

***Private Professional Office in
Centerville Business Complex***

FOR
**SALE/
LEASE**

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**1645 Falmouth Rd,
Unit 9D**

FOR SALE
\$59,000

AREA

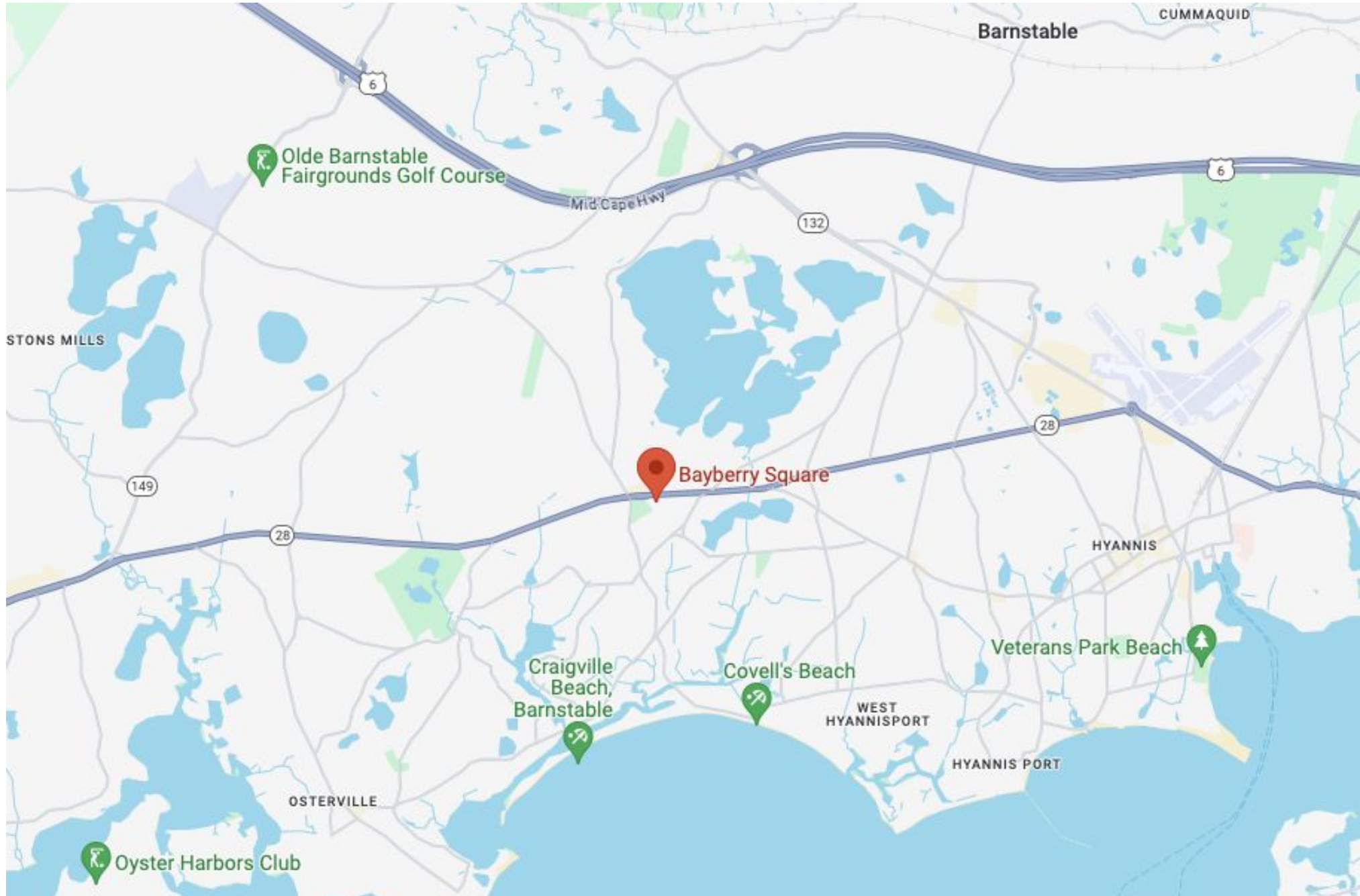
CENTERVILLE

FOR LEASE
\$575/Month NNN

±500 Sq. Ft.

