# **OFFERING MEMORANDUM**

Professional Office Space

FOR SALE/ LEASE

### **BRAD KUHRTZ**

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## **KEVIN PEPE**

- 508-862-9000 **合** Fax: 508-862-9200
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- 222 West Main Street, Hyannis, MA
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434 Route 134, Units A3 & A4

**FOR SALE** 

**DENNIS, MA** 

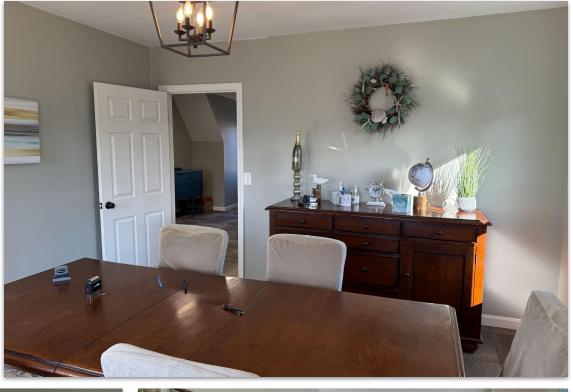
SALE: \$139,800 LEASE: \$2,250/MO NNN ±1,369 Sq Ft CALL TODAY TO SCHEDULE A SHOWING!

- 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)

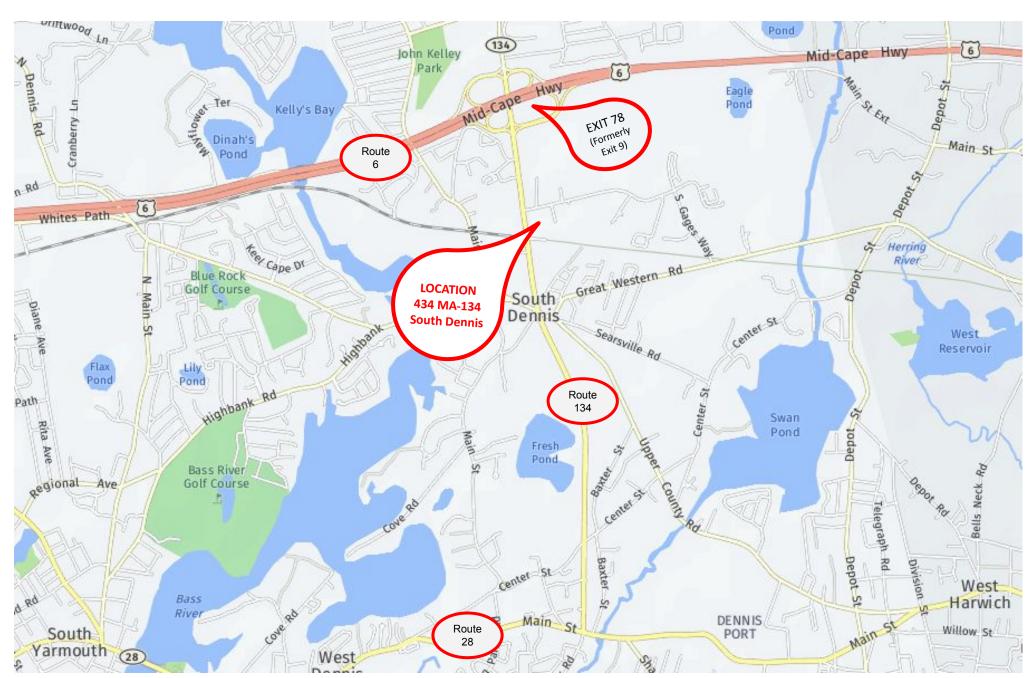
Unit A4: 832 sq. ft. – For sale at \$79,900 or lease at \$1,250/month (NNN)











