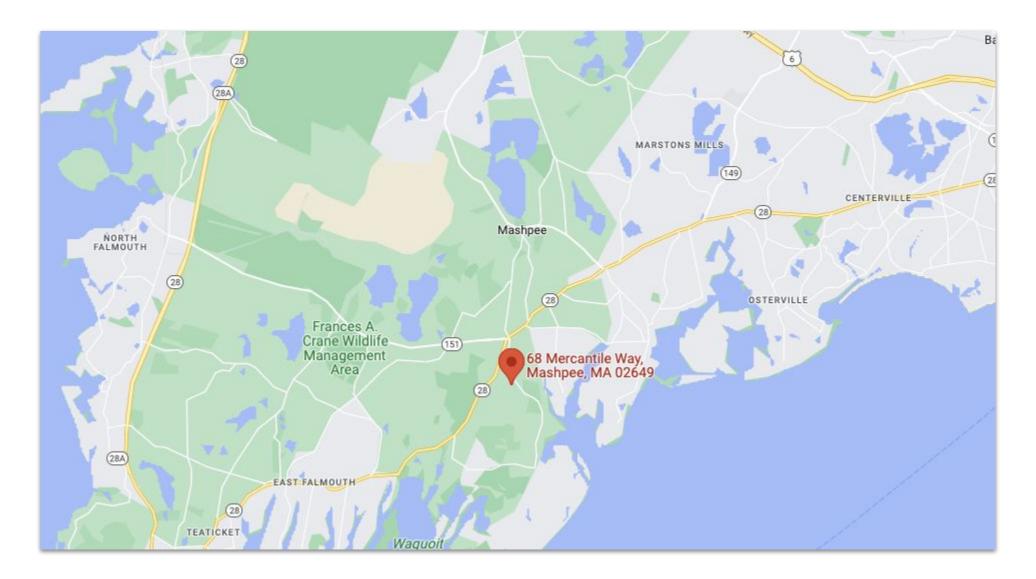
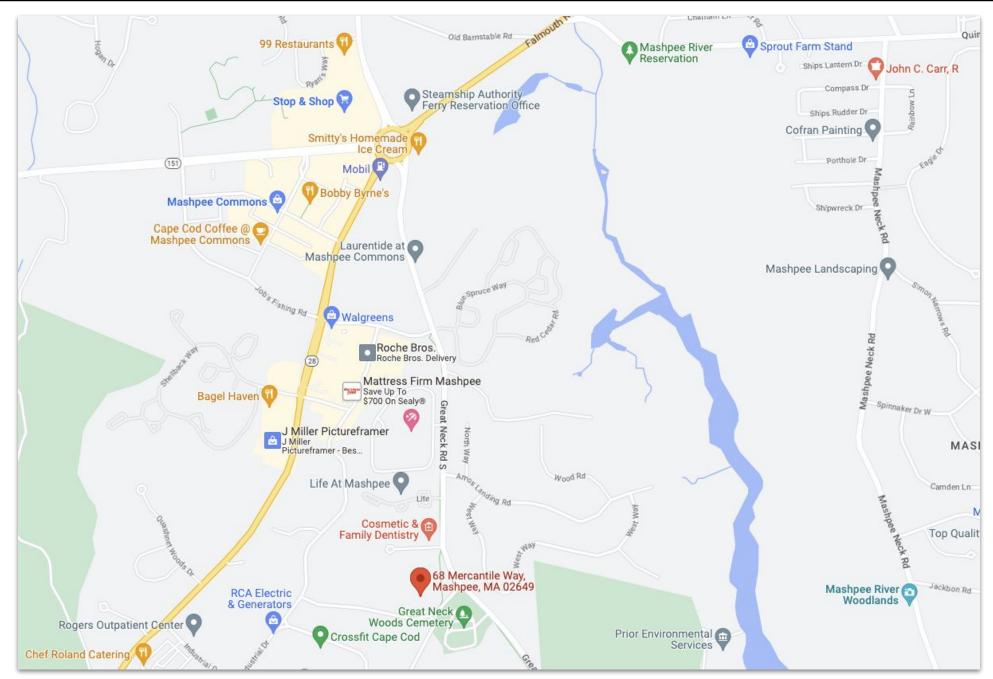


