

# OFFERING MEMORANDUM

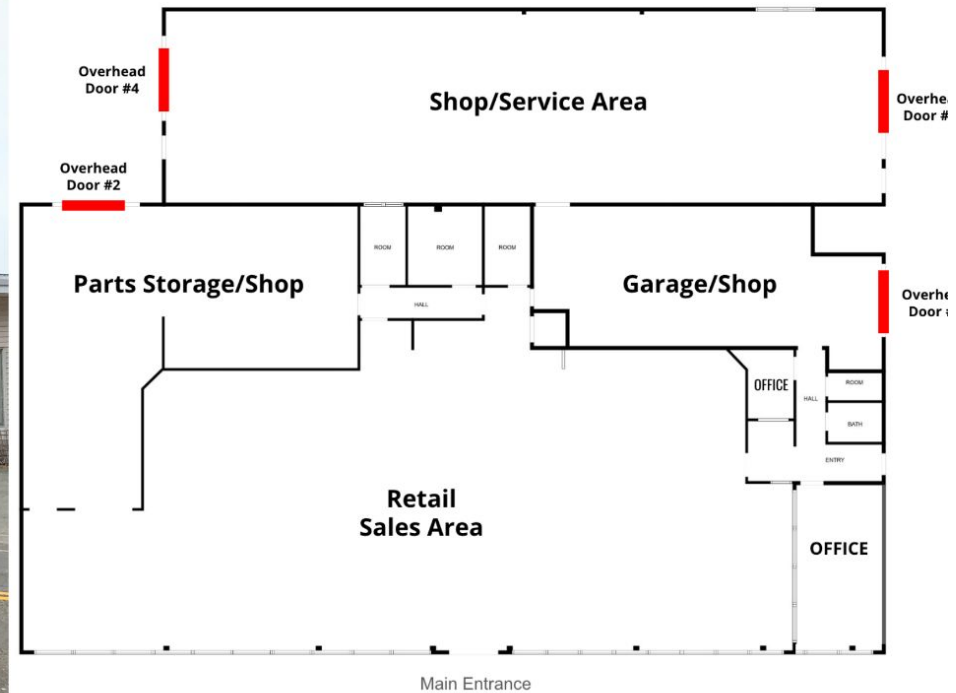
970 Route 134 So. Dennis, MA

**\$2,300,000**

**FOR SALE**



**±9,800 SQ FT**



**STEEL INDUSTRIAL BUILDING W/ 4 OVERHEAD DOORS ON .87 ACRES**

Commercial  
**Realty Advisors**

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**Commercial Realty Advisors, Inc.**  
Office: 508-862-9000  
ComRealty.net

# PROPERTY LOCATION

970 MA-134, South Dennis, MA 02660

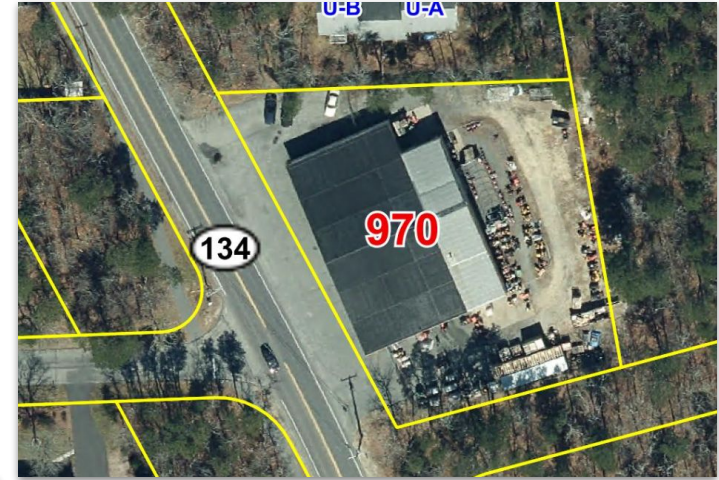




# PROPERTY SPECIFICATIONS

970 MA-134, South Dennis, MA 02660

<b>ADDRESS</b>	970 MA-134, South Dennis, MA 02660
<b>BOOK/PAGE</b>	12118/119
<b>PARCEL NUMBER</b>	233-9-0
<b>ZONING</b>	Extensive Business
<b>TOTAL BUILDING SIZE</b>	9,800 SF
<b>ACRES</b>	.87
<b>YEAR BUILT</b>	1971
<b>DESCRIPTION</b>	Industrial - Sales & Service
<b>BUILDING STYLE</b>	Industrial Clear Span Metal Building
<b>STORIES</b>	1



