

OFFERING MEMORANDUM
Investment Property

**FOR
SALE**

BRAD KUHRTZ

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☎ Cell: 508-360-4523
✉ BKuhrtz@ComRealty.net
📍 222 West Main Street, Hyannis, MA
🌐 ComRealty.net

**Beautiful Commercial Building in
Orleans Village Center
Office/ Residential Development Opportunity**

12 Main St

ORLEANS, MA

INVESTMENT

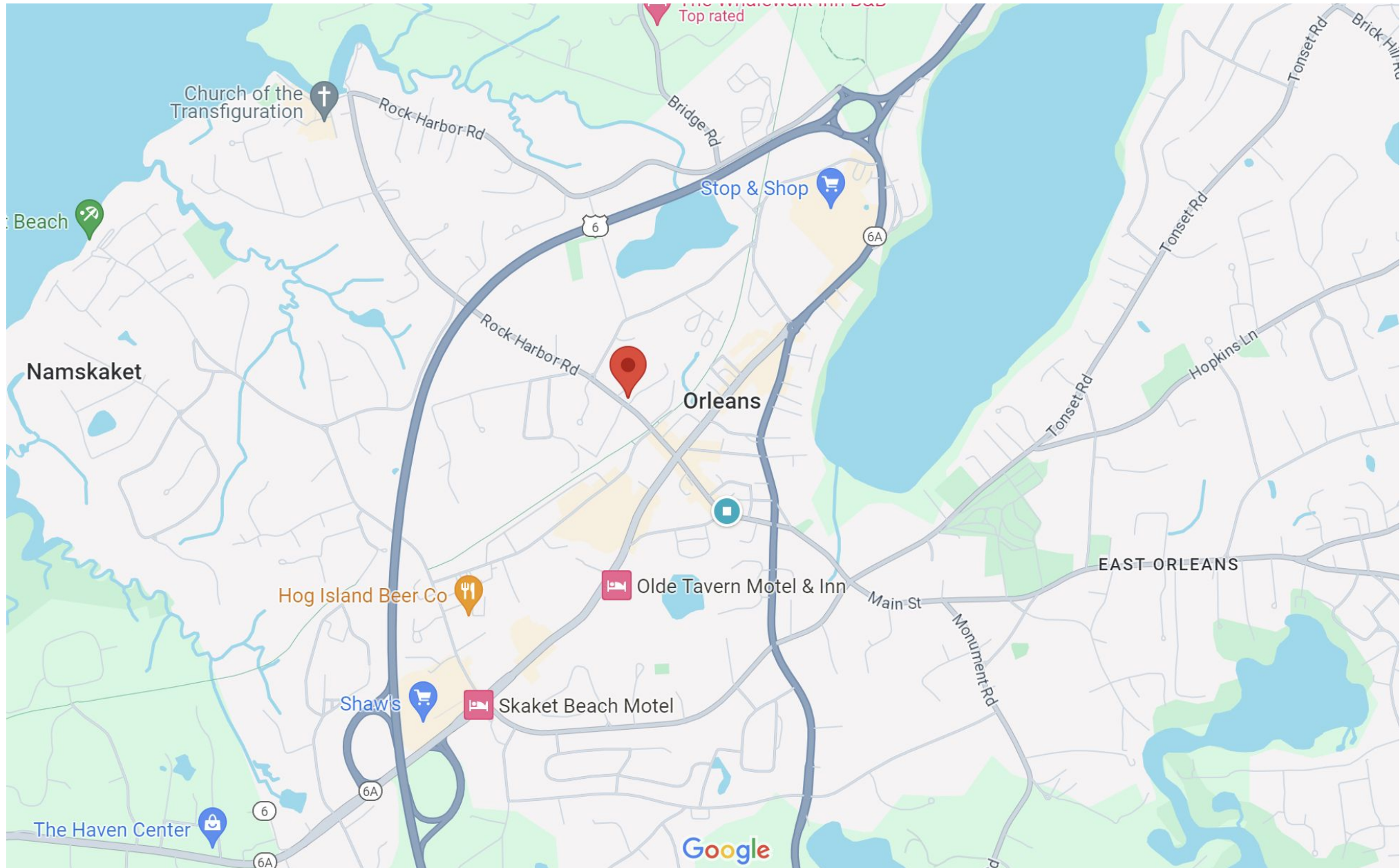
\$1,300,000

AREA

**± 4,000 Sq. Ft.
0.5 Acre Lot**

PROPERTY LOCATION

12 Main St, Orleans, MA 02653



PROPERTY SPECIFICATIONS

12 Main St, Orleans, MA 02653

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

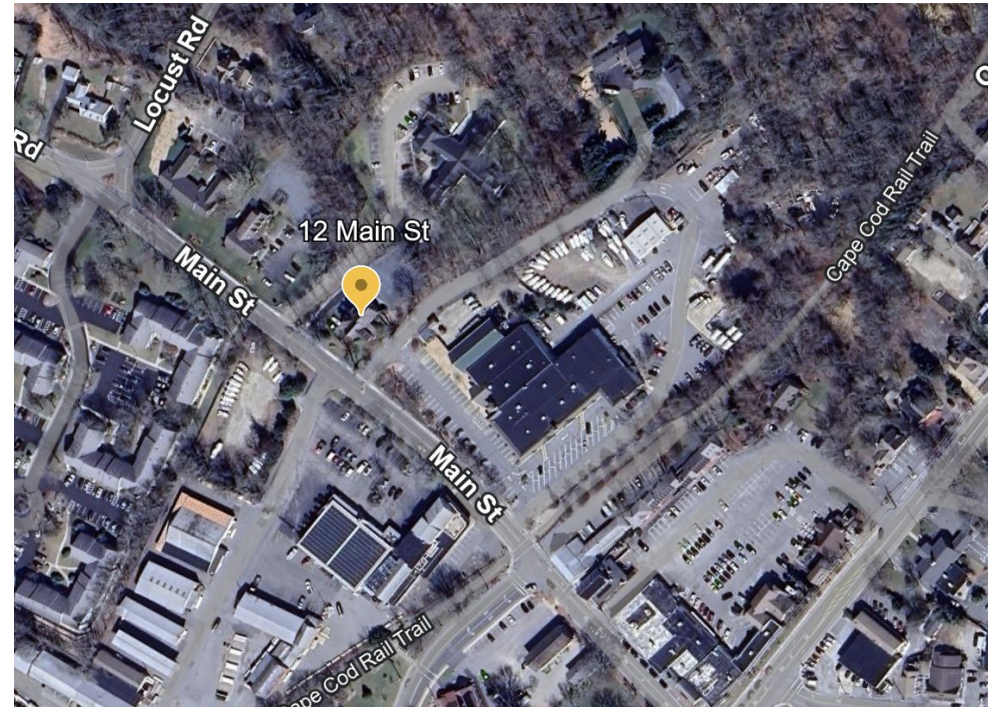
Zoning VC

Land Assessment 0

Building Assessment 812,800

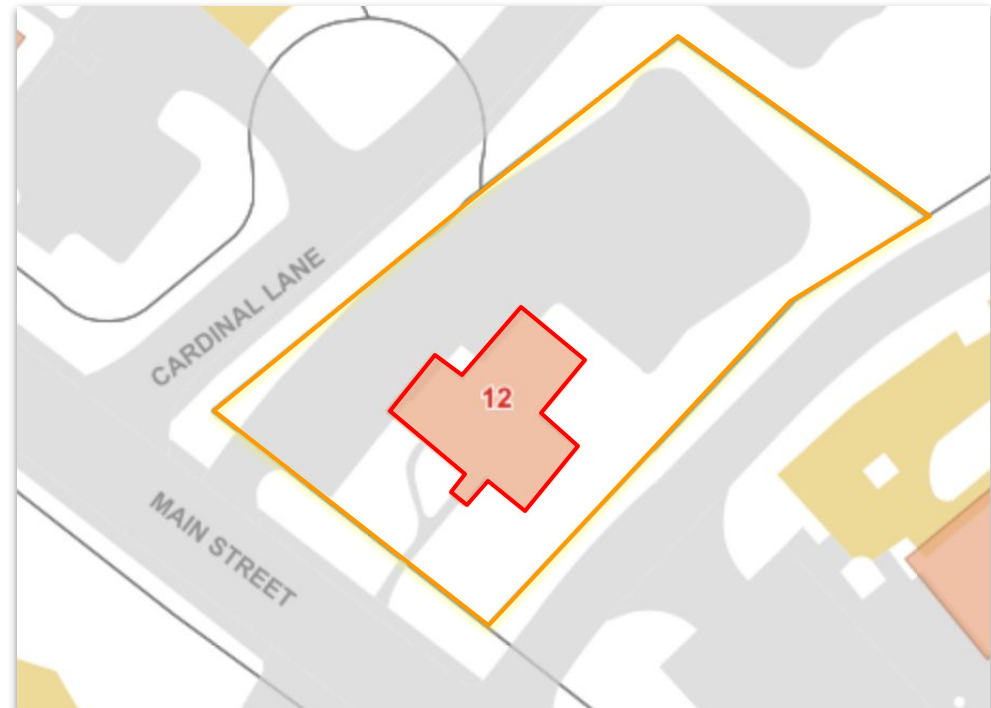
Detached Assessment 0

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
- Roadside stand (≥100 sq. ft.): ✓ Permitted

INSTITUTIONAL USES – VC

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

RESIDENTIAL USES – VC

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



COMMERCIAL USES – VC

(All following uses are either Permitted (✓), Allowed by Special Permit (⚠), or Prohibited (✗))

- 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): ✓ Permitted
- Bicycle sales/repair, fruit/vegetable stand, TV repair, fabric/yarn/art store, mini food market: ✓ Permitted
- Contractor yard, drive-through, filling station, hotel/motel, marina, news printing, place of assembly, amusement venues, formula-based restaurants, restaurants w/ entertainment & alcohol: ⚠ Special Permit
- Fast food restaurants: ✗ Prohibited
- Marijuana businesses (various types): ✗ Mostly Prohibited (some require Special Permit but not in VC)
- Mobile food establishment: ✓ Permitted
- Museum: ✓ Permitted
- Offices: ✓ Permitted
- Retail businesses, fishing/marine supply: ✓ Permitted
- Agricultural supply sales, utility services: ⚠ Special Permit

