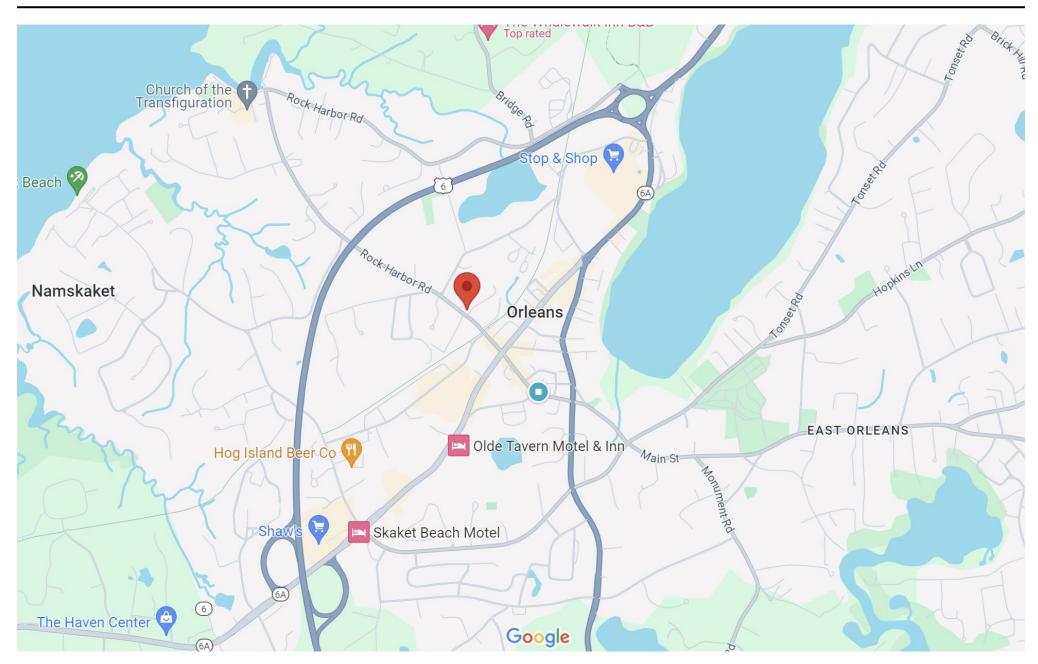
BRAD KUHRTZ Commercial Realty Advisors **⑤** 508-862-9000 **⑤** Fax: 508-862-9200 **FOR** ① Cell: 508-360-4523 BKuhrtz@ComRealty.net **OFFERING MEMORANDUM** 222 West Main Street, Hyannis, MA SALE **Investment Property** ComRealty.net **Beautiful Commercial Building in Orleans Village Center** Office/ Residential Development Opportunity 12 Main St **INVESTMENT AREA** ± 4,000 Sq. Ft. ORLEANS, MA \$1,300,000 0.5 Acre Lot



Year Built 1875-1984

Size +/- 4,000 sq. ft.

Acreage 0.5

Stories 2

Address 12 Main Street, Orleans, MA 02653

Style Office/Professional

Book/Page 30841-215

Parcel ID 25-57-1

Zoning VC

Land Assessment 0

Building Assessment 812,800

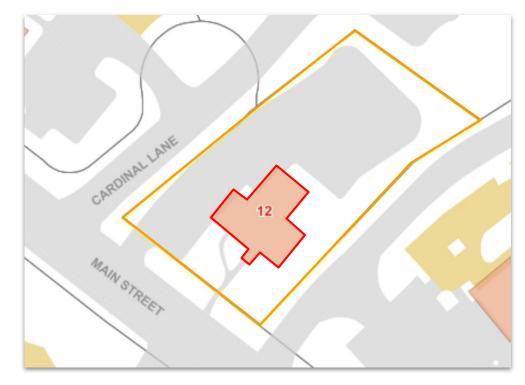
Detached Assessment 0

Total Assessment \$812,800

Features

- Rare Commercial Offering For Sale Orleans Village Center
- +/- 4,000 sq. ft. two story office building in excellent condition
- .50 acre lot with plenty of parking and room for potential building expansion
- 4 current tenants (short leases),5 individual units/6 separate condominium units
- Connected to municipal sewer
- Mixed HVAC gas & electric heat, some portions centrally cooled
- Zoned: Village Center (VC)
- RE Tax: \$5,210.00 (6 units)
- Existing financials are available to qualified buyers who execute a non-disclosure agreement
- Asking \$1,300,000