## Features:

- Retail floor space/Showroom
- Various office areas
- Workshop and service areas
- General inventory storage space
- Includes paved parking and driveways, along with space for equipment display or storage

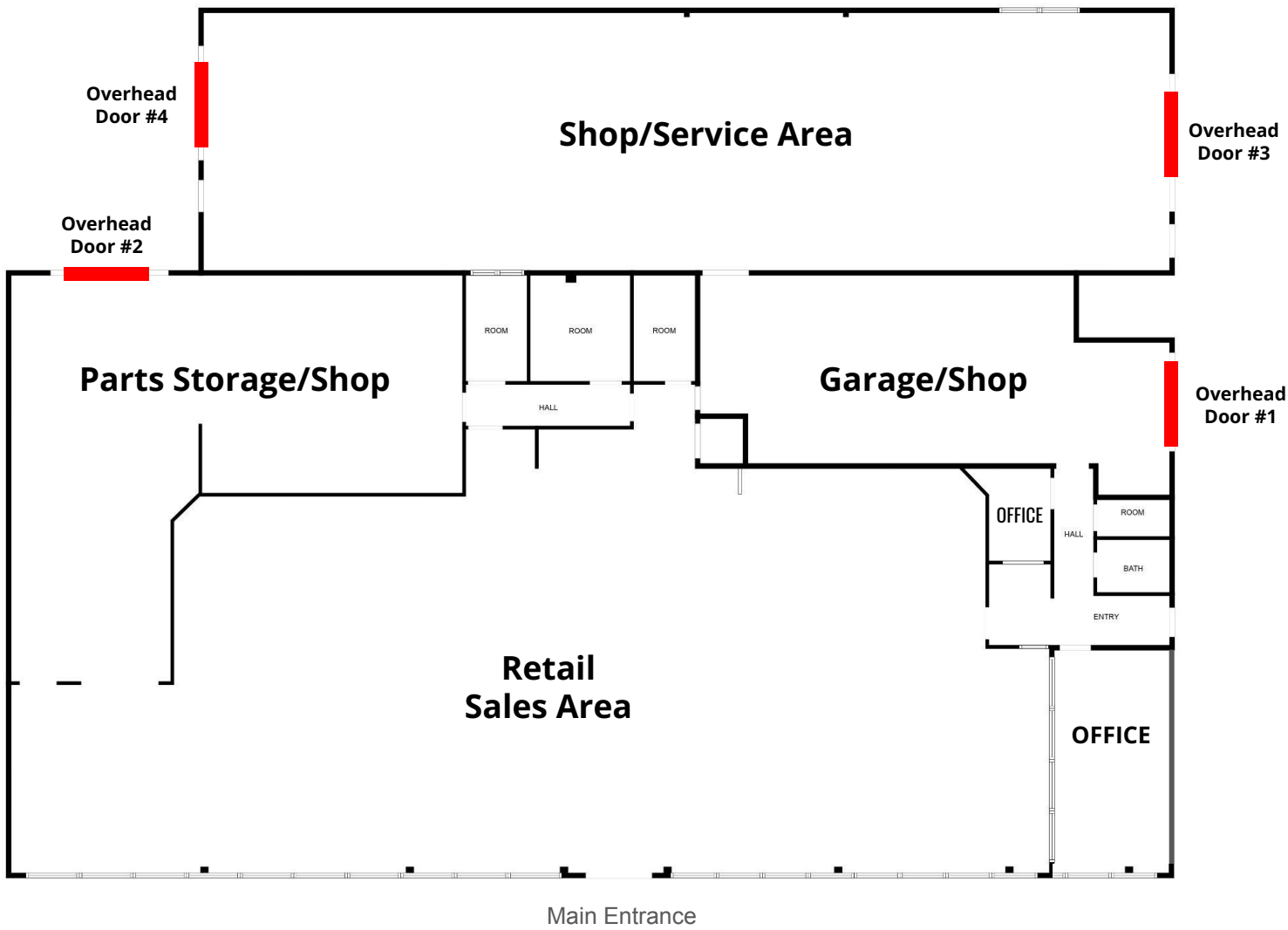


## Notes:

- **Development Restrictions:** The surrounding land is under the control of the Water District reducing the risk of nearby commercial or residential development that could negatively impact the property's value or operations.
- **Septic System Limitation:** The property is located within a **DEP Zone II** area, which enforces regulations that limit the allowable wastewater flow per acre to protect local groundwater resources. Potential buyers will need to carefully assess whether their intended business operations align with these wastewater restrictions.

