

OFFERING MEMORANDUM

Professional Office Space

**FOR
SALE OR
LEASE**

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**CALL TODAY TO SCHEDULE A
SHOWING!**

434 Route 134, Units A3 & A4

FOR SALE OR LEASE UNIT A3

FOR SALE OR LEASE UNIT A4

DENNIS, MA

**SALE: \$59,900
LEASE: \$1,000/MO NNN
537+/- Sq Ft**

**SALE: \$79,900
LEASE: \$1,250/MO NNN
832+/- Sq Ft**

PROPERTY SUMMARY

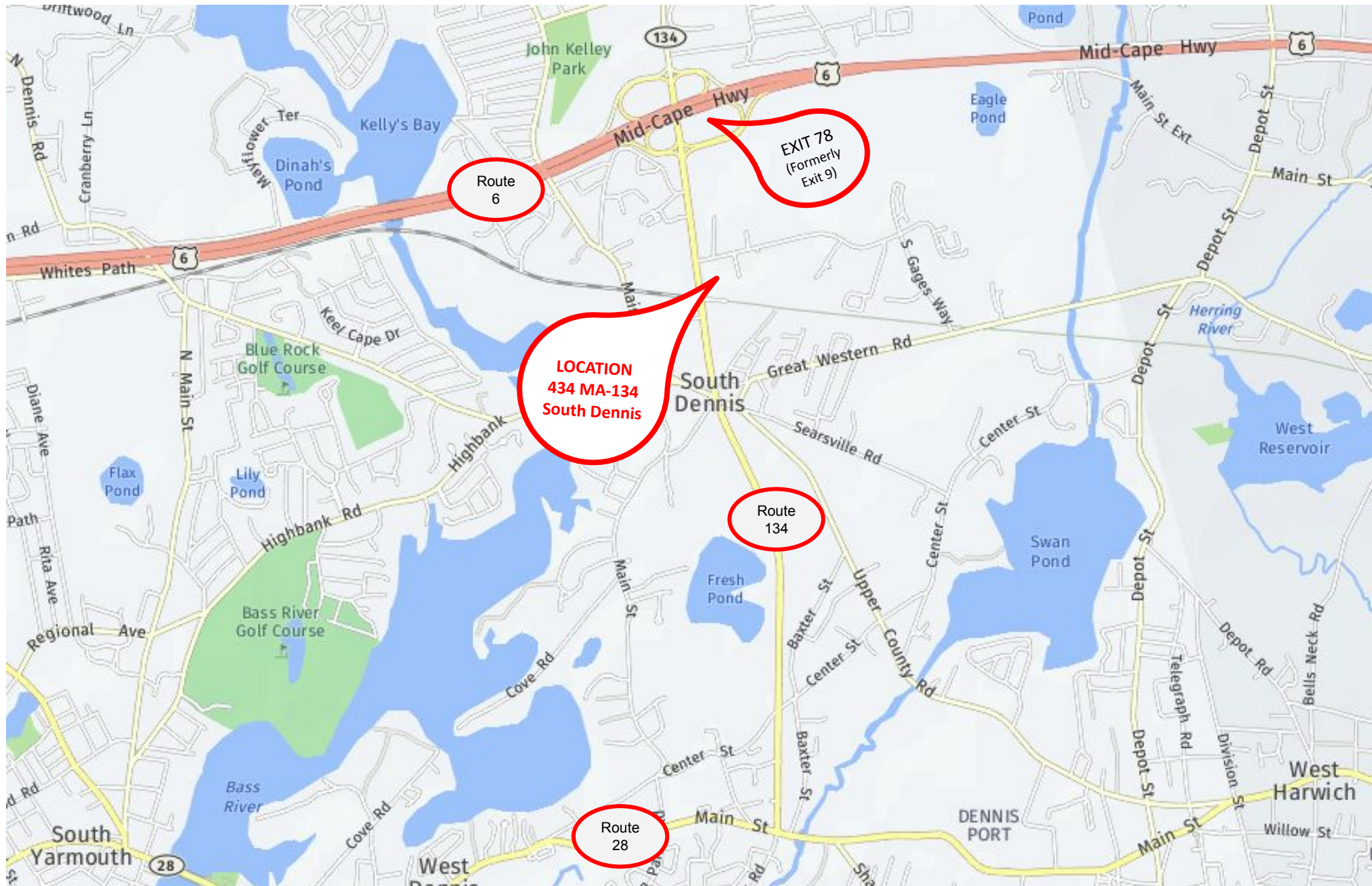
434 Route 134 Units A3 & A4, South Dennis, MA 02660