# **PROPERTY LOCATION**



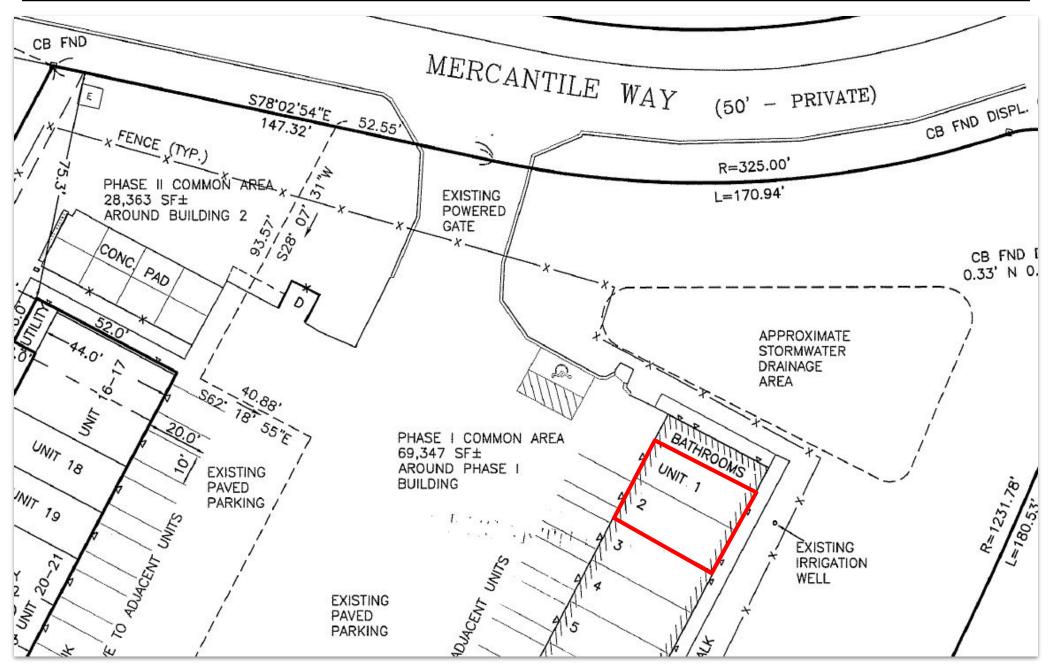


# **PROPERTY LOCATION**



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Building Plan (Units 1&2)





### Field Card (Units 1&2)

	Key:	23473					т	own of	Mashp	ee	- Fis	cal	Year 202	5 11/12/2024						11:38 am SEQ #: 12,661			51	
L	_	CURRENT OWNER					PARCEL ID					LOCATION							DESCRIPTION	BN ID BN CAF		CARE	)	
	THE 305 COTUIT ROAD LLC					88-94-A				73-1&2 MERCANTILE WAY						100	and the second second second	CONDO				1	1 of 1	
G		PO BOX 371 SANDWICH, MA 02563					TRANSFER HISTORY				SALE	New York Contraction of the local diversion o	_	BK-PG (Cert)	PMT NO	PMT	DT		DESC	AMOUNT	INSP	BY	1st	
A	SANDWICH,	, IVIA U2063			THE 305 COTUIT ROAD LLC THE 73 MERCANTILE WAY LLC							,000 33785-350 ,450 30837-70						E FORMS		07/23/2024		100 100	100 100	
L						ROGERS, SUZANNE			12/28/2012 V				10 26995-318						& E FORMS & E FORMS		07/18/2022		100	100
- ñ	CD T	CD T AC/SF/UN Area Infl-1 Infl-2					ADJ BASE SAF Topo				CREDIT AMT		-	ADJ VALUE					E FORMS		06/04/2019		100	100 100
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	10 10 10 10 10 10 10 10 10 10 10 10 10 1		SOME UNIT	JNITS COMBINED				BUILDING 258,500 246,4			246,400													
	Infl-1		E						OTHER			0		0				(A) BAS						
	Infl-2									` ⊢		258,500	-	246,400				DAS						
ľ	TY QU	IAL COND	DIM/NO	FE YB	UNITS	S ADJ PRICE RCNLD PHOT				TOTAL 258,500 246,400 HOTO 02/21/2019														
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ų							LDG COMMENTS																	
		CD ADJ	G	DESC	MEAS	SURE 10/19/2	2018 MF	B UNI	TS 1-2;															
	MODEL STYLE				LIST	IST 10/19/2018 MRB																		
	QUALITY	B- 1.15 GOOD (-) [100%] REVIEW																						
	FRAME					Evv																		
1	YEAR BLT	2018 5	SIZE ADJ	1.200	E	LEMENT	CD	DESC	RIPTION	ADJ	S	BAT	Т	DESCRI	PTION	UNIT	s	YB	ADJ PRICE	RCN	TOTAL R	CN	25	8,484
D	NET AREA	the property of the	DETAIL ADJ	2 84 145279	FOUNDA			SLAB		0.98		BAS	L	BAS AREA		1,	110	2018	230.72	256,09		ITION E		CD
1	\$NLA(RCN)		\$233 OVERALL 1.000 EXT. COVER 19 PRE FAB   ROOF SHAPE 1 GABLE						MTL	1.0														
G	CAF	PACITY				1.00																		
	STORIES	S 1 1.00 FLOOR COVER		COVER	10 0	ONCRET		0.95																
	ROOMS		1	1 1.00 0 1.00	INT. FINISH HEATING/COOLING FUEL SOURCE		2 DRYWALL 9 WARM/COC			1.00 1.03														
	BEDROOMS		0				2 0		JUUL AIK	1.03														
	UNITS		2	1.00	COMPLE	X	57 E	OAT LOF		1.70	0										FEEVE		0/0	<u> </u>
	HALFBATHS	S	0	1.00		N		ST FLOC		1.00											EFF.YR/ COND	AGE 0 0		
	FIXTURES % OWN		2 11.56	\$2,385 1.00				VERAGE		1.00											FUNC	0 0	/0	
			11.00	1.50	NET ADJ	CODE	0			1.00											ECON	0		
					STYLE		0			1.00											DEPR	0 %	GD	100
																					RCNLD		\$25	8,500

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## **Interior Photos**





## **Exterior Photos**



Discover the perfect solution to your boat storage needs at **73 Mercantile Way, Mashpee**—a premium double-unit boat storage condominium designed with convenience and security in mind. Priced at \$399,000, this +/- 1,110 sq. ft. gated property offers high ceilings, ideal for accommodating larger vessels, with easy access to Cape Cod's ports and launch sites. Benefit from common restrooms, ample maneuvering space, and peace of mind in a secure, well-maintained facility. Whether you're a seasoned sailor or a casual boater, this storage unit provides unmatched accessibility and functionality in the heart of Mashpee. Act now to anchor your investment in Cape Cod boating life!







#### 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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