WHOLESALE & STORAGE – VC

- Wholesale business, bait/fish/shellfish sales: ✗ Prohibited

INDUSTRIAL/MANUFACTURING – VC

- Light industry/manufacturing: ⚠ Special Permit

OTHER USES – VC

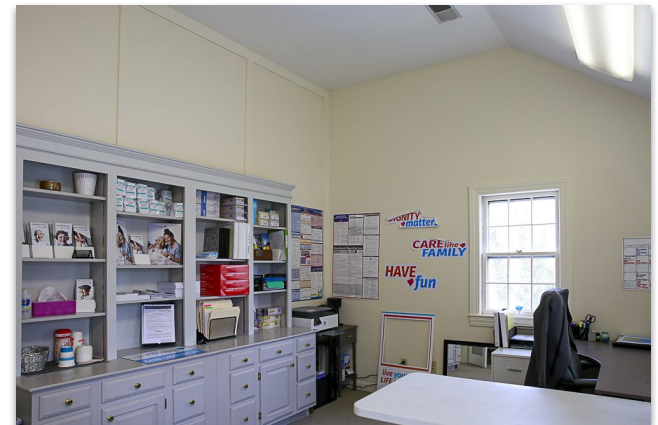
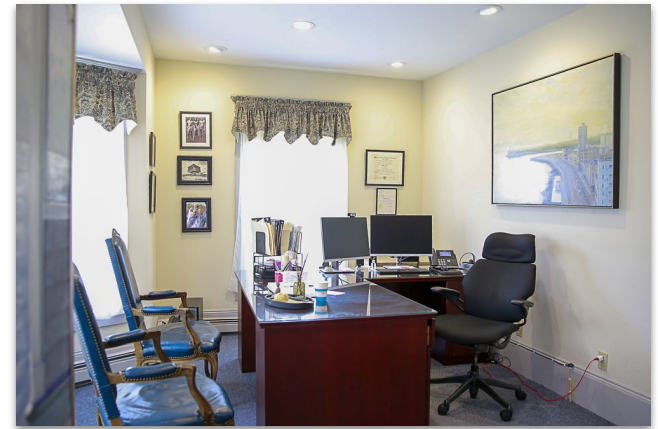
- Amateur radio tower: ✓ Permitted
- Wind energy: ✗ Prohibited
- Communication appurtenance, buildings: ⚠ Special Permit
- Monopoles, towers: ✗ Prohibited

ACCESSORY USES – VC

- Accessory dwelling: ✓ Permitted
- Accessory scientific use: ⚠ Special Permit
- Roadside stand <100 sq. ft.: ✓ Permitted
- Shed for maintenance (apartment): ⚠ Special Permit