PROPERTY LOCATION

1645 Falmouth Road Unit 9D, Centerville, MA



PROPERTY SPECIFICATIONS

1645 Falmouth Road Unit 9D, Centerville, MA

Building		Details	
Model	Com Condo	Bathrooms	Shared
Style	Condominium	Total Rooms	2
Grade	Average	Heat Fuel	Electric
Year Built	1983	Heat Type	Elec Baseboard
Effective depreciation	19	AC Type	None
Stories	1	Interior Floors	Carpet
Living Area sq/ft	243	Interior Walls	Drywall
Gross Area sq/ft	485	Book/Page	35566/220
Acreage	0	Parcel ID	209086D09
		Zoning	SPLIT RC;HO;HB
Land Assessment	0	Land	
Building Assessment	48300	USE CODE	3430
Extra Features	13400	Lot Size (Acres)	0
Total Assessment	61700		

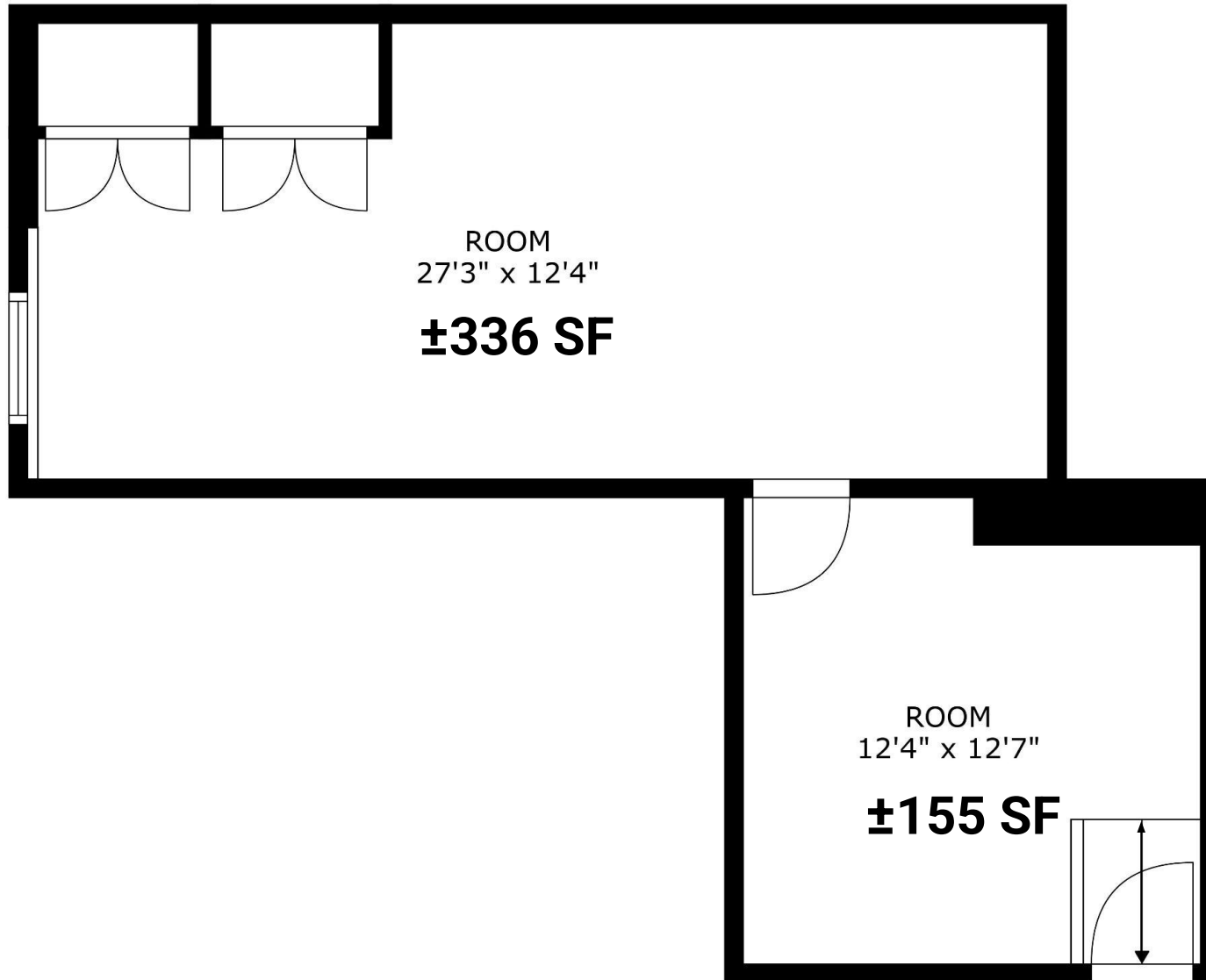
2024 RE Tax: \$697.79

Monthly Condo Fees: \$123



FLOOR PLANS

1645 Falmouth Road Unit 9D, Centerville, MA



±491 SF Total

FIELD CARD

1645 Falmouth Road Unit 9D, Centerville, MA

Property Location 1645 FALMOUTH ROAD/RTE 28		Map ID 209/ 086/ D09/ /		Bldg Name		State Use 3430												
Vision ID 14927		Account # 128944		Sec # 1 of 1		Card # 1 of 1												
		Bldg # 1				Print Date 12/19/2024 11:58:47												
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		801 FY2025 BARNSTABLE, MA VISION										
BOMMHARDT, JOHN						Description	Code			Assessed	Assessed							
45 SWIFT AVENUE						COMMERC.	3430			62,200	62,200							
OSTERVILLE MA 02655																		
		SUPPLEMENTAL DATA																
		Alt Prcd ID		Plan Ref.		365/40-41												
		Split Zonin RC;HO;HB		Land Ct#														
		BID Parcel		#SR														
		ResExpt Q		Life Estate														
		#DL 1 UNIT 9D		PP STATU														
		#DL 2 BLDG D																
