OFFERING MEMORANDUM

Professional Office Space

FOR SALE OR LEASE

BRAD KUHRTZ

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- ① Cell: 508-360-4523
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KEVIN PEPE

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- ComRealty.net







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

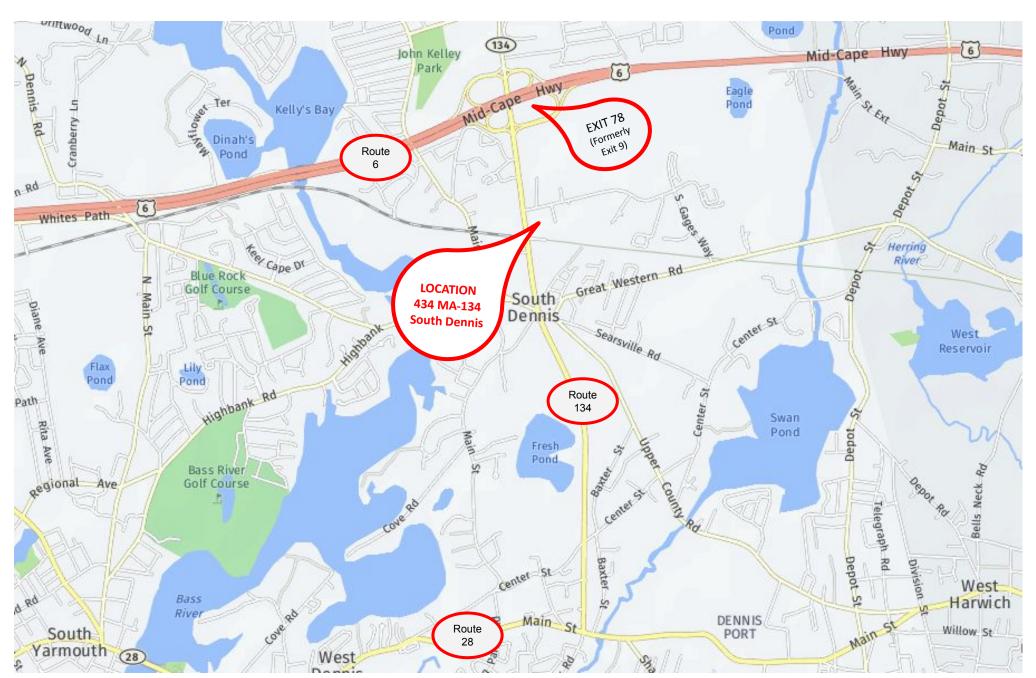
- Consists of 2 second floor commercial condo units totaling 1,369sq. ft. (Offered for Sale or Lease individually or together)
- UNIT A3: 537+/- SQ FT; UNIT A4: 832+/- SQ FT.
- Currently configured as a law office
- Multiple private offices & open work spaces
- Reception/Waiting area
- Two bathrooms
- 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