INTERIOR PICTURES

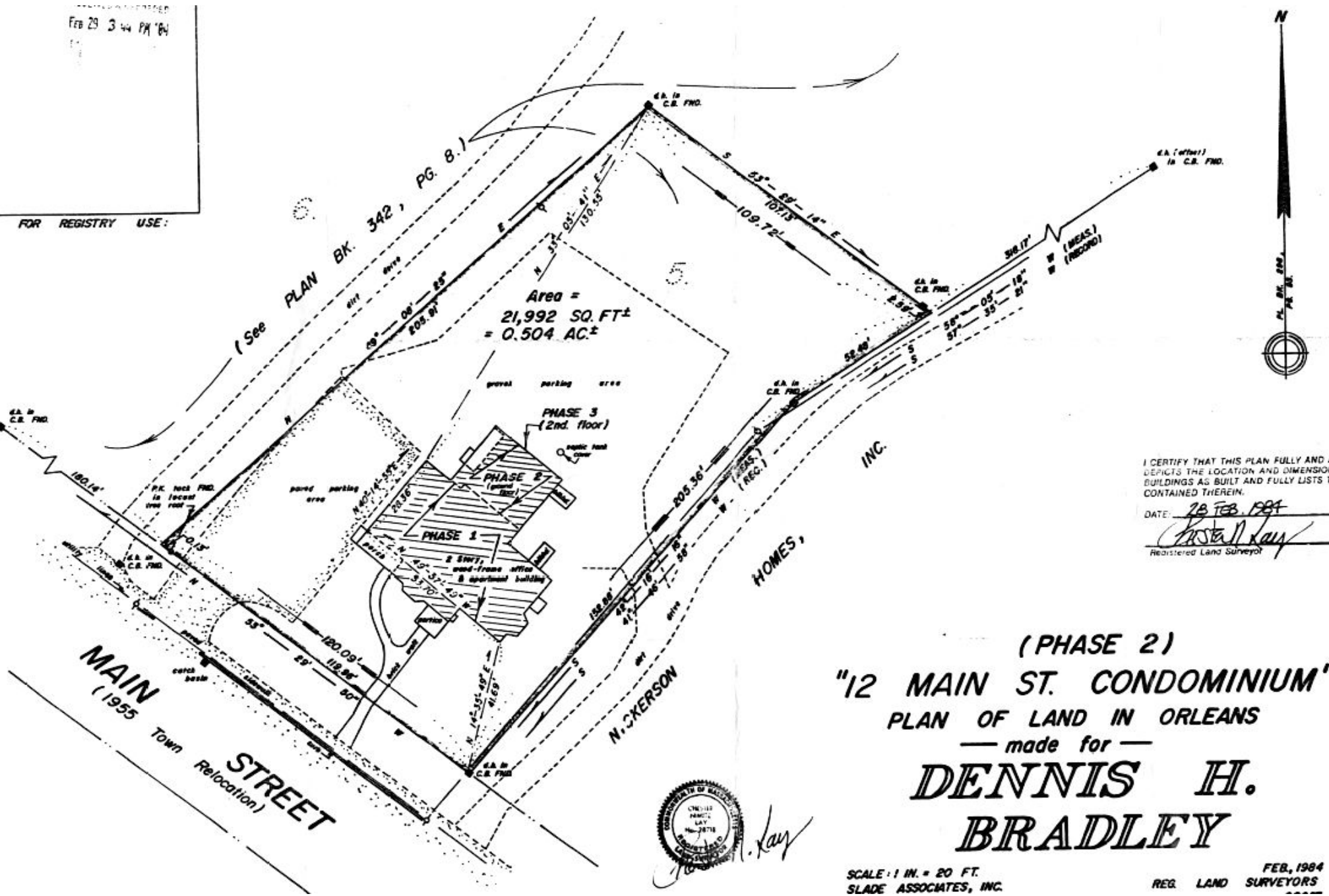
12 Main St, Orleans, MA 02653

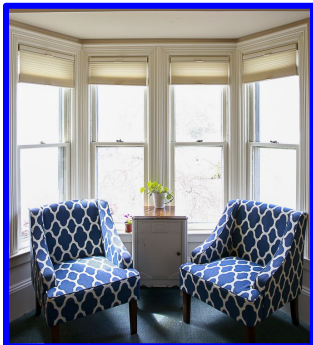
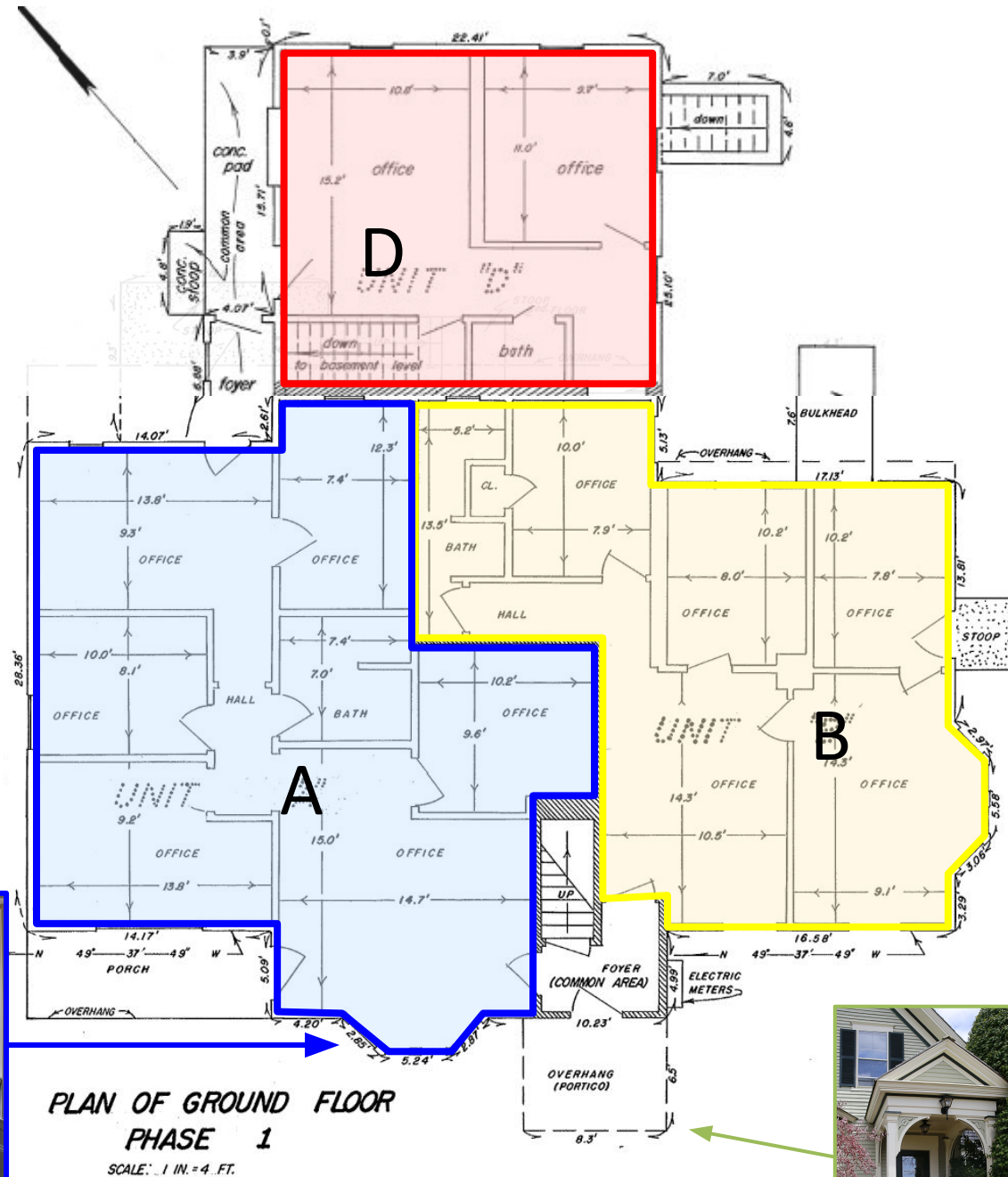


