

OFFERING MEMORANDUM

Boat Storage Condominium

Units 1 & 2 For Sale



KEVIN PEPE

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73 Mercantile Way, Units 1 & 2

FOR SALE

FOR LEASE

MASHPEE, MA

SIZE

+/- 1,110 sq. ft.

**Unit 1
\$195,000**

**Unit 2
\$185,000**

**Unit 1 & 2 Collectively
\$375,000**

**Unit 1
Industrial Condo For Lease
\$1,000/mo NNN**

**Unit 2
Industrial Condo For Lease
\$900/mo NNN**

Interior Photos

73 Mercantile Way, Mashpee, MA 02649



Exterior Photos

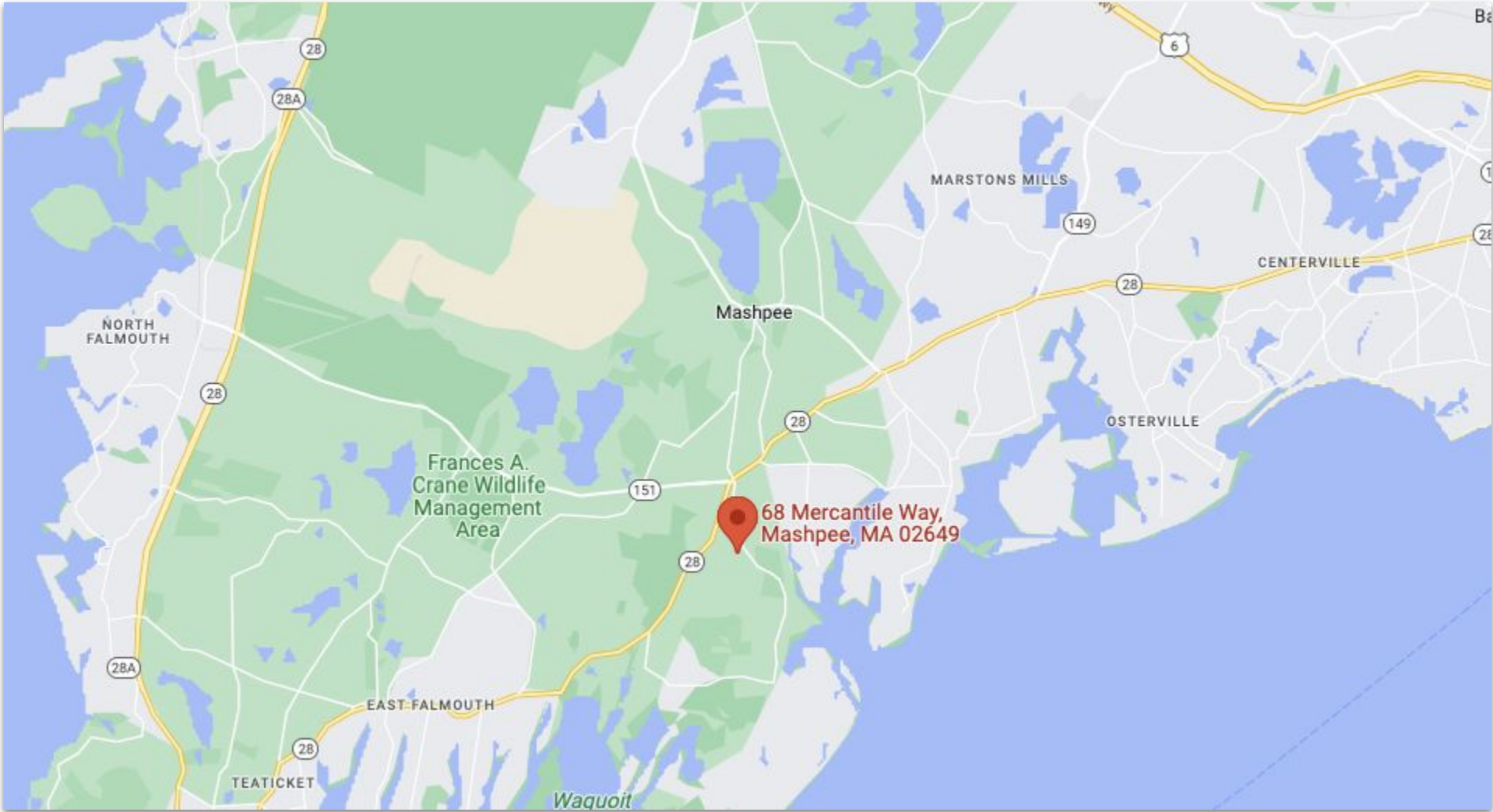
73 Mercantile Way, Mashpee, MA 02649



Discover the perfect solution to your boat storage needs at **73 Mercantile Way, Mashpee**—a premium double-unit boat storage condominium designed with convenience and security in mind. **Priced at \$375,000**, this +/- 1,110 sq. ft. gated property offers high ceilings, ideal for accommodating larger vessels, with easy access to Cape Cod's ports and launch sites. Benefit from common restrooms, ample maneuvering space, and peace of mind in a secure, well-maintained facility with **Condominium fees of \$624.36/quarter**. Whether you're a seasoned sailor or a casual boater, this storage unit provides unmatched accessibility and functionality in the heart of Mashpee. Act now to anchor your investment in Cape Cod boating life!