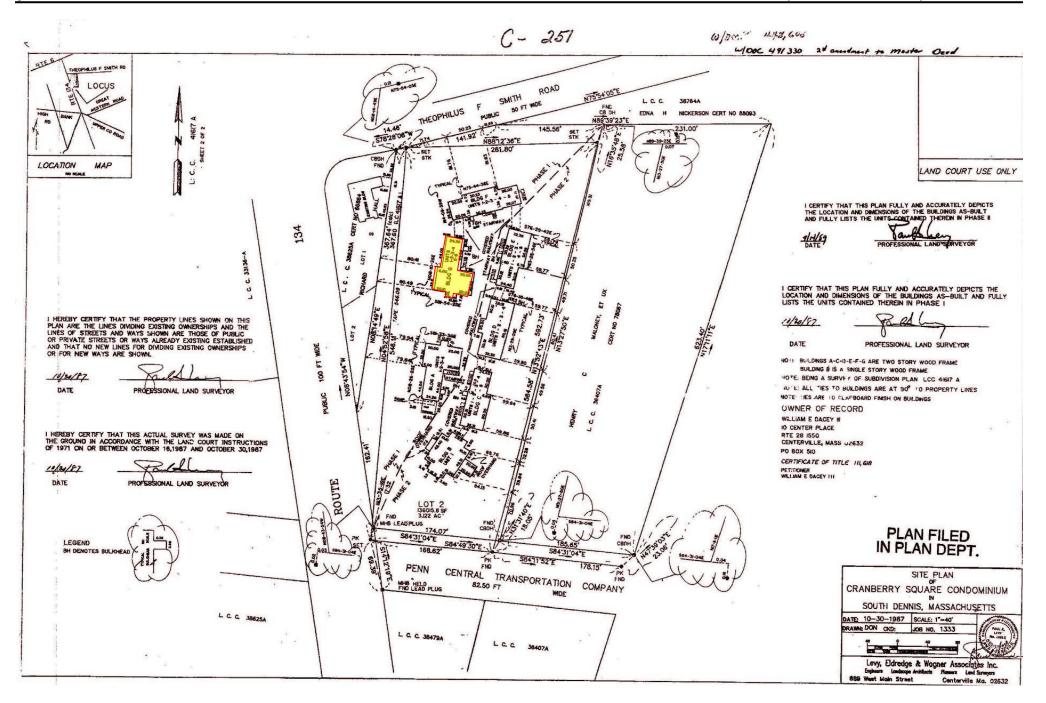


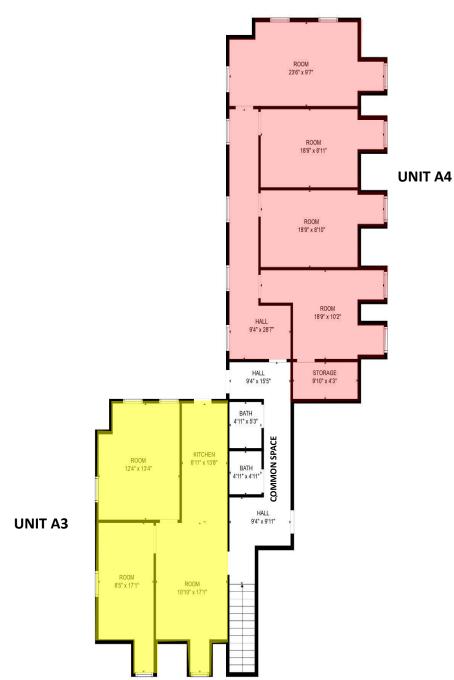












PROPERTY DETA	AILS
Year Built	1987
Area	Unit A3: +/- 537 Sq. Ft. Unit A4: +/- 832 Sq Ft
Address	434 Unit C Route 134
Style	Office Condo
Stories	2nd Story Units
Parcel Numbers	140-18-3 - 140-18-4
Zoning	General Commercial 3

REA	L ESTATE TAXES 2024
A3	\$124
A4	\$184
CON	DO FEES/SPECIAL ASSESSMENTS* 2025
A3	\$385.50 MO/\$120.00 MO
A4	\$556.83 MO/\$173.33 MO

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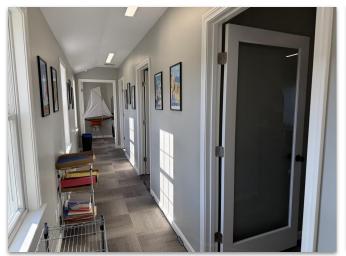


























Assessed Owner Of Record							Parcel ID				Location		Class	Mix%	x% Description				BLD# Blda	ID	Card
OTTER	ELIZABE	THK		20000	38		140-18-3		434-U-A3	ROUTI	E 134 SD .		3430	100		COM	MERCIAL CONDO		1 BLDG	#A	1 of 1
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Assessed Owner Of Record COTTER ELIZABETH K						Parcel ID 140-18-4				Location 434-U-A4 ROUTE 134 SD .						Mix% 100					BLD:	# Blda ID BLDG#A	Card 1 of 1			
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# Commercial Realty Advisors

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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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