EXTERIOR PICTURES

12 Main St, Orleans, MA 02653

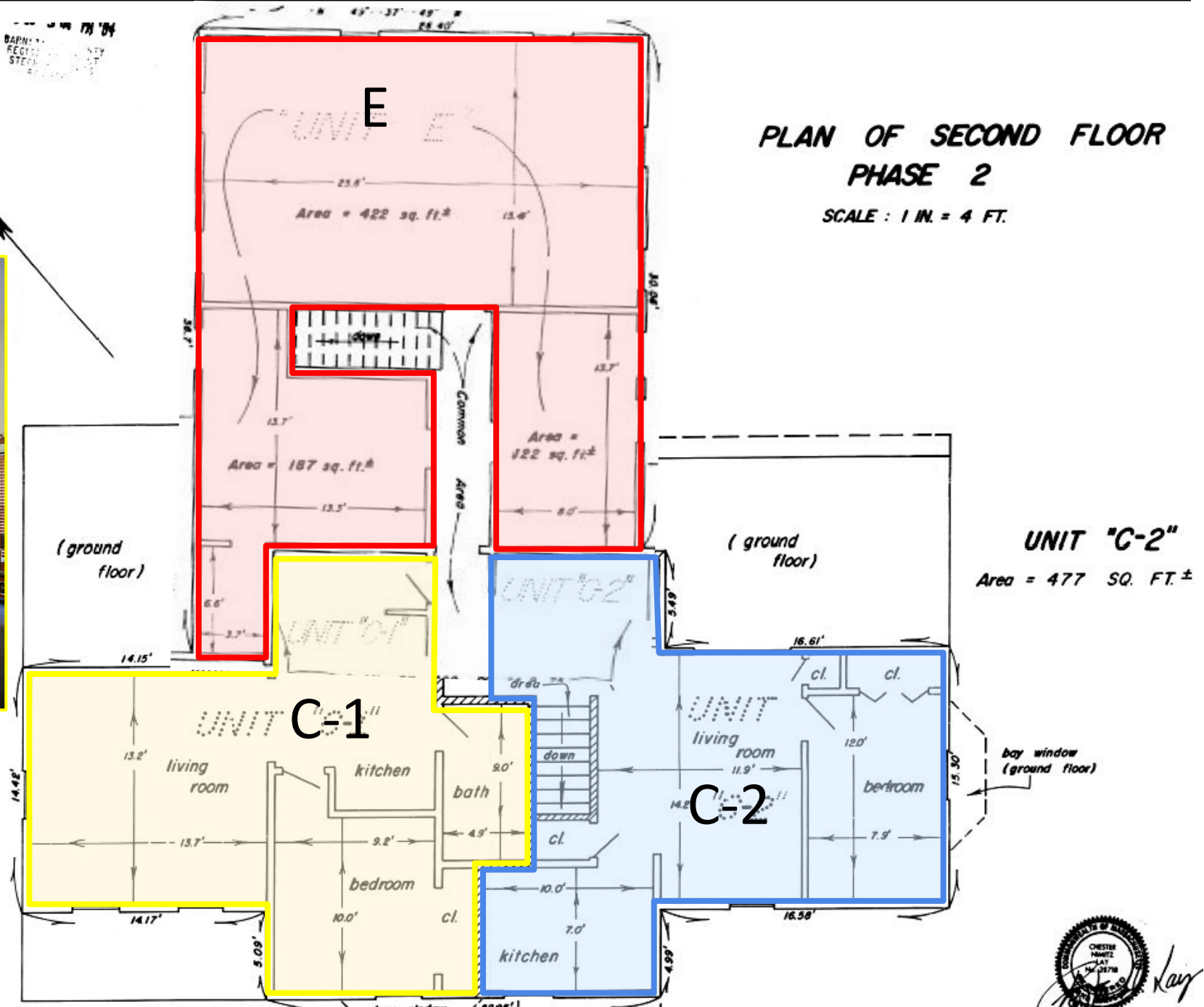






PLAN OF SECOND FLOOR PHASE 2

SCALE : 1 IN. = 4 FT.




12/21/2023 12:08 pm SEQ #: 1.348

CURRENT OWNER	PARCEL ID	LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643	25-57-1	12 MAIN ST			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	SISSON SCOTT B & RANDI J	10/20/2017	F	1	30841-215
	SISSON SCOTT & SISSON RAN	04/30/1999	R	325,000	12239-303
	JONES CHARLES E JR	03/31/1999	F	1	12164-195

CD	T	AC/SF/JN	Ngh	Loc	View	Inf1	ADJ BASE	SAF	Inf2	LPI	VC	CREDIT AMT	ADJ VALUE
100	S		CIC 1.00	1	1.00	100 1.00	352,800	1.00	100 1.00	1 1.00			

TOTAL	21,780 SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CU CONDOS	NOTE				LAND	0	0
Loc View	AVERAGE		BUILDING	189,400	177,700			
Inf11	NO ADJUST		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	189,400	177,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/22/2021
									

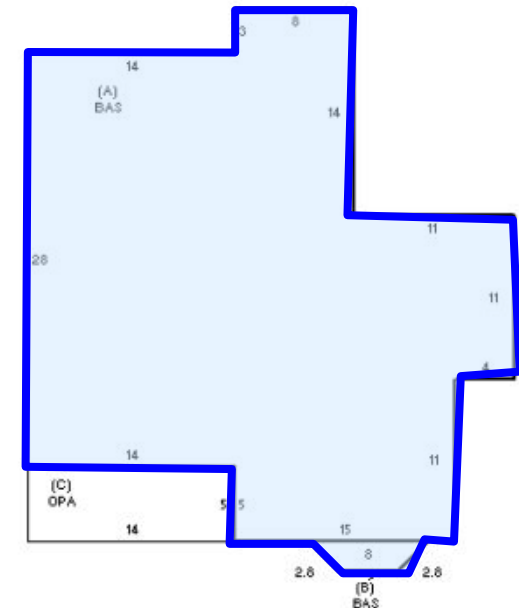
BUILDING	CD	ADJ	DESC	MEASURE	12/18/2019	DSF	BLDG COMMENTS
MODEL	11		CIM CONDOS				DEEDED SQFT 900
STYLE	3	1.00	OFFICE [100%]	LIST	12/18/2019	EST	UNIT A--FIRST FLOOR
QUALITY	+	1.10	PLUS AVG [100%]				HOMES BY SISSON
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	1/2/2020	PJK	

