00	HVAC		1	FORCED AIR	1.00									INTERIOR									
	% HEATED		100	1.00	FUEL SOURCE		99	N/A	1.00									CDN/APP									
	% AIR COND		100	1.03	FLOOR LEVEL		3	1ST FL	1.00																		
	% SPRINKLER		100	1.00																							
																			EFF.YR/AGE	1983 / 39							
																			COND	12	12 %						
																			FUNC	0							
																			ECON	0							
																			DEPR	12	% GD 88						
																			RCNLD	\$173,300							

LEGAL
LAND

DETACHED

B
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12/11/2023 7:37 pm SEQ #: 6.135

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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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