

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

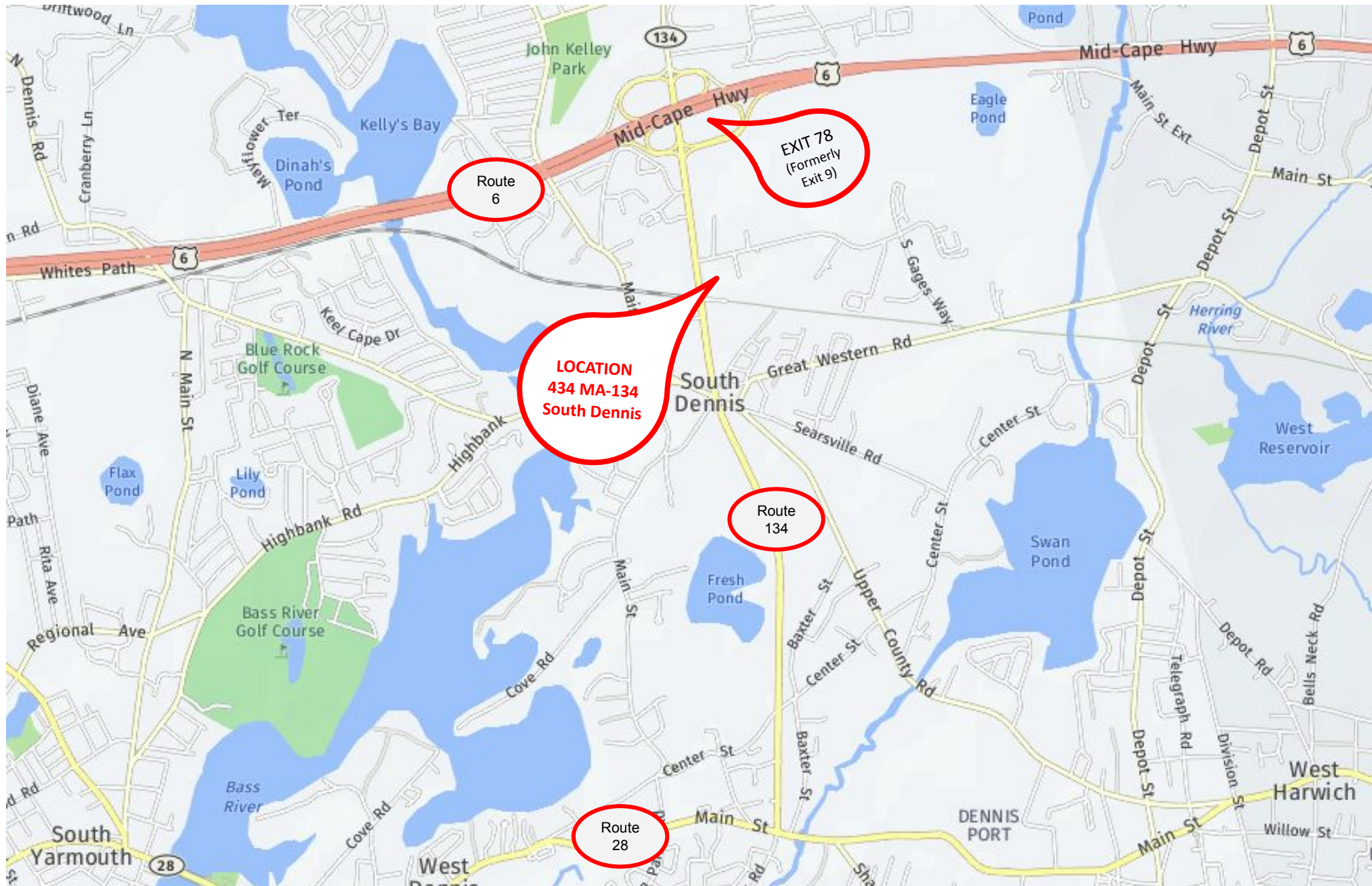
434 Route 134 Unit C1, C2, C3, South Dennis, MA 02660