YEAR BLT	1875	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCR
NET AREA	890	DETAIL ADJ	1.000	COMPLEX	2	12 MAIN ST	1.25	+	BAS	L	BAS AREA
\$NLA(RCN)	\$280	OVERALL	1.275	LOC	12	1ST	1.00	C	OPA	N	OPEN PORCH

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	1000	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	COMMERCIAL CONDO				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
138	05/04/2005	3	MAINTENANCE	10,000	08/16/2006	RJM	100	100
46	02/23/2000	5	REMODELING	2,500			100	100
57	03/25/1996	3	MAINTENANCE	500	09/09/1999		100	100

A

[illegible]

12 Main St, Orleans, MA 02653

Key: 1316

Town of ORLEANS - Fiscal Year 2024

12/21/2023


12:08 PM

SEQ #: 1.349

CURRENT OWNER	PARCEL ID	LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643	25-57-2	12 MAIN ST			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	SISSON SCOTT B & RANDI J	10/20/2017	F	1	30841-215
	SISSON SCOTT & SISSON RAN	04/30/1999	R	325,000	12239-303
	JONES CHARLES E JR	03/31/1999	F	1	12164-195

CD	T	AC/SF/UN	Ngh		Loc View		Infi1		ADJ BASE	SAF	Infi2		LPI	VC	CREDIT AMT	ADJ VALUE
100	S		CIC	1.00	1	1.00	100	1.00	352,800	1.00	100	1.00	1	1.00		

TOTAL		SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C/I CONDOS	NOTE					LAND	0	0
Loc View	AVERAGE						BUILDING	148.600	139.400
							DETACHED	0	0
Inf1	NO ADJUST						OTHER	0	0
							TOTAL	148.600	139.400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/22/2021
									

BUILDING	CD	ADJ	DESC	MEASURE	DATE	DSF	BLDG COMMENTS
MODEL	11		CIM CONDOS		12/18/2019	DSF	DEEDED SQFT 550
STYLE	3	1.00	OFFICE [100%]	LIST	12/18/2019	EST	UNIT B--FIRST FLOOR
QUALITY	+	1.10	PLUS AVG [100%]				MICHAEL FLORES PC/LAW
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	1/2/2020	PJK	

YEAR BLT	1875	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCR
NET AREA	696	DETAIL ADJ	1.000	COMPLEX	2	12 MAIN ST	1.25	+	BAS	L	BAS AREA
\$NLA/RCN)	\$281	OVERALL	1.275	LOC	12	1ST	1.00				
				HVAC	2	HOT-WATER	1.02				
CAPACITY		UNITS	ADJ								
STORIES		1	1.00								
% HEATED		100	1.00								
% AIR COND		0	1.00								
% SPRINKLER		0	1.00								

[illegible][illegible]

B

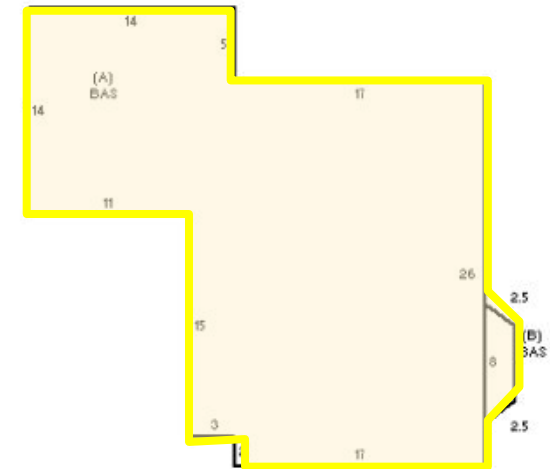


PHOTO 03/22/2021



BLDG COMMENTS
DEEDED SQFT 550
UNIT B--FIRST FLOOR
MICHAEL FLORES PC/LAW

DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	195,513
	696	1875	280.91	195,513	CONDITION ELEM	CD
					EXTERIOR	
					INTERIOR	
					MKT APPEAL	
					EFF.YR/AGE	1990 / 32
					COND	24 24 %
					FUNC	0
					ECON	0 PH1
					DEPR	24 % GD 76
					RCNLD	\$148,600

