

OFFERING MEMORANDUM

Professional Office Space

**FOR
SALE/
LEASE**

BRAD KUHRTZ

☎ 508-862-9000 ☎ Fax: 508-862-9200
☎ Cell: 508-360-4523
✉ BKuhrtz@ComRealty.net
📍 222 West Main Street, Hyannis, MA
🌐 ComRealty.net

KEVIN PEPE

☎ 508-862-9000 ☎ Fax: 508-862-9200
☎ Cell: 508-962-5022
✉ KPepe@ComRealty.net
📍 222 West Main Street, Hyannis, MA
🌐 ComRealty.net



434 Route 134, Units A3 & A4

FOR SALE

DENNIS, MA

SALE: \$139,800
LEASE: \$2,250/MO NNN
±1,369 Sq Ft

CALL TODAY TO SCHEDULE A
SHOWING!

PROPERTY SUMMARY

434 Route 134 Units A3 & A4, South Dennis, MA 02660

- Consists of 2 second floor commercial condo units
- 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

Unit A3&A4: 1,369 sq. ft. – For sale at \$139,800 or lease at \$2,250/month (NNN)

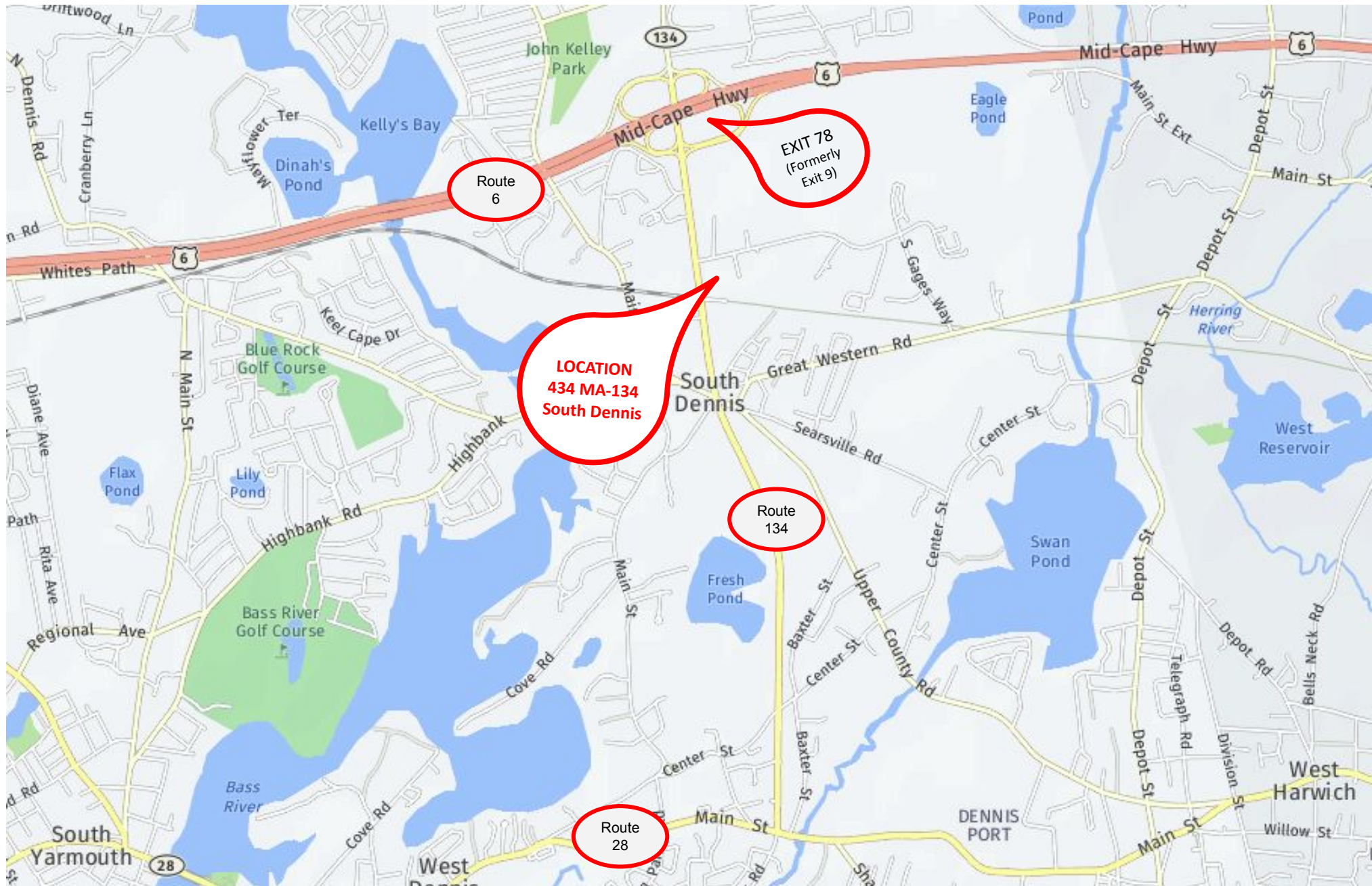
Unit A3: 537 sq. ft. – For sale at \$59,900 or lease at \$1,000/month (NNN)