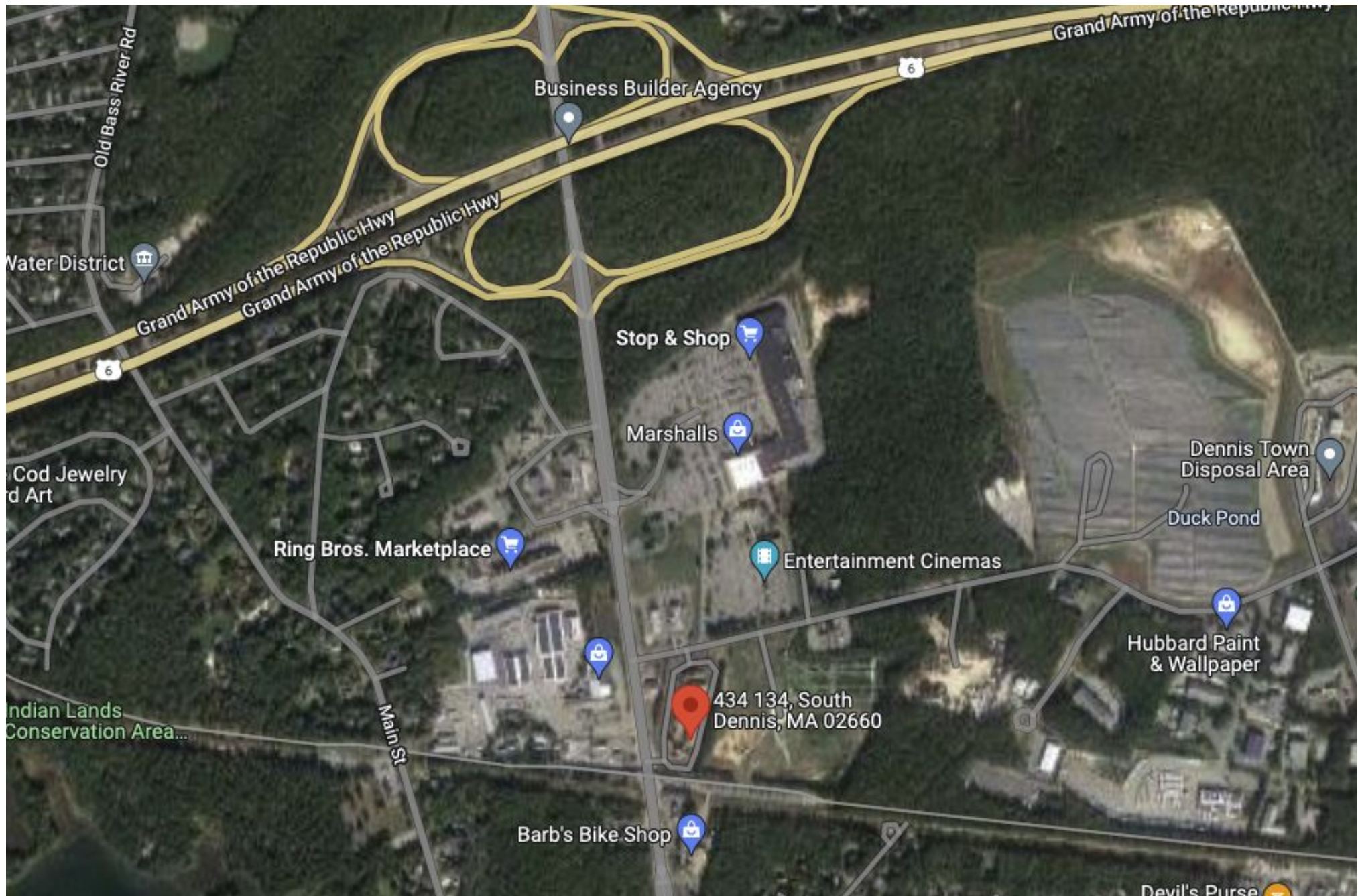
- Consists of 3 first floor commercial condo units totaling 2,437 sq. ft. (small amount of second floor space)
- Currently configured as a medical office
- Multiple private offices & open work spaces
- Reception/Waiting area
- Two bathrooms – one ADA compliant
- Interior basement access
- Climate controlled – 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

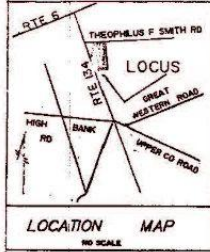
434 Route 134 Unit C1, C2, C3, South Dennis, MA 02660



C-251

10/20/87 11/13/87

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.

10/20/87

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

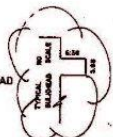
10/20/87

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

11/13/87
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

10/20/87

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: JON NO. 1333
Levy, Eldredge & Wagner Associates Inc. Engineers Landscape Architects Planners Land Surveyors 889 West Main Street Centerville Ma. 02632	

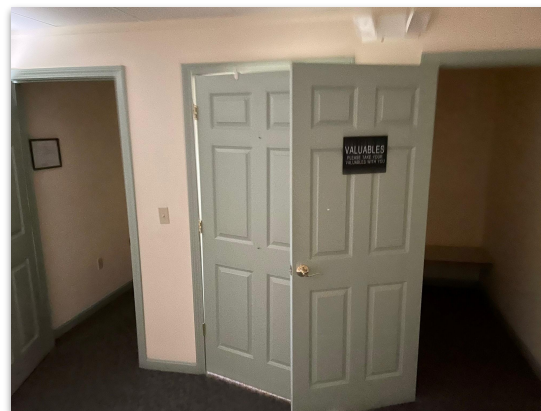
PROPERTY SPECIFICATIONS

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 2025	
C1	\$875.35/MO
C2	\$525.21/MO
C3	\$525.21/MO
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