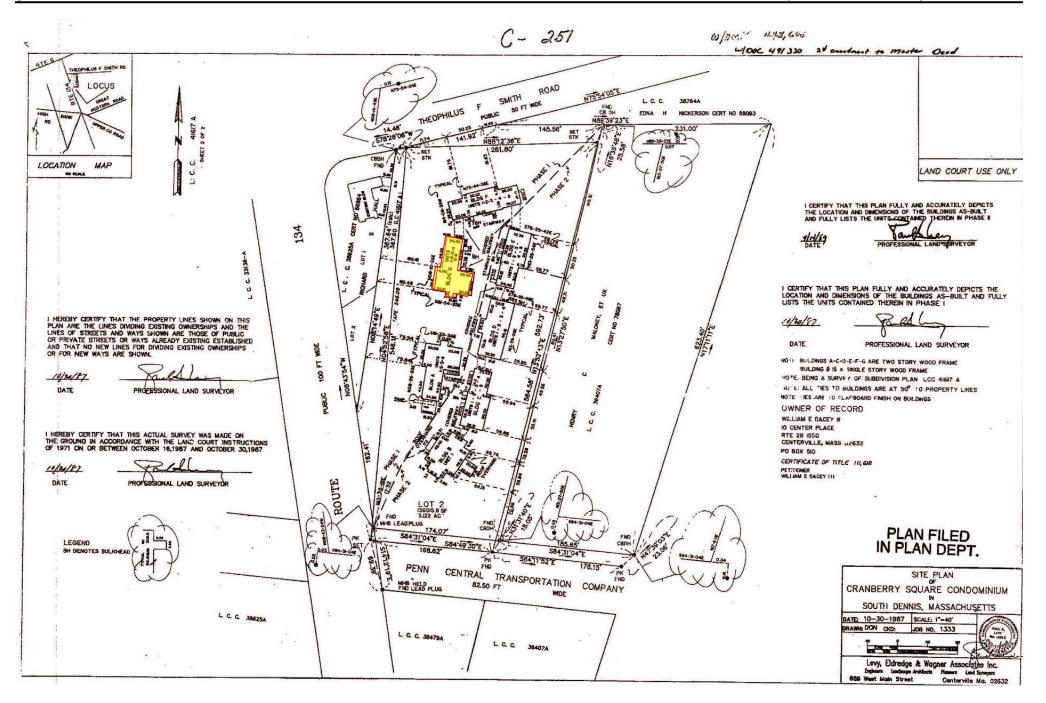


















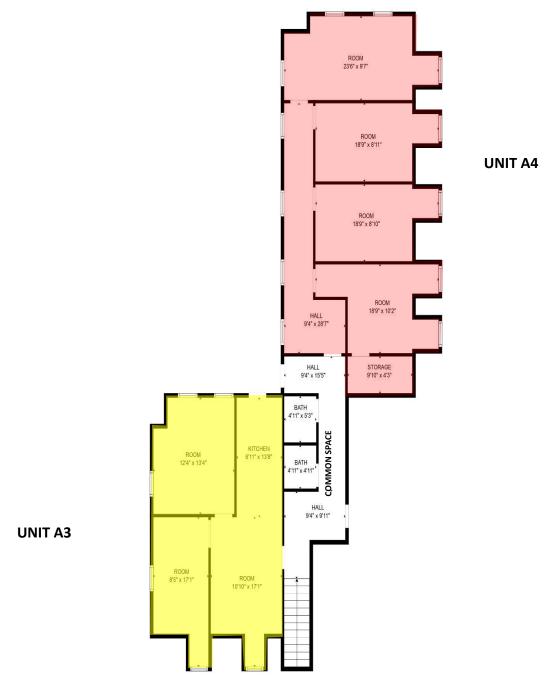




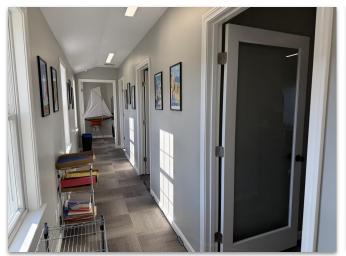








Commercial Realty Advisors

















| PROPERTY DE | TAILS |
|-------------------|--|
| 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 |

| REA | L ESTATE TAXES 2024 |
|-----|-----------------------------------|
| A3 | \$124 |
| A4 | \$184 |
| CON | DO FEES/SPECIAL ASSESSMENTS* 2025 |
| A3 | \$385.50 MO |
| A4 | \$556.83 MO |
| | |

