

# OFFERING MEMORANDUM

*Investment Property for Sale*

**FOR  
SALE**

**KEVIN PEPE**

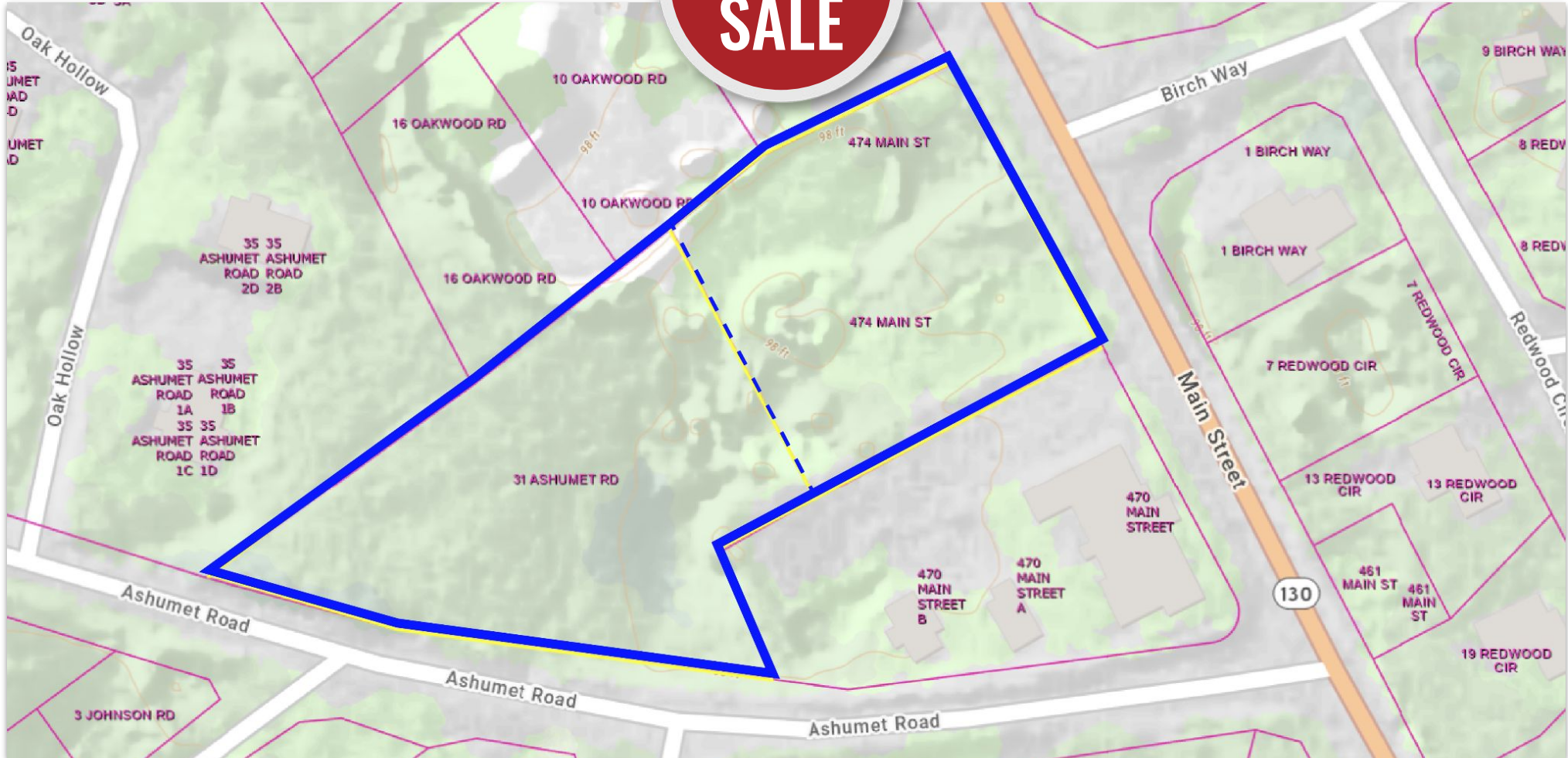
Office: 508-862-9000