		GIS ID F_971326_2702000		Assoc Pid#														
						Total	62,200	62,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
BOMMHARDT, JOHN		35566	220	12-29-2022	Q	I	54,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
KASL LLC		27589	0163	07-31-2013	U	I	480,000	1V	2025	3430	62,200	2024	3430	61,700	2023	3430	106,600	
JOHNSON, CATHERINE C TR		23085	0348	08-05-2008	U	I	0	1										
JOHNSON, VAN B TR		17374	0281	07-31-2003	U	I	600,000	1										
WHITE, ALLEN J TR		8575	0160	05-15-1993	U	I	1	B										
						Total	62,200		Total	61,700		Total	106,600					
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd	Nbhd Name		B	Tracing		Batch												
0003						CENVIL												
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
201103804	07-26-2011	NS	New Siding	4,500		100		PARTIAL SIDING	04-06-2023	TR	01		03	Cycl Insp Comp				
									04-30-2020	GM	04		FR	Field Review				
									12-10-2018	SR	02		03	Cycl Insp Comp				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	3430	OFF CONDO M-	SPLI	3	Centerville	0 SF	0.00	1.00000	5	1.00	0003	1.000		0.0000	0	0		
Total Card Land Units 0 SF																	Parcel Total Land Area 0.00	Total Land Value 0

1645 Falmouth Road Unit 9D, Centerville, MA

State Use 3430
Print Date 12/19/2024 11:58:47

A photograph of a two-story yellow house with white trim and dark green shutters. The house has a central entrance with a white door and a small porch, flanked by windows. A date stamp '04/06/2023' is visible in the bottom right corner.

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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