

OFFERING MEMORANDUM

INDUSTRIAL/ GARAGE CONDOMINIUM BAY

**FOR
SALE**

RICHARD FENUCCIO

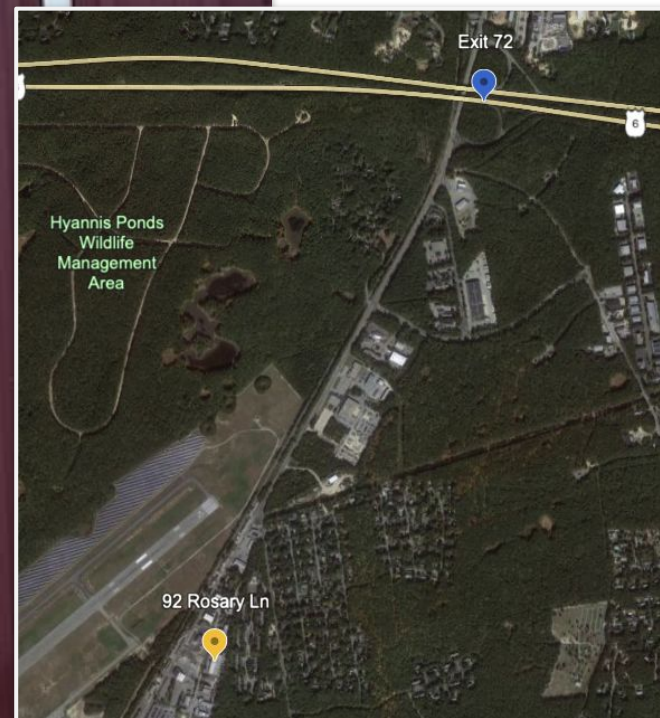
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📍 222 West Main Street, Hyannis, MA