FIELD CARD

12 Main St, Orleans, MA 02653

Key: 1319

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.352

CURRENT OWNER										PARCEL ID				LOCATION				CLASS		CLASS%		DESCRIPTION		BN ID		BN		CARD							
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643										25-57-5				12 MAIN ST				3430		100		COMMERCIAL CONDO				1		1 of 1							
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)		PMT NO		PMT DT		TY		DESC		AMOUNT		INSP		BY		1st		%	
SISSON SCOTT B & RANDI J										10/20/2017		F		1 30841-215																					
SISSON SCOTT & SISSON RAN										04/30/1999		R		325,000 12239-303																					
JONES CHARLES E JR										03/31/1999		F		1 12164-195																					
CD		T		AC/SF/UN		Ngh		Loc View		Infl1		ADJ BASE		SAF		Infl2		LPI		VC		CREDIT AMT		ADJ VALUE											
100		S				CIC 1.00		1 1.00		100 1.00		352,800		1.00		100 1.00		1 1.00																	
TOTAL		SF				ZONING		VC		FRNT		0						ASSESSED		CURRENT		PREVIOUS													
Ngh				CII CONDOS														LAND		0		0													
Loc View				AVERAGE														BUILDING		110.800		103.900													
Infl1				NO ADJUST														DETACHED		0		0													
																		OTHER		0		0													
																		TOTAL		110.800		103.900													
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD		PHOTO		03/22/2021																	
																																			
BUILDING		CD		ADJ		DESC		MEASURE		12/18/2019		DSF		BLDG COMMENTS																					
MODEL		11				CIM CONDOS		LIST		12/18/2019		EST		DEEDED SQFT 400																					
STYLE		3		1.00		OFFICE [100%]		REVIEW		1/2/2020		PJK		Unit D--1st floor & basement																					
QUALITY		+		1.10		PLUS AVG [100%]								MICHAEL FLORES PC																					
FRAME		1		1.00		WOOD FRAME [100%]																													
YEAR BLT		1984		SIZE ADJ		1.000		ELEMENT		CD		DESCRIPTION		ADJ		S		BAT		T		DESCRIPTION		UNITS		YB		ADJ PRICE		RCN		TOTAL RCN		145,765	
NET AREA		444		DETAIL ADJ		1.000		COMPLEX		2		12 MAIN ST		1.25		A		BAS		L		BAS AREA		444		1984		290.12		128,811		CONDITION ELEM		CD	
\$NLA/RCN		\$328		OVERALL		1.275		LOC		10		BSMT & 1ST		1.00				BMU		N		BSMT UNFINISHED		407				41.65		16,953		EXTERIOR			
								HVAC		2		HOT-WATER		1.02																		INTERIOR			
CAPACITY		UNITS		ADJ																												MKT APPEAL			
STORIES		1		1.00																															
% HEATED		100		1.00																															
% AIR COND		0		1.00																															
% SPRINKLER		0		1.00																															
EFF.YR/AGE		1990 / 32																																	
COND		24		24 %																															
FUNC		0																																	
ECON		0		PH1																															
DEPR		24		% GD		76																													
RCNLD																																		\$110,800	

D

(A)
BAS

15

22

22

10

4

12

12 Main St, Orleans, MA 02653

12/21/2023 12:08 pm SEQ #: 1.350

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	COMMERCIAL CONDO				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

C-1

PHOTO 03/22/2021

A photograph of a two-story house with a gabled roof, white siding, and dark shutters. The house has a covered front porch and a large evergreen tree to the right. The photo is dated 03/22/2021.

BLDG COMMENTS
DEEDED SQFT 533 Unit C-1--2nd floor HOMES BY SISSON

[illegible]

FIELD CARD

12 Main St, Orleans, MA 02653

Key: 1318

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.351

CURRENT OWNER

SISSON SCOTT B & RANDI J TRS
2017 SCOTT & RANDI SISSON TRS
PO BOX 315
E ORLEANS, MA 02643

PARCEL ID

25-57-4

LOCATION

12 MAIN ST

TRANSFER HISTORY

DOS

T

SALE PRICE

BK-PG (Cert)

SISSON SCOTT B & RANDI J

10/20/2017

F

1

30841-215

SISSON SCOTT & SISSON RAN

04/30/1999

R

325,000

12239-303

JONES CHARLES E JR

03/31/1999

F

1

12164-195

CD

T

AC/SF/UN

Ngh

Loc

View

Inf1

ADJ BASE

SAF

Inf2

LPI

VC

CREDIT AMT

ADJ VALUE

100

S

CIC

1.00

1

1.00

100

1.00

352,800

1.00

100

1.00

1

1.00

TOTAL

SF

ZONING

VC

FRNT

0

ASSESSED

CURRENT

PREVIOUS

Ngh

CII CONDOS

NOTE

LAND

0

0

Loc View

AVERAGE

BUILDING

97.700

91.600

Inf1

NO ADJUST

DETACHED

0

0

OTHER

0

0

TOTAL

97.700

91.600

TY

QUAL

COND

DIM/NOTE

YB


UNITS

ADJ PRICE

RCNLD

PHOTO

03/22/2021



BUILDING

CD

ADJ

DESC

MEASURE

12/18/2019

DSF

BLDG COMMENTS

MODEL

11

CIM CONDOS

LIST

12/18/2019

EST

DEEDED SQFT 477

STYLE

3

1.00

OFFICE [100%]

REVIEW

1/2/2020

PJK

unit C-2-2nd floor

QUALITY

+

1.10

PLUS AVG [100%]

VACANT

FRAME

1

1.00

WOOD FRAME [100%]