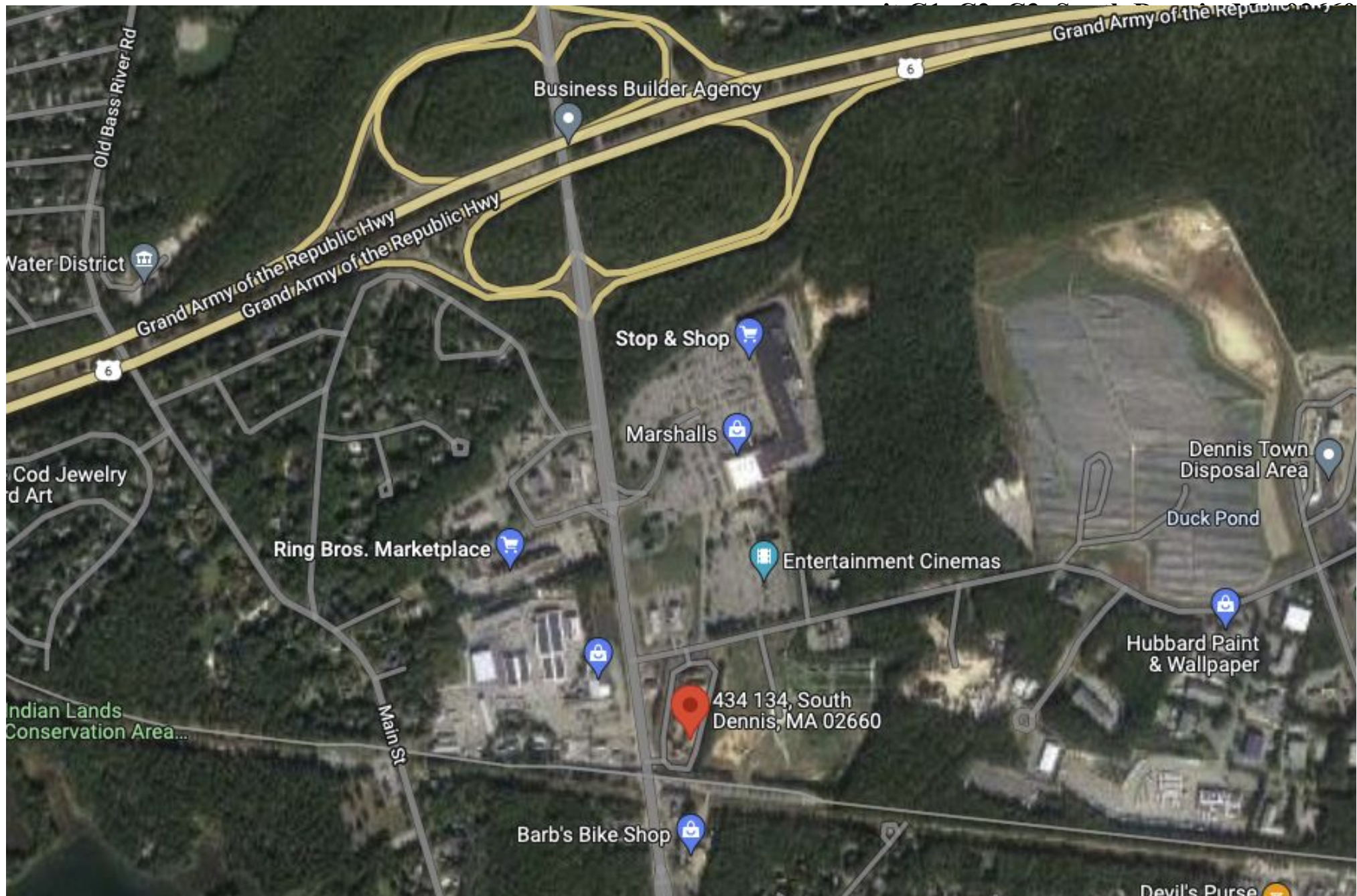
Unit A4: 832 sq. ft. – For sale at \$79,900 or lease at \$1,250/month (NNN)