## Potential Uses:

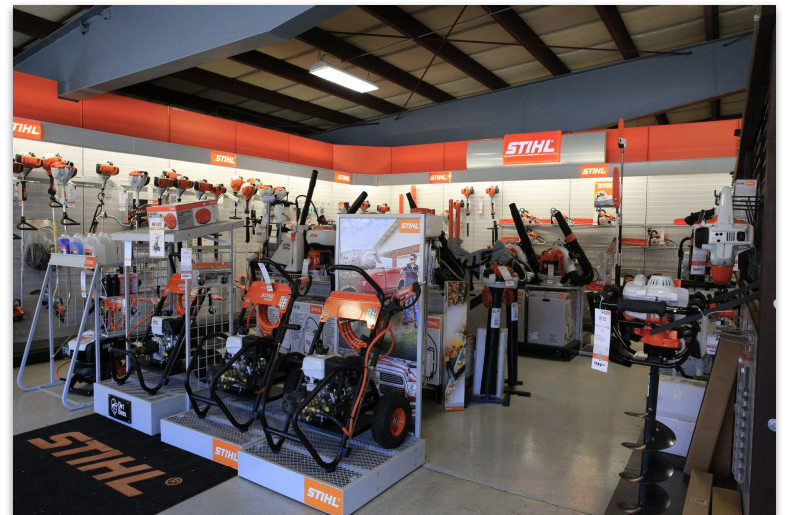
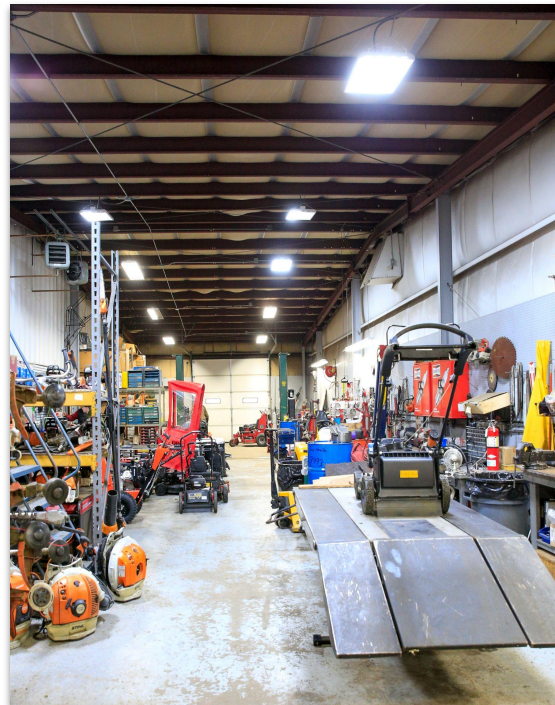
- Continued operation of outdoor power equipment sales and service business available for purchase under separate agreement
- Equipment rental business
- distribution type business
- Marine sales and service business
- Construction, landscape, or contractor-type businesses with town approvals
- Potential for redevelopment or adaptive reuse for other commercial purposes
- Permitted uses for the property include but are not limited to agricultural use, indoor recreation, general retail stores, consumer services, restaurants, professional or business offices, stables, and non-commercial scale solar energy electrical generation.