🌐 ComRealty.net MA License #9578279



INCOME-PRODUCING UNIT!*

92 ROSARY LANE UNIT 23

FOR SALE

AREA

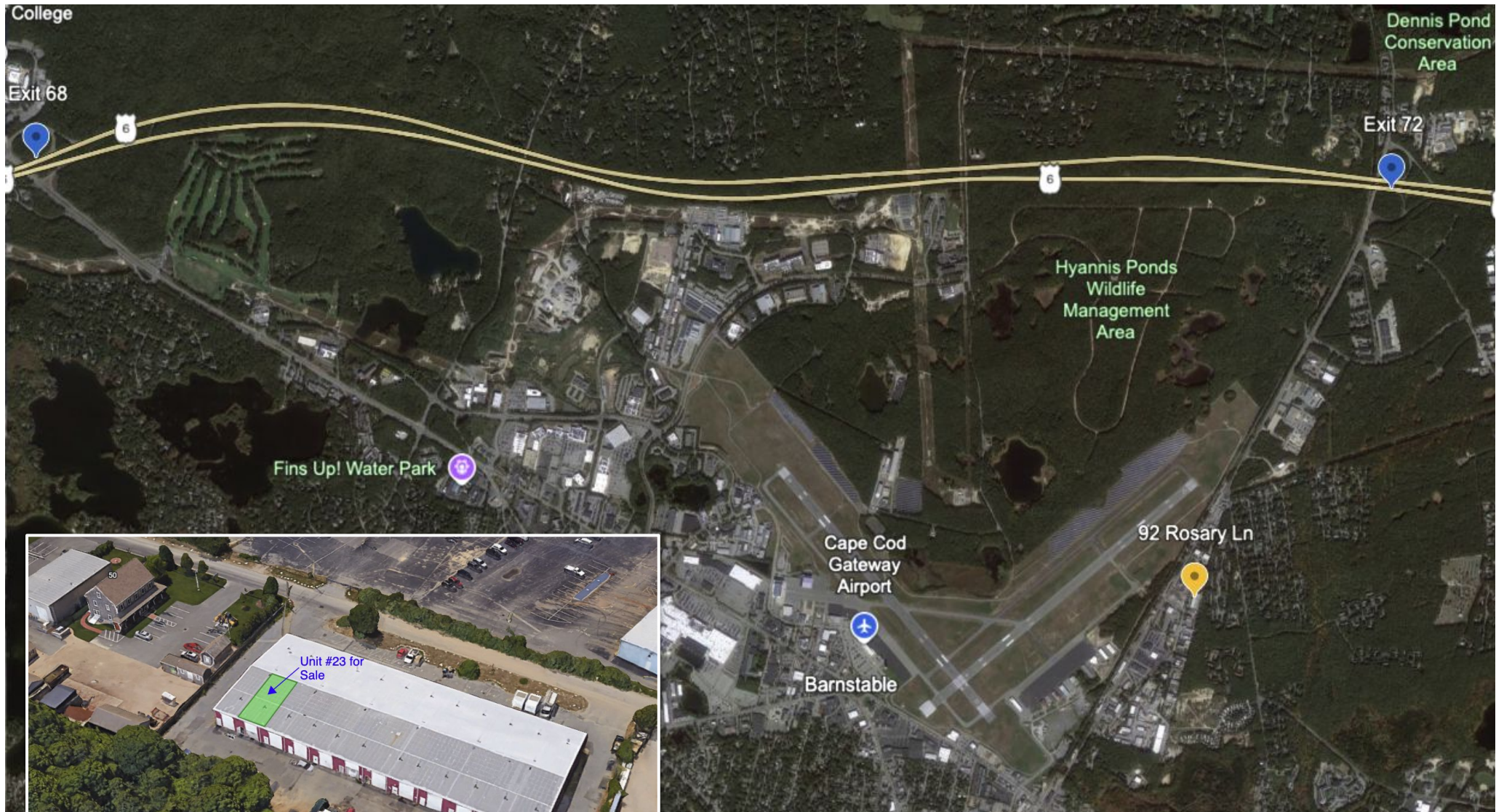
HYANNIS

\$249,000

±954 Sq Ft

PROPERTY LOCATION

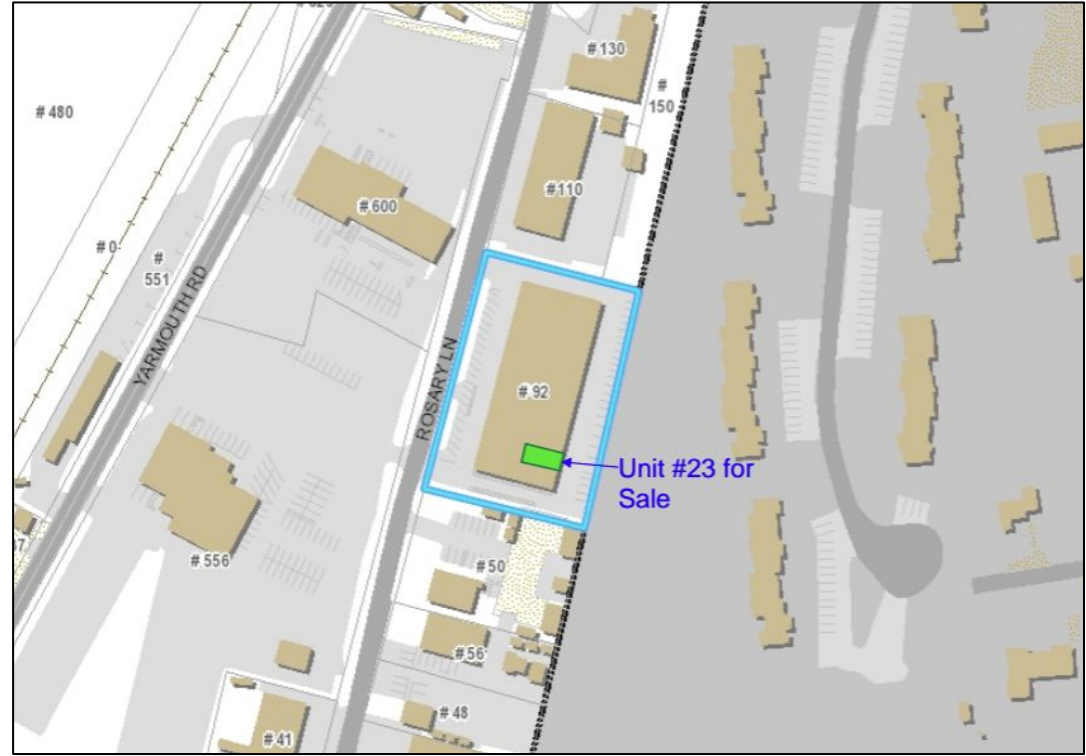
92 Rosary Ln Unit #23, Hyannis, MA



PROPERTY DETAILS

92 Rosary Ln Unit #23, Hyannis, MA

Year Built	1986
Size	1,000 SF
Acreage	0.00 (Condo – land is common/shared)
Stories	1
Address	92 Rosary Lane, Unit 23, Hyannis, MA
Style	Commercial Condominium (WHSE CONDO B)
Book/Page	345/033/00W
Parcel ID	104276
Zoning	B (Business)
Building Assessment	\$109,900
Total Assessment	\$109,900



🔑 Property Highlights – 92 Rosary Lane, Unit 23

- ***Income-producing unit** – currently leased through December 2025, offering immediate revenue. Tenant pays \$1,500/Month NNN.
- **Low (\$100/month) Condo Fee**
- **Industrial Condo Unit** located in a desirable Hyannis commercial park
- **±954 SF** interior space with clear-span layout
- **Built in 1986** and well-maintained
- **1-story metal building** with high ceilings and excellent overhead clearance
- **1 Private Restroom**
- **Drive-in bay** with a large 14' overhead door – ideal for tradespeople, small business operators, or storage/warehousing
- **Private entrance door** adjacent to the overhead door for walk-in access
- **Overhead gas heater** installed, suitable for year-round use
- **Concrete slab flooring** – durable and low-maintenance
- **Zoning: B – Business** (End users will need to confirm their intended use with Barnstable regulatory departments including Building & Health Departments)
- **Ample parking** in front of unit with wide access for trucks or equipment (2 Designated Spots per unit)
- **Close proximity to Route 132, Route 28, and Route 6** for excellent connectivity