| | A | Assessed C | Owner Of Re | cord | | | Parcel ID | | | | Location | | Class | Mix% | | | Description | | BLD# Blda | ID | Card |
|------------------------------------|---------------------------------|------------|----------------|---------------------|--|--------------------------------------|-------------------|---|----------------------------------|----------------------|---------------------------------|---|-----------------------|---------|------------------------------|-------------------------|---|-------|--|---------------------------|----------------------|
| OTTER | ELIZABE | THK | | 20000 | 38 | | 140-18-3 | | 434-U-A3 | ROUTI | E 134 SD . | | 3430 | 100 | | COM | MERCIAL CONDO | | 1 BLDG | #A | 1 of 1 |
| | | | NT OWNER | ₹ | - 8 | | ANSFER HIS | STORY | DOS | T | The second second second second | E BK-PG | | O PM | TDT | TY | DESC | AMOUN | | BY | 1st |
| HILL | R ELIZABE NOOD WA ANDWICH | | 7 | | 1 | COTTER EL MFRL REALT COLES RLT | Y TRUST | | 08/22/20 02/01/19 11/06/19 | 93 MF | 375,0 | 00 (C251-3A 00 (C 251) 00 N/A-N/A | | 07/0 | 2/2015 12/2015 14/2010 | 43 I& 77 C' 99 N/ | CLICAL REV E-RECEIVED CLICAL REV A CLICAL REV | | 08/02/20 03/26/20 07/22/20 07/02/20 05/24/20 | 19 IE 15 RWF 15 EMZ | 0 100 100 0 |
| CD | T ACR | RES/SF | Nbhd | FEMA | infi1 | ADJ BASE | SAF | nfl2 Lp | i Chp | t C | REDIT AMT | ADJ VAI | UE | 25 | | 9.00 | | 2.6 | 413 | (4) | (0,) |
| OTAL | SF | | LC BLAN | S 36407A, 4 | 1917A 2 20 | 7844 | | Photo D | ate 05/2 | 24/201 | 0 BLDG | i# | 1 | | | | 2 | 4 | | | |
| bhd EMA fl1 | | | LOFDAN | 304017,4 | 101774-2, 30 | II OHA | | | 9 | | | | | | в | | | | | 2 | 2 3 |
| TY | QUAL | COND | DIM/NO | TE YB | UNITS | ADJ PRIO | E RCN | LD | | | XA | 數量 | | 5 | J | | | | | | |
| | | | | | | | | | 1 | | a W | | J. | 5 | 1 | | É | Às | | | |
| | | | | | | | | | M | | | | | 6 | 5 | | | | | | |
| | | | | | | | | YrBit | 1987 | | NET AREA | 537 | 3 | 5 | 2 | | | | | | |
| | | | | | | | | | T MODEL | | CURRENT | PREVIO | US | | | | | 27 | | | |
| • | | 75 | | 100 | | STYLE QUALITY FRAME | 1.00 AVE | DESC ICE CONDO [10 RAGE [100%] DD FRAME [100 | DETAC | H | 34,600 (| | 0 28,200 0 0 | | | | | | | | |
| Blda DG#A | | ODEL 11 | YR BLT 1987 | EFF YR 1992 / 31 | DLCU 0.31 | OVCU | MEASUF | - I | LIST | BY | 34,600 REVIEW 8/2/2024 | BY JR | w/WallHt 8.0 1.00 | NET ARE | A S | IZE ADJ | | RO | | 9 | RCNLD |
| | CAPACIT | Υ | UNITS | ADJ | | EMENT | CD | DESCRIPTIO | | DJ | | T D | SCRIPTION | UN | IITS | YB | ADJ PRICE | RCN | TOTAL F | RCN | ; |
| OMS | OMS | | 1 0 | | COMPLEX | | | RANBERRY SQ EAR ROUND | co | 1.00 | | L BASE FLO DEEDED | | | 537 543 | 1987 | 72.42 | 38, | - | DITION EL | LEM |
| | | | 0 | 1.00 | PLAN | | 10 E | ND/CRNR UNIT | | 1.00 | | | 2014 | | - 10 | | 5.55 | | INTERIO | | |
| | ATHS FIXTURES | S | 0 | 1.00 | FLOOR STAIRS | | | ND FLR UNIT ES | | 1.00 | | | | | | | | | SERVIC | ES | |
| F-B | ACES | | 0 | .00 | VIEW PARKING | | 35 N | | LIAT | 1.00 | | | | | | | | | FNCTNL | USE | |
| F-B RA EPL | S STOVES | • | 0 | 1.00 | DCK/PAT/E | BAL/POR | 99 N | 0 | UAI | 1.00 | | | | | | | | | | | |
| IF-B IRA EPL -GA: S UN | IIT CNT | | 2 | 1.00 | KITCHEN NET ADJ C | ODE | 99 N | | | 1.00 | | | | | | | | | | | |
| TRA REPL D-GA | | | | | - ALI ALI | | eu liv | ** | | 1.00 | | | | | | | | | The state of the s | VAGE 1 | |
| LF-B TRA EPL -GA: S UN | | | | | X | | 2012/10/2 | | | | 1 1 1 | | | | | | | | COND | 33 33 | 1 % |
| LF-B TRA EPL -GA: S UN | | | | | X PRIVATE F HISTORIC | | 2 Y | | | 1.00 | | | | | | | | | FUNC | 11 11 | 1 % |
| F-B RA EPL -GA: S UN | | | | | X PRIVATE R HISTORIC GENERATI | DST | 2 Y 1 N 2 N | 0 | | 1.00 1.00 1.00 | | | | | | | | | 27.000 | 0 | 1 % % GD |