Cell: 508-962-5022

KPepe@ComRealty.net

222 West Main Street, Hyannis, MA 02601

<https://comrealty.net/>



474 Main St & 31 Ashumet Rd

**FOR SALE**

**AREA**

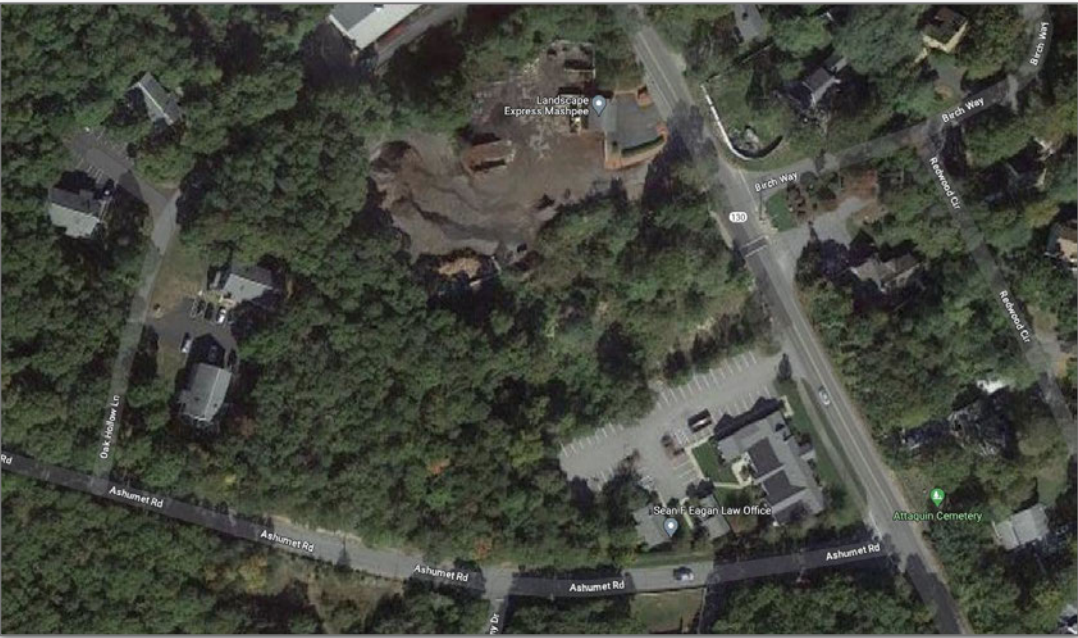
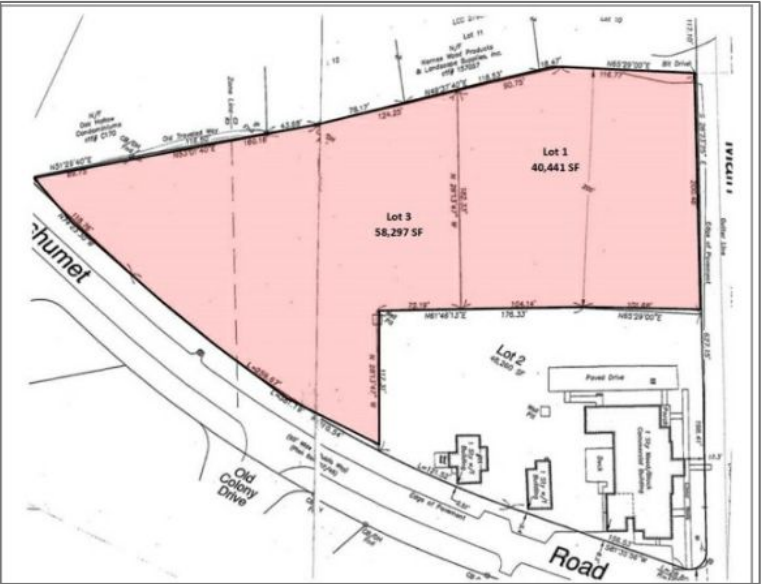
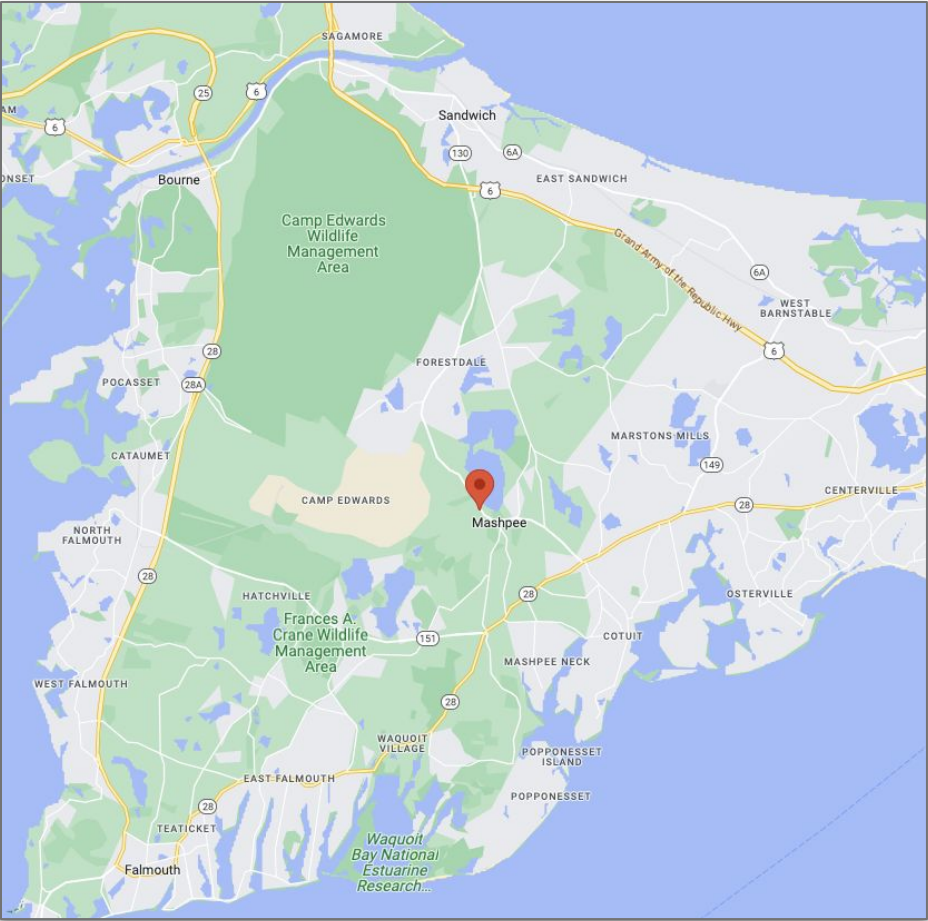
**MASHPEE**