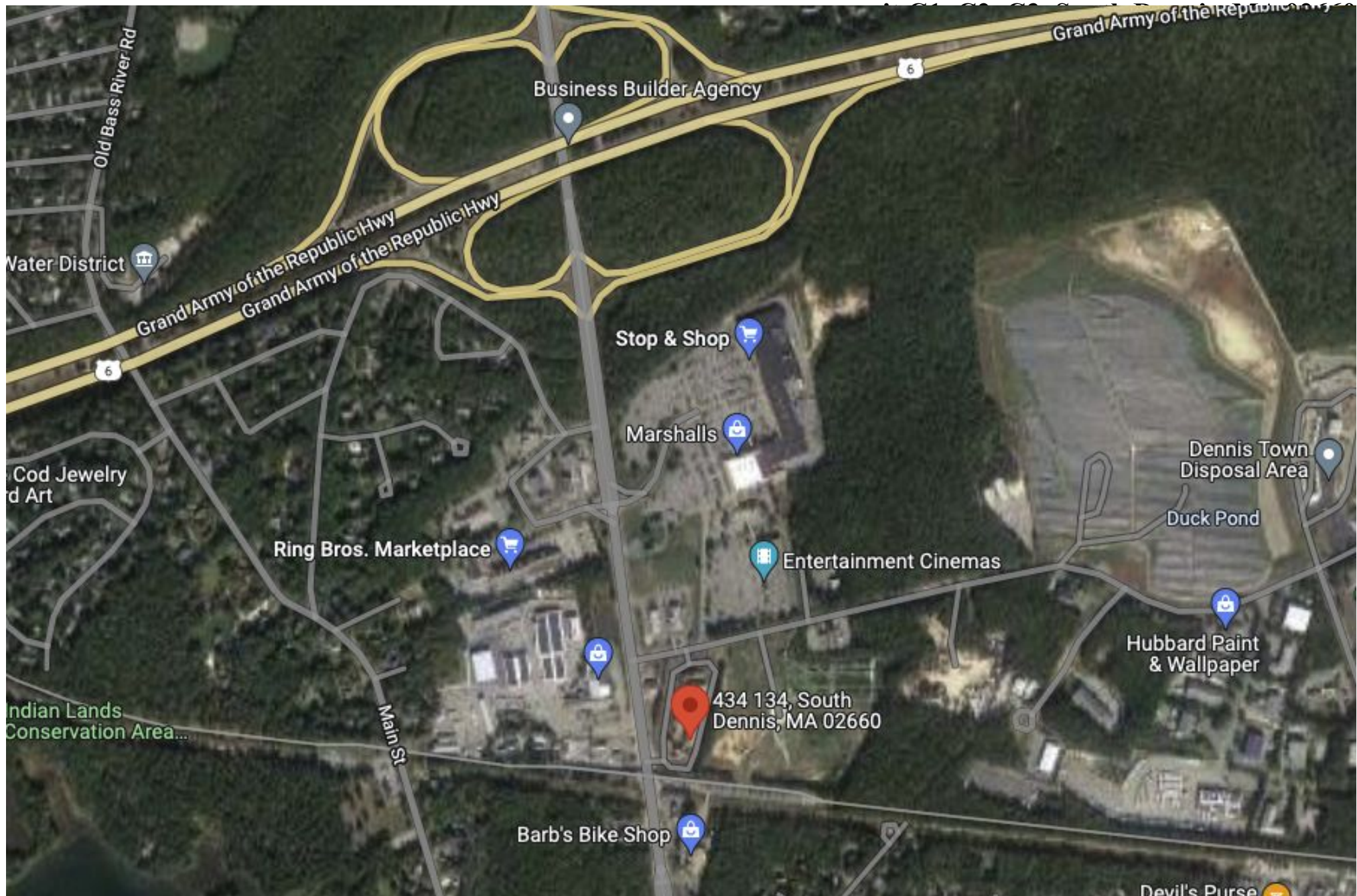
- Consists of 2 second floor commercial condo units totaling 1,369sq. ft. (Offered for Sale or Lease individually or together)
- UNIT A3: 537+/- SQ FT; UNIT A4: 832+/- SQ FT.
- Currently configured as a law office
- Multiple private offices & open work spaces
- Reception/Waiting area
- Two bathrooms
- Climate controlled – forced hot air heat/central air conditioning
- 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 Units A3 & A4, South Dennis, MA 02660





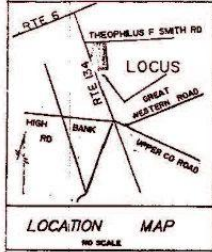
PROPERTY LOCATION

434 Route 134 Units A3 & A4, South Dennis, MA 02660



C-251

W/DOC 491330 2nd amendment to Master Deed



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.

10/24/87

DATE

PROFESSIONAL LAND SURVEYOR

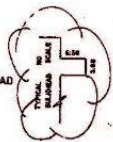
I HEREBY CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 1971 ON OR BETWEEN OCTOBER 16, 1987 AND OCTOBER 30, 1987