AGRICULTURAL USES - VC

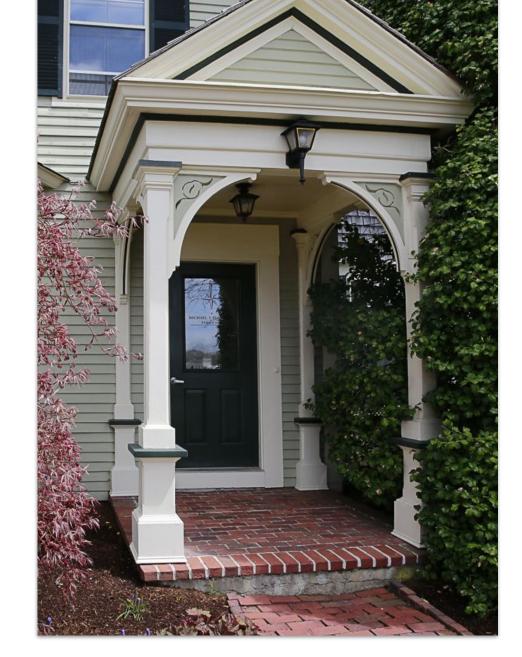
- Agricultural, horticultural, floricultural, aquaculture use: ✓ Permitted
- Cranberry bog facilities: Permitted

INSTITUTIONAL USES - VC

- Burial grounds (non-profit): X Prohibited
- Educational or municipal uses: V Permitted
- Hospitals, convalescent homes: X Prohibited
- Private clubs (non-profit, no lodging): X Prohibited
- Religious uses: V Permitted

RESIDENTIAL USES - VC

- Apartments (3–6 units): 🔽 Permitted
- Apartments (7+ units): 1 Special Permit
- Commercial structures w/ dwelling units: ✓ Permitted
- Congregate housing: 1 Special Permit
- Conversion of dwelling to multi-family: Permitted
- Detached 1- or 2-family dwellings: ✓ Permitted
- Lodging house: A Special Permit
- Open Space Residential Development: X Prohibited
- Room rentals (max 2 rooms/4 people): 🗸 Permitted



COMMERCIAL USES - VC

(All following uses are either Permitted (\checkmark), Allowed by Special Permit ($\mathring{\land}$), or Prohibited (\checkmark))

- Art gallery, bakery, bank, barber, salon, bookstore, cobbler, crafts, drug store, florist, general store, gift shop, liquor store, photo store, post office, restaurant (non-entertainment):
- Bicycle sales/repair, fruit/vegetable stand, TV repair,
 fabric/yarn/art store, mini food market: ✓ Permitted
- Fast food restaurants: X Prohibited
- Marijuana businesses (various types): X Mostly Prohibited (some require Special Permit but not in VC)
- Mobile food establishment: V Permitted
- Museum: Permitted
- Offices: Permitted
- Retail businesses, fishing/marine supply: Permitted

WHOLESALE & STORAGE - VC

Wholesale business, bait/fish/shellfish sales: X Prohibited

INDUSTRIAL/MANUFACTURING - VC

OTHER USES - VC

- Amateur radio tower: V Permitted
- Wind energy: X Prohibited
- Monopoles, towers: X Prohibited

ACCESSORY USES - VC

- Accessory dwelling: Permitted
- Roadside stand <100 sq. ft.: 🔽 Permitted
- Shed for maintenance (apartment): 1 Special Permit

