**\$749,000**

**+/- 100,000 Sq Ft  
(+/- 2.29 Acres)**

# PROPERTY LOCATION

474 Main St & 31 Ashumet Rd, Mashpee



# PROPERTY SPECIFICATIONS

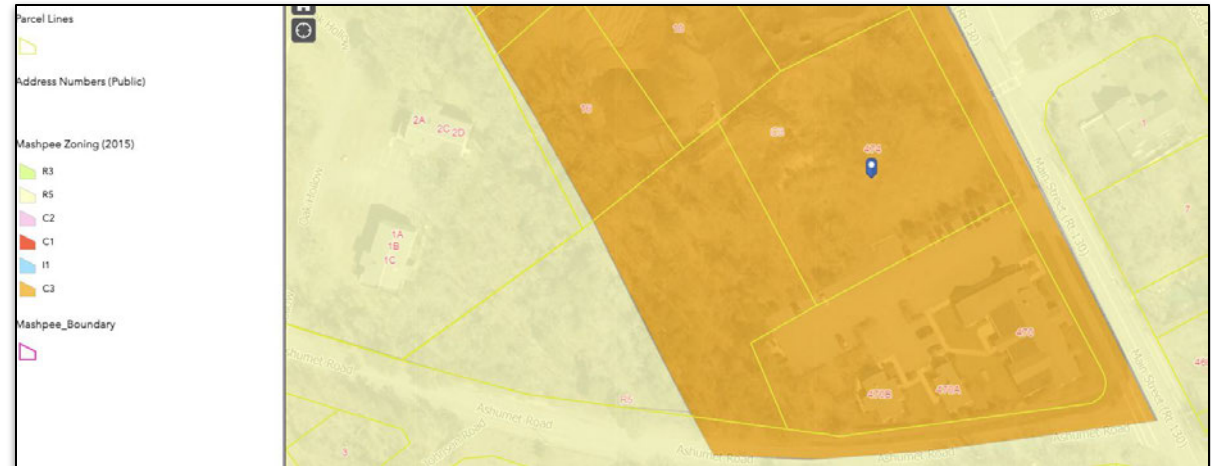
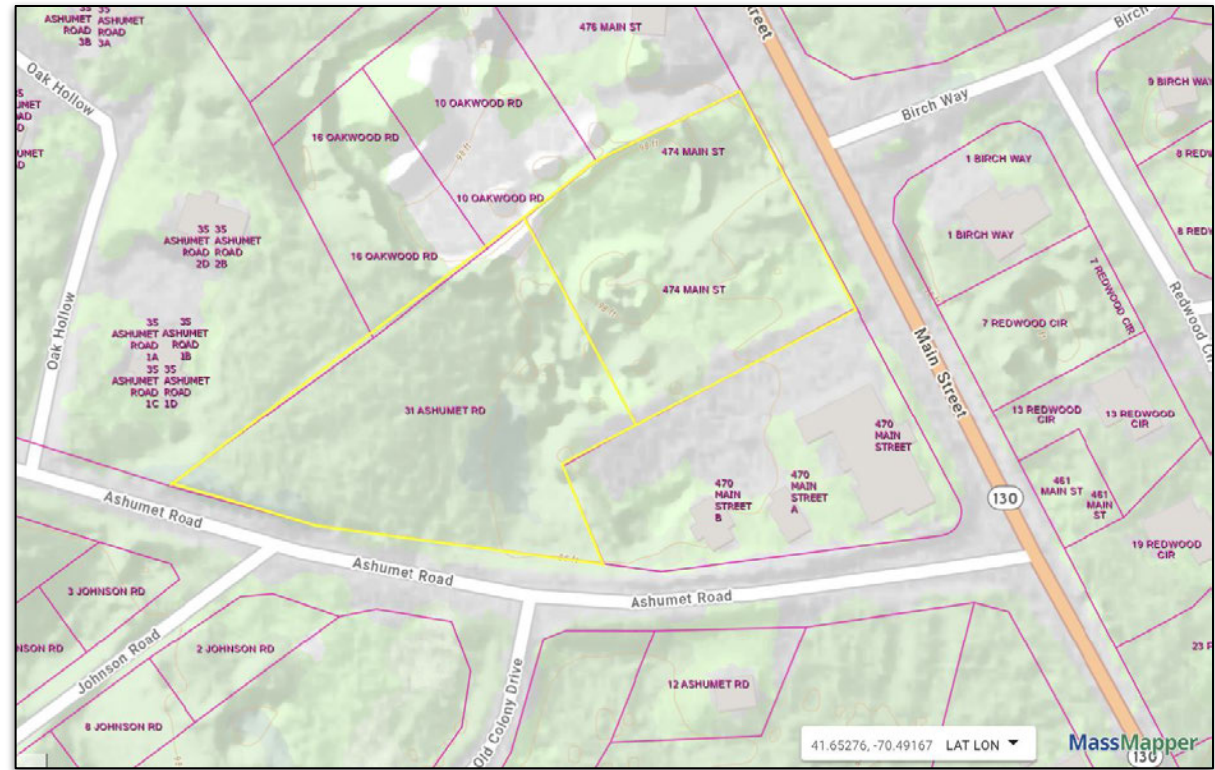
474 Main St & 31 Ashumet Rd, Mashpee