YEAR BLT

1984

SIZE ADJ

1.000

ELEMENT

CD

DESCRIPTION

ADJ

S

BAT

T

DESCRIPTION

UNITS

YB

ADJ PRICE

RCN

TOTAL RCN

128,521

NET AREA

443

DETAIL ADJ

1.000

COMPLEX

2

12 MAIN ST

1.25

A

USF

L

UP-STRY FIN

443

1984

290.11

128,521

CONDITION ELEM

CD

\$NLA/RCN

\$290

OVERALL

1.275

LOC

14

2ND

1.00

EXTERIOR

HVAC

2

HOT-WATER

1.02

INTERIOR

CAPACITY

UNITS

ADJ

STORIES

1

1.00

% HEATED

100

1.00

% AIR COND

0

1.00

% SPRINKLER

0

1.00

EFF.YR/AGE

1990 / 32

COND

24

24 %

FUNC

0

ECON

0

PH1

DEPR

24

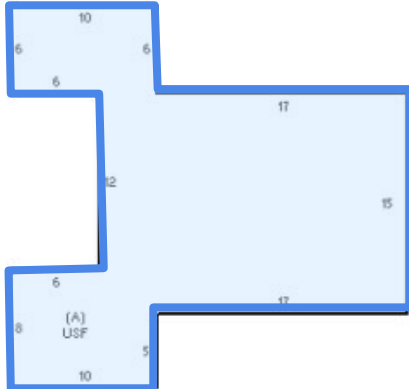
% GD

76

RCNLD

\$97,700

C-2




12/21/2023 12:08 pm SEQ #: 1.353

CURRENT OWNER	PARCEL ID	LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643	25-57-6	12 MAIN ST			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	SISSON SCOTT B & RANDI J	10/20/2017	F	1	30841-215
	SISSON SCOTT & SISSON RAN	04/30/1999	R	325,000	12239-303
	JONES CHARLES E JR	03/31/1999	F	1	12164-195

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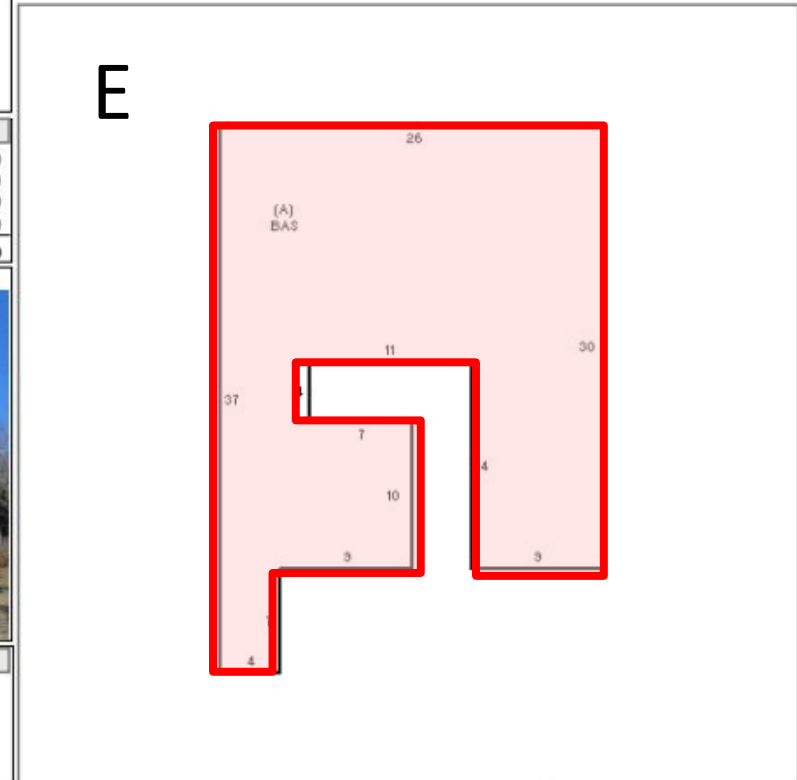
CD	T	AC/SF/UN	Ngh		Loc View		Infi1		ADJ BASE	SAF	Infi2		LPI		VC	CREDIT AMT	ADJ VALUE
100	S		CIC	1.00	1	1.00	100	1.00	352,800	1.00	100	1.00	1	1.00			

TOTAL		SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C/I CONDOS	N O T E					LAND	0	0
Loc View	AVERAGE						BUILDING	154.300	144.700
							DETACHED	0	0
Inf11	NO ADJUST						OTHER	0	0
							TOTAL	154.300	144.700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/22/2021
									

BUILDING	CD	ADJ	DESC	MEASURE	DATE	BY	BLDG COMMENTS
MODEL	11		CIM CONDOS		12/18/2019	DSF	DEEDED SQFT 731
STYLE	3	1.00	OFFICE (100%)	LIST	12/18/2019	EST	Unit E--2nd floor
QUALITY	+	1.10	PLUS AVG (100%)				MARK BERSON ATTY,
FRAME	1	1.00	WOOD FRAME (100%)	REVIEW	1/2/2020	PJK	VACANT

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCR
NET AREA	724	DETAIL ADJ	1.000	COMPLEX	2	12 MAIN ST	1.25	A	BAS	L	BAS AREA
\$NLA(RCN)	\$280	OVERALL	1.275	LOC	14	2ND	1.00				
				HVAC	2	HOT-WATER	1.02				
CAPACITY		UNITS	ADJ								
STORIES		1	1.00								
% HEATED		100	1.00								
% AIR COND		0	1.00								
% SPRINKLER		0	1.00								

[illegible]

DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	202,975
	724	1984	280.35	202,975	CONDITION ELEM	CD
					EXTERIOR	
					INTERIOR	
					MKT APPEAL	
					EFF.YR/AGE	1990 / 32
					COND	24 24 %
					FUNC	0
					ECON	0 PH1
					DEPR	24 % GD 76
					RCNLD	\$154,300

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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