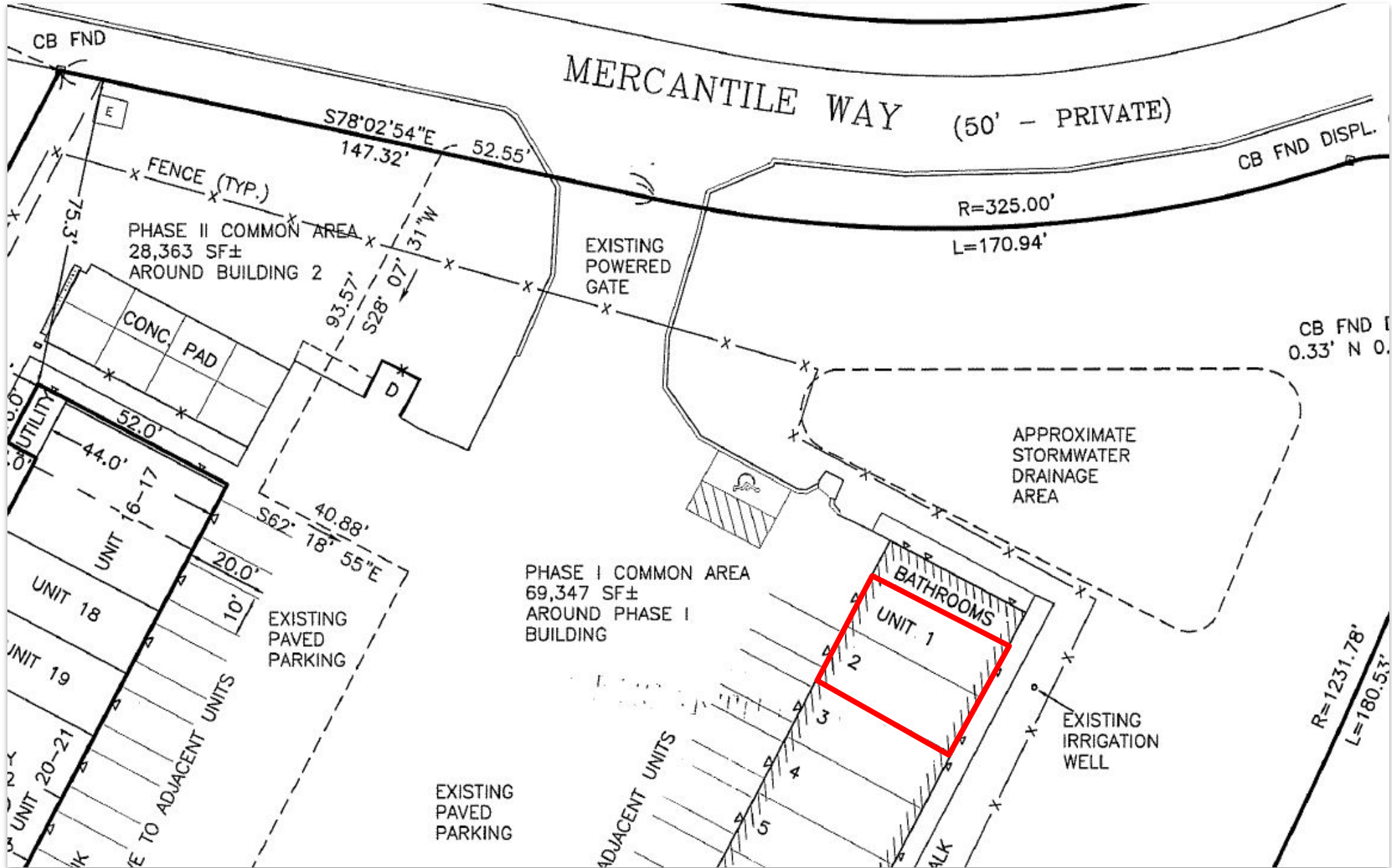
PROPERTY LOCATION

73 Mercantile Way, Mashpee, MA 02649



Building Plan (Units 1&2)

73 Mercantile Way, Mashpee, MA 02649




Field Card (Units 1&2)

73 Mercantile Way, Mashpee, MA 02649

Key: 23473

Town of Mashpee - Fiscal Year 2025

11/12/2024 11:38 am SEQ #: 12,661

CURRENT OWNER										PARCEL ID			LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
THE 305 COTUIT ROAD LLC PO BOX 371 SANDWICH, MA 02653										88-94-A			73-1&2 MERCANTILE WAY				3430	100	CI CONDO				1	1 of 1
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
THE 305 COTUIT ROAD LLC										02/12/2021	QS	270,000	33785-350				45 I & E FORMS		07/23/2024	RYK	100	100		
THE 73 MERCANTILE WAY LLC										10/18/2017	V	457,450	30837-70				45 I & E FORMS		07/18/2022	RYK	100	100		
ROGERS, SUZANNE										12/28/2012	V	10	26995-318				45 I & E FORMS		07/08/2020	CJS	100	100		
CD	T	AC/SF/UN	Area	Infl-1	Infl-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	SS20-09											
TOTAL	SF	ZONING	I1	FRNT	0	ASSESSED	CURRENT	PREVIOUS																
Area		N				LAND	0	0	FY20-PARCEL 88-94 IS BEING SPLIT INTO CONDO UNITS (15); SOME UNITS COMBINED															
Infl-1		O				BUILDING	258,500	246,400																
Infl-2		T				DETACHED	0	0																
		E				OTHER	0	0																
						TOTAL	258,500	246,400																
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/21/2019															
																								
BLDG COMMENTS										UNITS 1-2;														
BUILDING	CD	ADJ	DESC			MEASURE	10/19/2018	MRB																
MODEL	11		CI CONDOS			LIST	10/19/2018	MRB																
STYLE	4	0.91	CONDO-IND (100%)			REVIEW																		