PROPERTY LOCATION

434 Route 134 Units A3 & A4, South Dennis, MA 02660





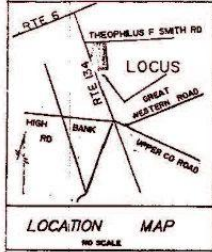
PROPERTY LOCATION

434 Route 134 Units A3 & A4, South Dennis, MA 02660



C-251

W/DOC 491330 2nd amendment to Master Deed



L.C.C. 41617 A
SHEET 2 OF 2

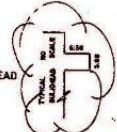
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY EXISTING ESTABLISHED AND THAT NO NEW LINES FOR DIVIDING EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

10/24/87
DATE
PROFESSIONAL LAND SURVEYOR

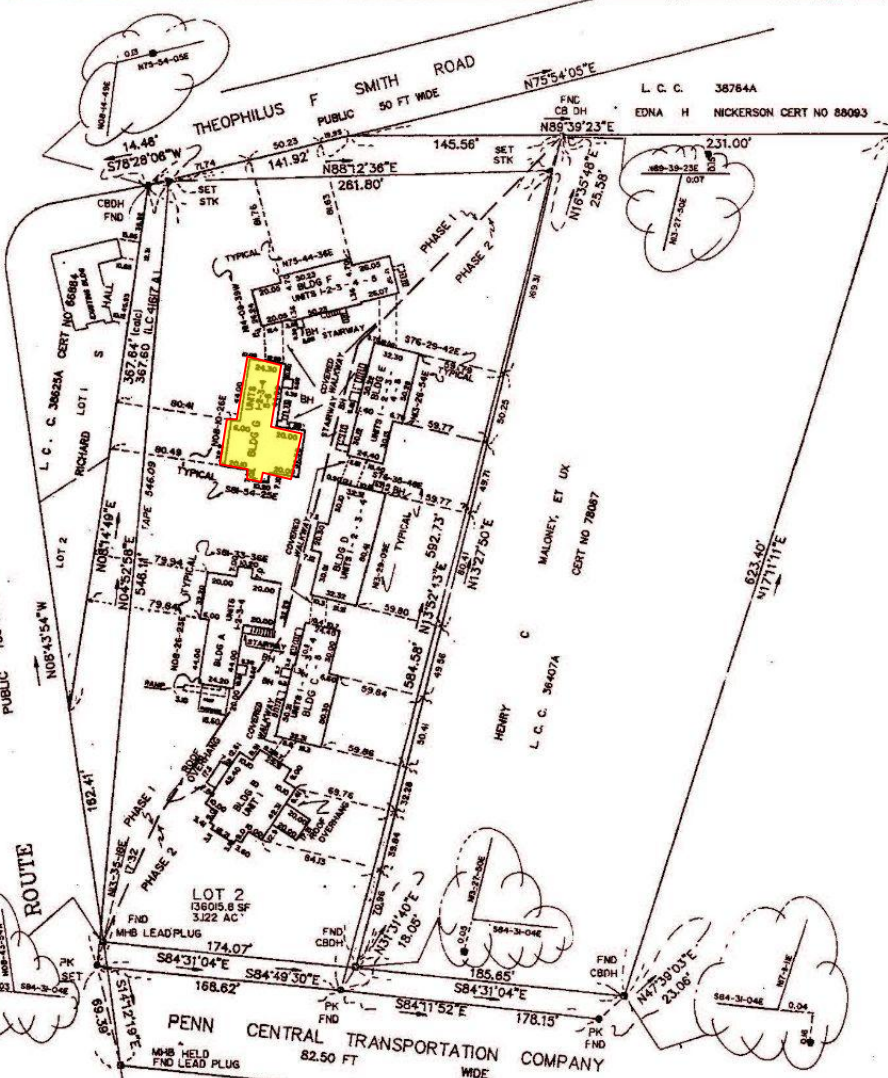
I HEREBY CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 1971 ON OR BETWEEN OCTOBER 16, 1987 AND OCTOBER 30, 1987