# INTERIOR PICTURES

970 MA-134, South Dennis, MA 02660





Key:11299

Town of DENNIS - Fiscal Year 2024

12/14/202312:24:50PMSEQ #: 11,718

Assessed Owner Of Record				Parcel ID				Location				Class	Mix%	Description				BLD #	Bldg ID	Card	
MILKEY LEWIS H TRUSTEE				233-9-0				970 ROUTE 134 ED				3380	100	OTHER MOTOR VEH. SER				1		1 of 1	
CURRENT OWNER				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
MILKEY LEWIS H TRUSTEE LEWIS H MILKEY REALTY TRUST 25 QUAHAUG LANE SOUTH DENNIS, MA 02660				MILKEY LEWIS H TRUSTEE ROUTE ONE THIRTY FOUR REA				03/10/1999	C	750,000	12118-119	2018-0464	04/13/2018	43	I&E-RECEIVED		03/28/2019	IE	0	0	
								01/25/1994	X		9019-88		04/13/2018	43	I&E-RECEIVED		04/13/2018	IE	0	0	
													04/04/2018	3	ALTERATIONS		06/14/2018	CDM	50	50	
													02/28/2017	43	I&E-RECEIVED		02/28/2017	IE	0	0	
												03/28/2016	43	I&E-RECEIVED		03/28/2016	IE	0	0		
CD	T	ACRES/SF	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	Chpt	CREDIT AMT	ADJ VALUE									
103	A	0.870	31 1.00	C 1.00	1 1.00	393,360	1.08	1 1.00	31E 1.10			368,810									
TOTAL		37,897 SF	.87 Acres			Photo Date		07/05/2018		BLDG #		1									
Nbhd		ROUTE 134																			
FEMA		AVERAGE																			
Inf1																					
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD														
APV	A	1.00	A 0.75		7,500	1.20	6,800														
SW1	A	1.00	A 0.75	10 X 4	40	20.30	600														
DENNIS EQUIPMENT								BLDG	ADJ	DESC	LAND	368,800	351,300								
								STYLE	0.98	SERVICE GARAGE [51%	BUILD.	402,300	382,900								
								QUALITY	0.75	LOW COST [100%]	DETACH	7,400	6,800								
								FRAME	1.00	METAL FRAME [100%]	OTHER	0	0								
								TOTAL			TOTAL	778,500	741,000								
Bldg ID	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			
	5	1971	1990 / 31	0.870	1.000	1/9/2007	HD	1/9/2007	HD	6/14/2018	CDM	10.0 1.00	9,800	1.000	\$59.49	583,011	69	402,300			
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	583,011				
STORIES		1	1.00	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,000	1971	59.49	297,455	CONDITION ELEM CD					
% HEATED		100	1.00	EXTERIOR WALL	4	VINYL	1.01	B	BAS	L	BASE AREA	4,800	1971	59.49	285,556	EXTERIOR A					
% A/C		0	1.00	ROOF STRUCTURE	1	GABLE	1.00									INTERIOR A					
% SPRINKLERS		0	1.00	ROOF COVER	10	METAL	0.98									SERVICES A					
RES UNIT CNT		0	1.00	FLOORING	9	CONCRETE	0.95									FNCTNL USE A					
				INT FINISH	6	MINIMUM	0.95														
				H.V.A.C.	1	FORCED AIR	1.00														
				FUEL SOURCE	2	GAS	1.00														
				PRIVATE ROAD	1	NO	1.00														
				HISTORIC DST	3	OLD KINGS	1.00														
				GENERATOR			1.00														
EFF.YR/AGE		1990 / 31																			
COND		42 42 %																			
FUNC		0																			
ECON		0																			
DEPR		31 % GD		69																	
RCNLD				\$402,300																	

Commercial  
**Realty Advisors**

## Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein.

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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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