2025 RE TAX:
Community Preservation Act Tax
\$ 20.11
Hyannis FD Tax (Commercial)
\$ 409.93
Town Tax (Commercial)
\$ 670.39
Total: \$ 1,100.43

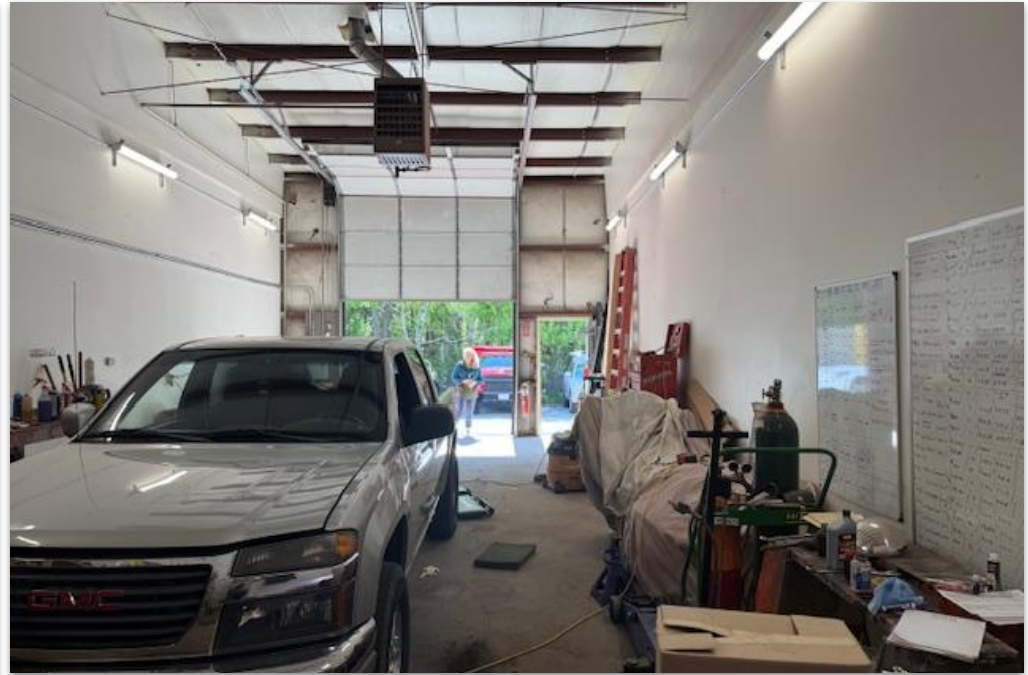
*auto repair businesses not
allowed per condo regulations*

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PICTURES

92 Rosary Ln Unit #23, Hyannis, MA



Property Location
Vision ID 28608

92 ROSARY LANE

Account # 379673

Map ID 345/ 033/ 00W/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 3190
Print Date 12/21/2024 1:53:23 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
92 ROSARY LANE, UNIT 23, LLC 13 WILLOW STREET YARMOUTH PO MA 02675						Description	Code	Assessed	Assessed								
						COMMERC.	3190	109,900	109,900								
		4 Hyannis CU															
		SUPPLEMENTAL DATA															
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID		UNIT 23 BLDG 1 F_992863_2706831		Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		427/3-4									
						Total		109,900		109,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
92 ROSARY LANE, UNIT 23, LLC		35125 323	05-17-2022	Q	I	120,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
CARLIN, JOHN J & CIPHER, CANDACE C T		33985 297	04-07-2021	U	I	10	1F	2025	3190	109,900	2024	3190	109,200	2023	3190	109,200	
CARLIN, DENNIS D & EITHNE		33985 294	04-07-2021	U	I	10	1F										
CARLIN, DENNIS D		12880 0194	03-14-2000	Q	I	39,900	00										
MONOMOY BROADCASTING CORP		10658 0236	03-19-1997	U	I	40,000	1B										
						Total		109,900		Total		109,200		Total		109,200	
EXEMPTIONS		OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total		0.00															
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0003								HYAN									
NOTES																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
									05-19-2023	LP			20	Sale Review			
									03-04-2022	BM	22		22	Change of Address			
									04-28-2020	GM	04		FR	Field Review			
									09-17-2019	SR	02		03	Cycl Insp Comp			
									09-17-2009	MA	22		22	Change of Address			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	3190	WHSE CONDO	B	4	Hyannis	0 SF	0.00	1.00000	5	1.00	0003	1.000		0.0000	0	0	
Total Card Land Units 0 SF Parcel Total Land Area 0.00 Total Land Value 0																	

92 Rosary Ln Unit #23, Hyannis, MA

State Use 3190
Print Date 12/21/2024 1:53:23 P

A photograph of a red metal building with a white roll-up door and a white door. A date stamp '10.26.2018' is visible in the bottom right corner.

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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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