10/24/87
DATE
PROFESSIONAL LAND SURVEYOR

LEGEND
BH DENOTES BULKHEAD



L.C.C. 38625A



I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN IN PHASE II

11/1/89
DATE
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN IN PHASE I

11/20/87
DATE
PROFESSIONAL LAND SURVEYOR

NOT: BUILDINGS A-C-D-E-F-G ARE TWO STORY WOOD FRAME
BUILDING 6 IS A SINGLE STORY WOOD FRAME
NOTE: BEING A SURVEY OF SUBDIVISION PLAN L.C.C. 41617 A
NOTE: ALL "IES TO BUILDINGS ARE AT 90° TO PROPERTY LINES
NOTE: IES ARE 10' PLATBOARD FINISH ON BUILDINGS

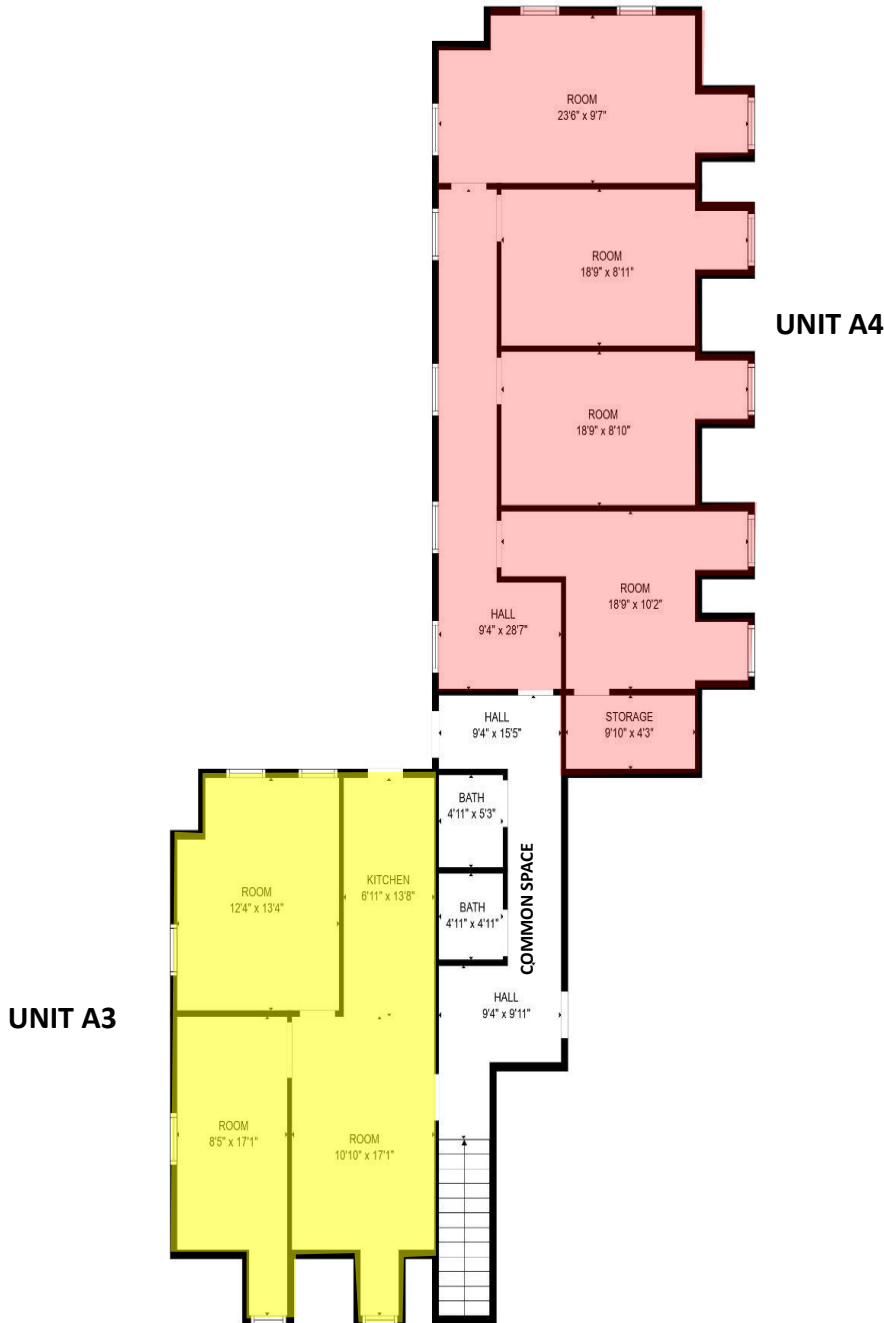
OWNER OF RECORD
WILLIAM E DACEY III
10 CENTER PLACE
RTE 28 1550
CENTERVILLE, MASS 02632
PO BOX 510
CERTIFICATE OF TITLE 111,618
PETITIONER
WILLIAM E DACEY III

PLAN FILED
IN PLAN DEPT.

| | |
|---|-----------------------|
| SITE PLAN OF CRANBERRY SQUARE CONDOMINIUM IN SOUTH DENNIS, MASSACHUSETTS | |
| DATE: 10-30-1987 | SCALE: 1"=40' |
| DRAWN: DON | CHECKED: JOE NO. 1333 |
| | |
| Levy, Eldredge & Wagner Associates Inc. Engineers Landscape Architects Planners Land Surveyors 889 West Main Street Centerville Ma. 02632 | |

FLOOR PLAN & PROPERTY SPECS

434 Route 134 Units A3 & A4, South Dennis, MA 02660



| PROPERTY DETAILS | |
|------------------|--|
| 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 |

| REAL ESTATE TAXES 2024 | |
|--------------------------------------|-------------------------|
| A3 | \$124 |
| A4 | \$184 |
| CONDO FEES/SPECIAL ASSESSMENTS* 2025 | |
| A3 | \$385.50 MO/\$120.00 MO |
| A4 | \$556.83 MO/\$173.33 MO |





434 Route 134 Unit A3, South Dennis, MA 02660

SEQ #: 8,515

(A) BAS

434 Route 134 Unit A4, South Dennis, MA 02660

SEQ #: 8,516

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. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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.



SCAN THE QR
CODE TO VISIT
COMREALTY.NET!



**COMMERCIAL REALTY
ADVISORS, INC.**

222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295