| Key | - | 2000000 | | m- | S13% | | | | and the | | | | | 10000 | | | Class | Mix% | | | Description | | DID | # Blda ID | 3 | Card |
|---|------------------------------|----------------------------------|---------|-------------------|--|--|----------------------------------|--------------------|--|--|-------------------------------------|--|-------------|-----------------------------------|--------------------------------|-------------------------|---------------|-------------------------|--------------|----------------------------------|--|------|------------|--|------------------------|-----------------|
| OTTER | R ELIZ | ZABETH K | Owner O | TREC | ora | | | | cel ID 0-18-4 | | 434-U-A4 | ROUT | | ocation | | | Class 3430 | 100 | | COM | Description MERCIAL COND | 0 | BLD 1 | | · - | of 1 |
| | | | RENT OW | NER | | | 1 | The second second | R HISTOR | Y | DOS | Т | 1 | E PRICE | BK-PG | (Cert) | PMT NO | PMT | DT | TY | DESC | AMOL | INT | INSP | BY | 1st |
| HILL | WOO | ZABETH K D WAY WICH, MA 02 | 100.00 | | | | COTTER E MFRL REA COLEX RL | LIZABET LTY TRU | нк | | 06/22/202 02/01/190 11/06/190 | 20 V 93 MF | | 30,000 375,000 | (C251-4/ (C 251) N/A-N/A | | | 07/22 07/02 05/24 | 2015 2015 | 77 CY 43 I& 77 CY 99 N/ | CLICAL REV E-RECEIVED CLICAL REV | | X | 08/02/2024 03/26/2019 07/22/2015 07/02/2015 05/24/2010 | JR IE RWF EMZ | 0 100 100 |
| CD | Т | ACRES/SF | Nbhd | | FEMA | Infi1 | ADJ BASE | SAF | Infl2 | Lpi | Chpt | C | REDIT | AMT | ADJ VA | ALUE | | 00024 | 20101 | 77 0 | OLIONETTEV | | | 60/2/92010 | 110 | |
| OTAL | SF | | LCPL | ANS | 36407A, 3 | 8784A, 41 | 617A-2 | (2) (2 | | Photo Da | nte 05/2 | 24/201 | 0 | BLDG # | | 1 | | | | | | 37 | | | | , |
| EMA ifi1 TY W1 | QU/ A | AL CONI 1.00 A+ 0. | | NOTI | E YB | UNITS | _ | 21.30 | RCNLD 100 | | Ш | | V | | | | | 10 | | | | | | | | 7 2 |
| | | | | | | | | | | | TO A | | | Y | | 0- | 0 | (B) | 5 | EZ- | 7 BAS | ÉÀs | 3 | 4 | 3 | 5 |
| | | | | | | | | | | | 1987 | [| CURF | RENT | 83. PREVI | ous | | 4 3 | 4 4 | 4 74 | 4 | 3 | 3 | 4訳。 4 | 3 A B | Às |
| | | | | | | | STYLE QUALIT | 1.03 Y 1.00 | OFFICE C AVERAGE | C/I CONE DESC CONDO [100 E [100%] RAME [1009 | LAND % BUILD. DETAC OTHER | н | IAVA | 0 53,600 100 0 53,700 | IAAA | 0 41,700 100 0 | | | | | | | | | | |
| Blda DG#/ | | MODEL 11 | YR BL | | EFF YR 992 / 31 | DLCU 0.3 | ovcu | ME | ASURE | CONTRACT I | LIST | BY | RE 8/2/2 | VIEW | BY JR | w/Walli 8.0 | Ht N | ET AREA | | ZE ADJ | | SF R | CN 60.2 | % GD 52 89 | R | CNLD 5 |
| | CAP | PACITY | UNIT | S | ADJ | E | LEMENT | C | D DE | SCRIPTION | N A | DJ | S | BAT T | 1 | DESCRIPT | TION | UNIT | s | YB | ADJ PRICE | RCN | | TOTAL RCI | V | 6 |
| OOMS EDRO ATHS IALF-B XTRA IREPL VD-GA ES UN | SATHS FIXTUACES AS STO | S URES S OVES | | 1 0 0 1 0 0 0 0 3 | 1.00 1.00 1.00 1.00 00 .00 .00 1.00 | COMPLE OCCUPA PLAN FLOOR STAIRS VIEW PARKING DCK/PAT KITCHEN NET ADJ X PRIVATE HISTORI GENERA | NCY BAL/POR CODE ROAD C DST | | 1 YEAR F 10 END/CF 22 2ND FL 1 YES 35 NO | RNR UNIT | | 0.40 1.00 1.00 1.00 1.00 1.00 1.00 1.00 | | AS L SF O | BASE FI DEEDEL | LOOR FIN | u . | | 832 838 | 1987 | 72.42 0.00 | | 1,252 | EFF.YR/A COND FUNC ECON | SE | EM 92/31 |



Commercial Realty Advisors

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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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