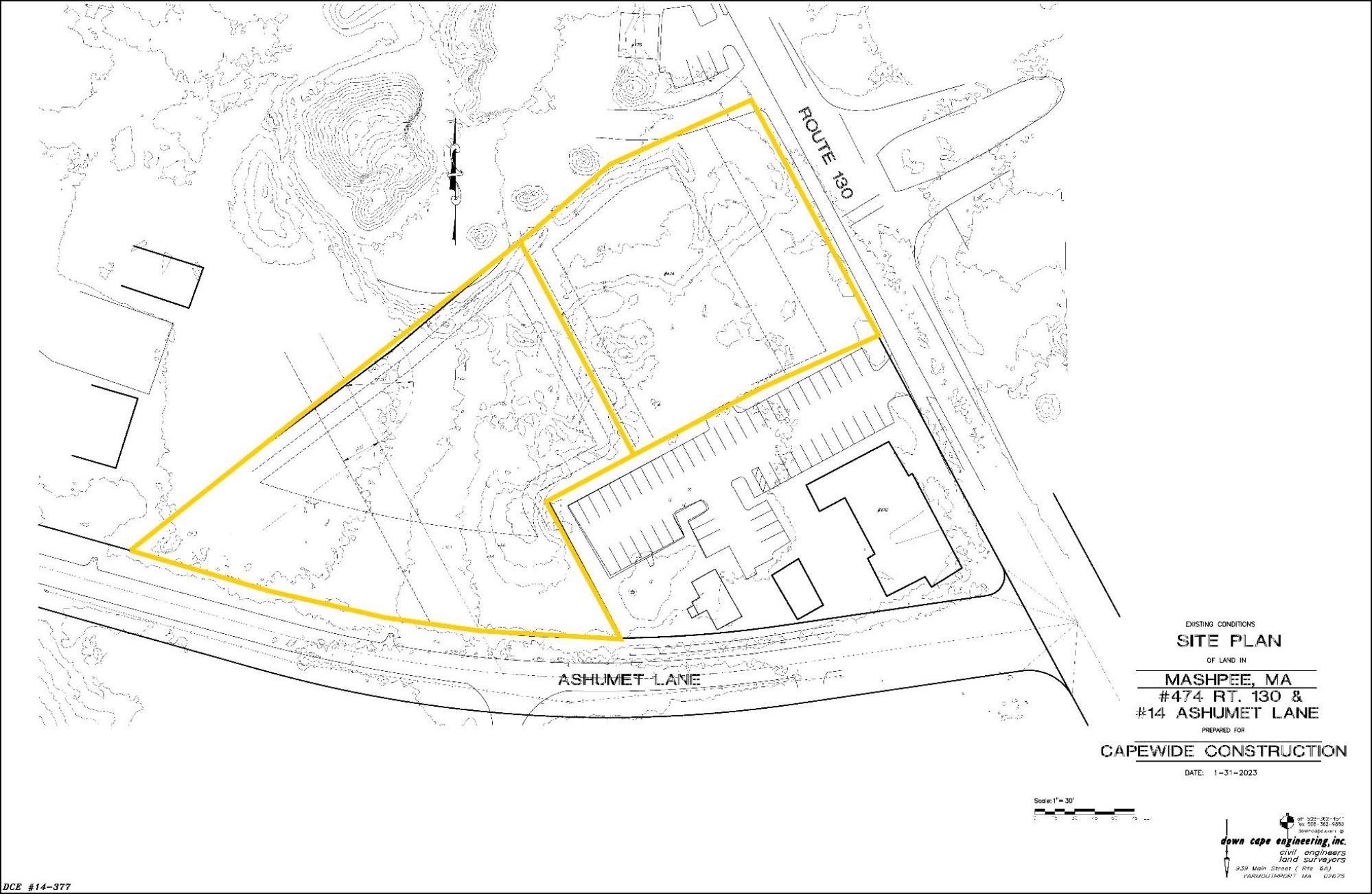
## 31 ASHUMET RD

**Map Lot:** 27 21 B  
**Acres:** 1.330000  
**Bldg Value:** \$0  
**Land Value:** \$489100  
**Other Value:** \$0  
**Total Value:** \$489100  
**Use Code:** 3900  
**Zoning:** Zoned C-3 in Mashpee; Rear is zoned R-5  
**Owner:** MASHPEE 130 SHOPS INC

## 474 MAIN ST

**Map Lot:** 27 21 A  
**Acres:** 0.979000  
**Bldg Value:** \$0  
**Land Value:** \$339300  
**Other Value:** \$0  
**Total Value:** \$339300  
**Use Code:** 3900  
**Zoning:** Zoned C-3 in Mashpee  
**Owner:** MASHPEE 130 SHOPS INC





DCE #14-377

Key: 18762

Town of Mashpee - Fiscal Year 2023

11/29/2022 2:35 pm SEQ #: 11,988

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MASHPEE 130 SHOPS INC 5 QUAIL RUN RD NORFOLK, MA 02056				27-21-B				31 ASHUMET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MASHPEE 130 SHOPS INC				10/05/2021	F	1 34543-112					
MASHPEE RTE 130 SHOPS INC				09/21/2021	F	1 34493-193					
ASHUMET LAND TRUST INC				12/20/2014	F	100 28603-36					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3900	100	COM DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18762-1		7	CYCLICAL REV		09/04/2008	TWMM	100	100
		6	SPLIT/SUB/LA		03/17/2006	APP	100	100
		6	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Area	Inf1-1	Inf1-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	58,297	C-2 1.00	100	1.00	100	1.00	417,400	1.00	100	1.00	558,610

TOTAL	1.338 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Area	C2	NOTE WELL PIT ON LOT	LAND	558,600	489,100		
Inf1-1	NO ADJUST		BUILDING	0	0		
Inf1-2	NO ADJUST		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	558,600	489,100		

DETACHED

TY	QUAL	COND	DIMNOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/05/2008



BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

BUILDING

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD

EFF_YR/AGE	COND	FUNC	ECON	DEPR	% GD	RCNLD

Key: 18761

Town of Mashpee - Fiscal Year 2023

11/29/2022 2:35 pm SEQ #: 11,987

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MASHPEE 130 SHOPS INC 5 QUAIL RUN RD NORFOLK, MA 02056				27-21-A				474 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MASHPEE 130 SHOPS INC				10/05/2021	B	1 34543-50					
ONE THIRTY LAND TRUST INC				10/08/2010	B	100 24895-118					
ONE THIRTY LAND TRUST INC				04/15/2008	B	1 22833-31					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3900	100	COM DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18761-1		7	CYCLICAL REV		09/12/2008	TWM	100	100
		6	SPLIT/SUB/LA		03/17/2006	APP	100	100
		6	SPLIT/SUB/LA				100	100


LAND

CD	T	AC/SF/UN	Area	Inf1-1	Inf1-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	40,441	C-2 1.00	100	100	100	1.00	100	1.00	C03	1.00	387,510

TOTAL	40,441 SF	ZONING	C-2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Area	C2	NOTE	LAND	387,500	339,300			
Inf1-1	NO ADJUST		BUILDING	0	0			
Inf1-2	NO ADJUST		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	387,500	339,300			

DETACHED

TY	QUAL	COND	DIMNOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/12/2008  


BUILDING	CD	ADJ	DESC	MEASURE
MODEL				
STYLE				
QUALITY				
FRAME				

BUILDING

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD
CAPACITY			UNITS	ADJ																

EFF\_YR/AGE  
 COND  
 FUNC  
 ECON  
 DEPR  
 % GD  
 RCNLD

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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ADVISORS, INC.**

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