QUALITY	B-	1.15	GOOD (-) (100%)																					
FRAME	4	1.00	MTL FR (100%)																					
YEAR BLT	2018	SIZE ADJ	1.200																					
NET AREA	1,110	DETAIL ADJ	1.464	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	258,484							
\$NLA(RCN)	\$233	OVERALL	1.000	FOUNDATION	2	SLAB	0.98	A	BAS	L	BAS AREA	1,110	2018	230.72	256,099	CONDITION ELEM	CD							
				EXT. COVER	19	PRE FAB MTL	1.01																	
				ROOF SHAPE	1	GABLE	1.00																	
				ROOF COVER	10	METAL	0.98																	
				FLOOR COVER	10	CONCRETE	0.95																	
				INT. FINISH	2	DRYWALL	1.00																	
				HEATING/COOLING	9	WARM/COOL AIR	1.03																	
				FUEL SOURCE	2	GAS	1.00																	
				UNITS	57	BOAT LOFT	1.70																	
				LOCATION	1	END UNIT	1.00																	
				FLOOR	1	1ST FLOOR	1.00																	
				VIEW	4	AVERAGE	1.00																	
				NET ADJ CODE	0		1.00																	
				STYLE	0		1.00																	
CAPACITY		UNITS	ADJ																					
STORIES		1	1.00																					
ROOMS		1	1.00																					
BEDROOMS		0	1.00																					
BATHROOMS		0	1.00																					
UNITS		2	1.00																					
HALFBATHS		0	1.00																					
FIXTURES		2	\$2,385																					
% OWN		11.56	1.00																					
EFF. YR/AGE																0 / 0								
COND																0 0 %								
FUNC																0								
ECON																0								
DEPR																0 % GD 100								
RCNLD																\$258,500								



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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