10/24/87

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

11/1/89
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

11/20/87

DATE

PROFESSIONAL LAND SURVEYOR

NOT: BUILDINGS A-C-D-E-F-G ARE TWO STORY WOOD FRAME
BUILDING 6 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

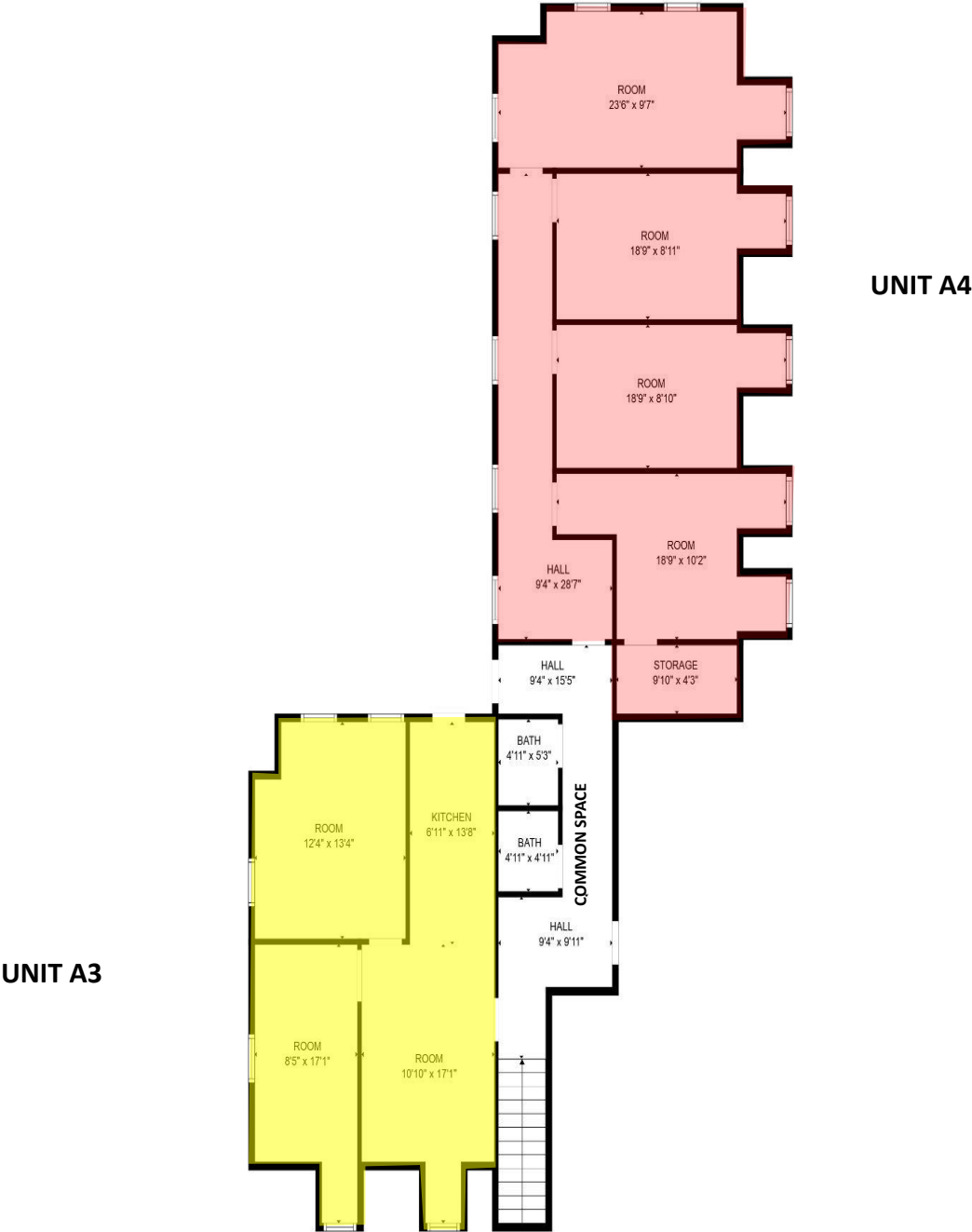
PLAN FILED
IN PLAN DEPT.

SITE PLAN OF CRANBERRY SQUARE CONDOMINIUM IN SOUTH DENNIS, MASSACHUSETTS	
DATE: 10-30-1987	SCALE: 1"=40'
DRAWN: DON	CHECKED: JOE NO. 1333
Levy, Eldredge & Wagner Associates Inc. Engineers Landscape Architects Planners Land Surveyors 889 West Main Street Centerville Ma. 02632	



FLOOR PLAN

434 Route 134 Units A3 & A4, South Dennis, MA 02660





PROPERTY SPECIFICATIONS

434 Route 134 Unit A3 & A4, South Dennis, MA 02660

PROPERTY DETAILS	
Year Built	1987
Area	Unit A3: +/- 537 Sq. Ft. Unit A4: +/- 832 Sq.. Ft
Address	434 Unit C Route 134
Style	Office Condo
Stories	2nd Story Units
Parcel Numbers	140-18-3 - 140-18-4
Zoning	General Commercial 3

REAL ESTATE TAXES 2024	
A3	\$124
A4	\$184
CONDO FEES/SPECIAL ASSESSMENTS* 2025	
A3	\$385.50 MO
A4	\$556.83 MO

434 Route 134 Unit A3, South Dennis, MA 02660

SEQ #: 8,515

434 Route 134 Unit A4, South Dennis, MA 02660

SEQ #: 8,516

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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