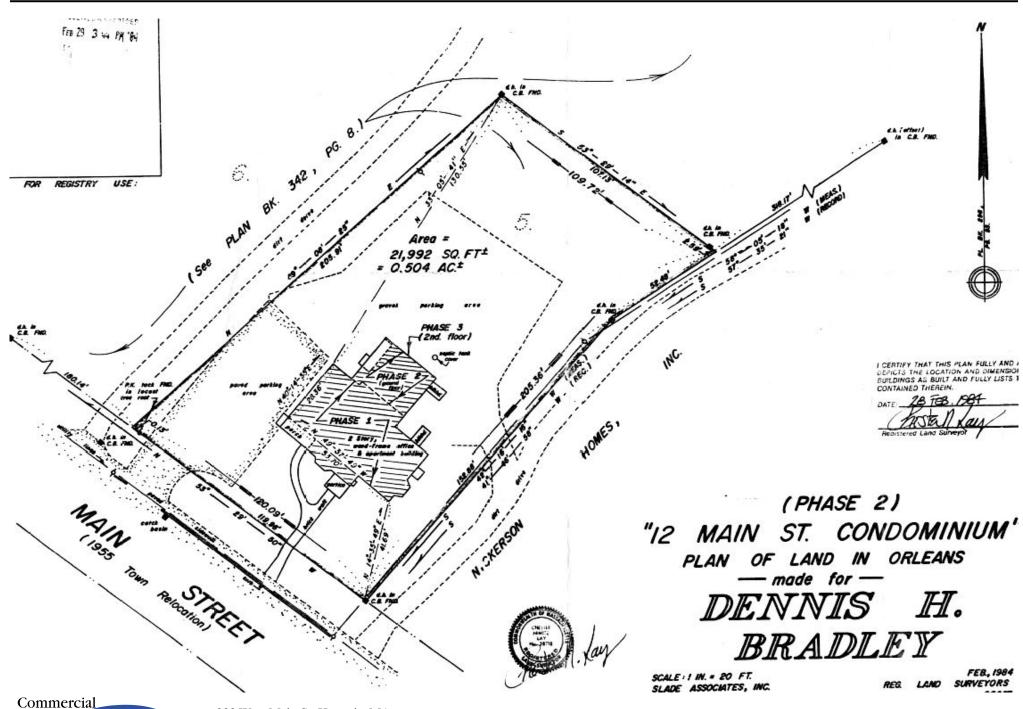






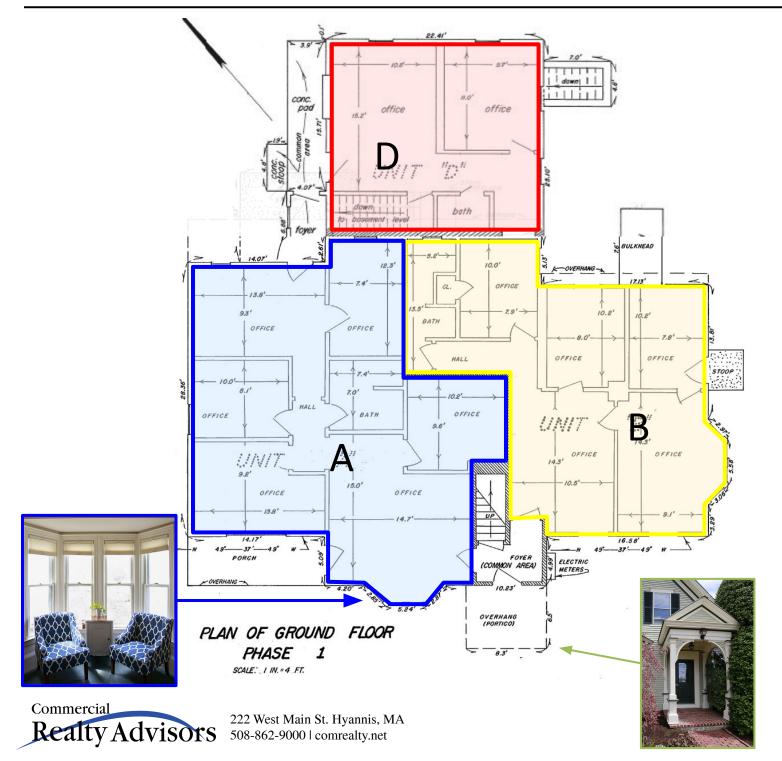


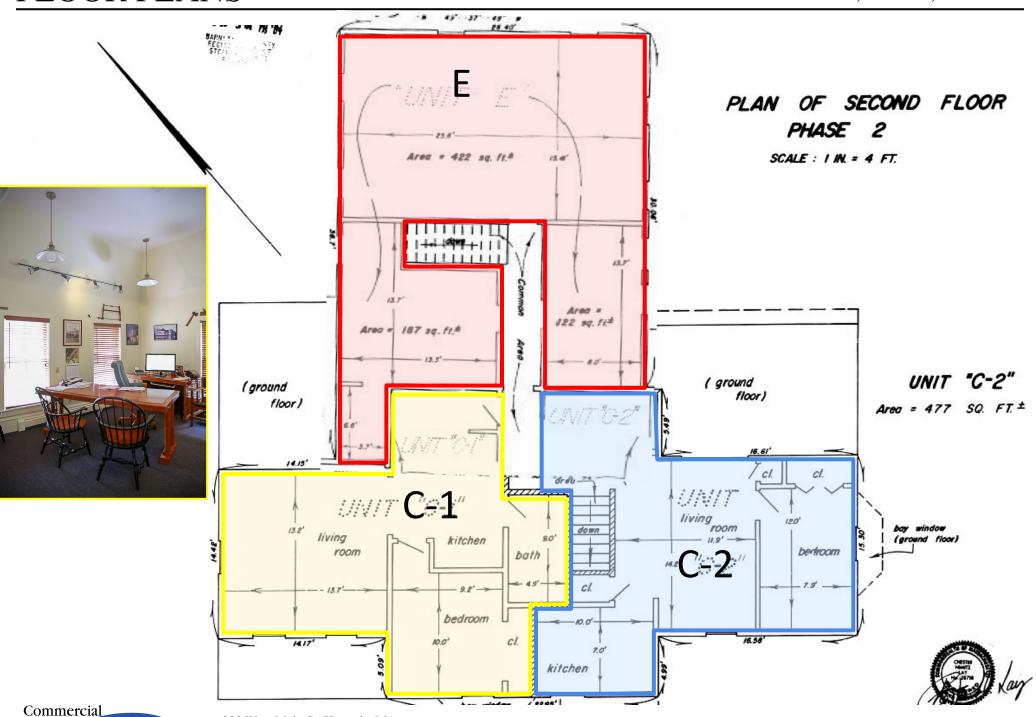
Commercial Realty Advisors 508-862-9000 | comrealty.net



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FIELD CARD

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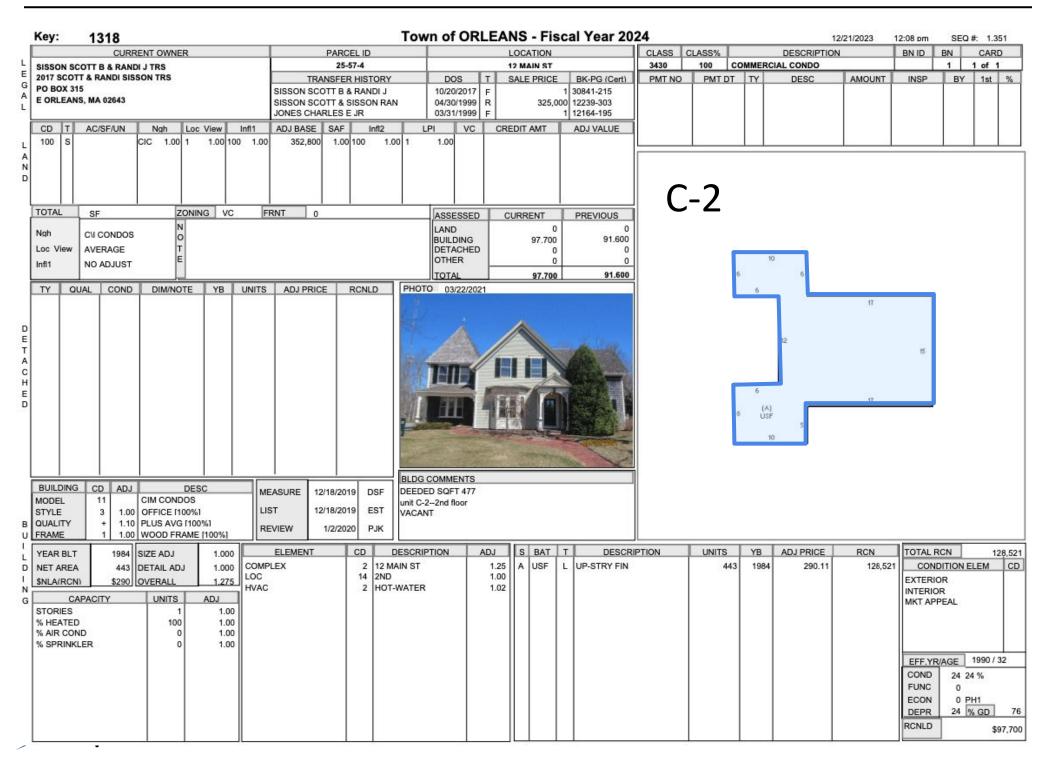
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Commercial Realty Advisors

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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.









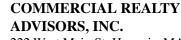












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