SFO # 8.526

Assessed Owner Of Record										Parcel ID		Location				Class		Mix%	Description		BLD #		Bldg ID		Card									
MFRL REALTY TRUST										140-18-14		434-U-C1 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 RLTY TR				02/01/1993 11/06/1991		MP L	375,000 620,000		(C 251) N/A-N/A		2017-1596		07/08/2024 10/17/2017 07/22/2015 07/02/2015		77 43 77 99	CYCLICAL REV I&E-RECEIVED 3 ALTERATIONS CYCLICAL REV N/A		26,562		07/08/2024 03/26/2019 05/23/2018 07/22/2015 07/02/2015		KT IE CDM RWF EMZ	0 0 100 0 100	
CD	T	ACRES/SF		Nbhd	FEMA	Infl1	ADJ BASE		SAR	Infl2	Lpi	Chnt	CRFDIT AMT		ADJ VAL U/F																			
TOTAL		SF		LC PLANS 41617A-2, 38764A, 36407A								Photo Date		06/06/2018		BLDG #		1																
Nbhd		FEMA		Infl1																														
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE		RCNLD																									

434 Route 134 Unit C2, South Dennis, MA 02660

SFD # 8.527


L E G A L	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											
L A N D	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		07/08/2024 10/17/2017 07/22/2015 07/02/2015		43 43 3 77 99		I&E-RECEIVED I&E-RECEIVED ALTERATIONS CYCLICAL REV N/A		26,562		07/08/2024 03/26/2019 10/17/2017 07/22/2015 07/02/2015		KT IE RWF EMZ		0 0 0 0 100					
L A N D	CD		T		ACRES/SF		Nbhd		FEMA		Infl1		ADJ BASF		SAF		Infl2		Lpi		Chnt		CRF/DIT AMT		ADJ VAL I/F											
D E T A C H E D	TOTAL		SF		LC PLANS 41617A-2, 38764A, 36407A										Photo Date		05/24/2010		BLDG #		1															
	Nbhd		FEMA		Infl1																															
B U I L D I N G	TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD																					
	SW1		A		1.00		A+ 0.80		2X4				8		21.30		100																			
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Key:8147

Town of DENNIS - Fiscal Year 2025

11/12/20245:56:51PM

SFO #- 8,528

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		07/01/2024 10/17/2017 07/22/2015 07/02/2015	43 43 77 99	I&E-RECEIVED I&E-RECEIVED ALTERATIONS CYCLICAL REV N/A	26,562	07/01/2024 03/26/2019 10/17/2017 07/22/2015 07/02/2015	KT IE RWF EMZ	0 0 0 0 100	0 0 0 100		
CD	T	ACRES/SF	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	Chnt	CRFDT AMT	ADJ VAL I/F										
TOTAL		SF	LC PLANS 41617A-2, 38764A, 36407A				Photo Date		05/24/2010		BLDG #		1									
Nbhd								YrBlt		1987		NET AREA		600								
FEMA								COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE										
Inf1								C/I CONDOS														
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD															
						BLDG	ADJ	DESC	I AND	0		0										
						STYLE	1.03	OFFICE CONDO [100%]	BUILD.	50.900		45.200										
						QUALITY	1.00	AVERAGE [100%]	DETACH	0		0										
						FRAME	0.99	WOOD FRAME [100%]	OTHER	0		0										
						TOTAL				50,900		45,200										
BLDG#C	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD				
11		1987	1992 / 31	0.415	1.000	8/2/2024	NMJ			8/2/2024	JR	8.0	1.00	600	1.000	\$95.41	57,245	89	50,900			
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	57,245		
ROOMS		1	1.00	COMPLEX		123	CRANBERRY SQ CO		0.40	A	BAS	L	BASE FLOOR FINI		600	1987	95.41	57,245	CONDITION ELEM		CD	
BEDROOMS		0	1.00	OCCUPANCY		1	YEAR ROUND		1.00		DSF	O	DEEDED SF		603		0.00		EXTERIOR		A	
BATHS		0	1.00	PLAN		11	INTERIOR UNIT		1.00										INTERIOR		A	
HALF-BATHS		1	1.00	FLOOR		11	1ST FLR UNIT		1.00										SERVICES		A	
EXTRA FIXTURES		0	.00	STAIRS		1	YES		1.00										FNCTNL USE		A	
FIREPLACES		0	.00	VIEW		35	NO		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		1	NO		1.00													
				HISTORIC DST		1	NO		1.00													
				GENERATOR		2	NO		1.00													
																		FFF YR/AGE	1992 / 31			
																		COND	11 11 %			
																		FUNC	0			
																		FCON	0			
																		DEPR	11 % GD		89	
																		RCNLD	\$50,900			

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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