

Private Professional Office in Centerville Business Complex

FOR SALE/ LEASE

KEVIN PEPE

- **⑤** 508-862-9000 **☐** Fax: 508-862-9200
- ① Cell: 508-962-5022
- KPepe@ComRealty.net
- 222 West Main Street, Hyannis, MA
- ComRealty.net

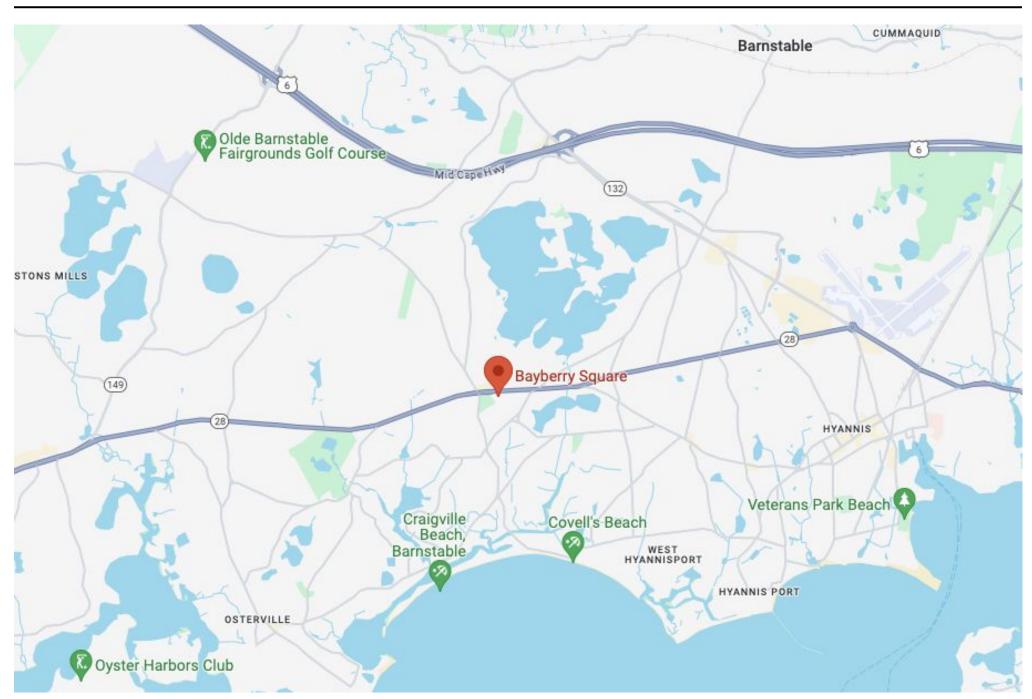


1645 Falmouth Rd, Unit 9D FOR SALE \$59,000

FOR LEASE \$575/Month NNN **AREA**

±500 Sq. Ft.

CENTERVILLE



PROPERTY SPECIFICATIONS

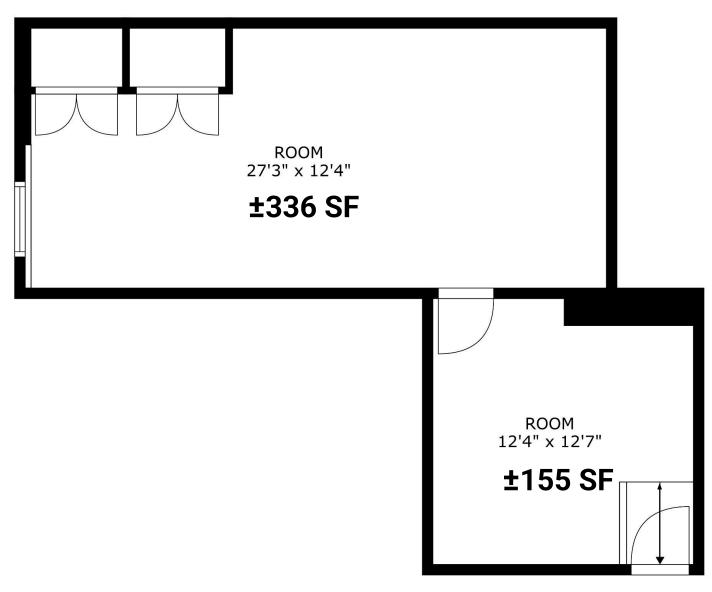
Building		Details	
Model	Com Condo	Bathrooms	Shared
Style	Condominium	Total Rooms	2
Grade	Average	Heat Fuel	Electric
Year Built	1983	Heat Type	Elec Baseboard
Effective depreciation	19	AC Type	None
Stories	1	Interior Floors	Carpet
Living Area sq/ft	243	Interior Walls	Drywall
Gross Area sq/ft	485	Book/Page	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









±491 SF Total

ision ID 14	927	en anno	A		12894		AND DESCRIPTION OF THE PARTY OF	NAME OF THE OWNER, OF THE OWNER, OF THE OWNER, OF THE OWNER, OWNER, OWNER, OWNER, OWNER, OWNER, OWNER, OWNER,		Bldg # 1		Vient.	Sec	# 1 of			1 of		P	rint Date	12/19/202	4 11:58:47
CUR	RENT OW	NER		1	ОРО	UT	LITIES	STRT	/ROA	D LOC	ATION	3			CURRENT			T		- 13		
OMMHARDT,	JOHN							133					Descr		Code	Ass	essed		Asses			801
								_		1010	OI		MMER	RC.	3430		62,20	0		62,200	100.00	Programme and the second
							UPPLEMEN	TALE	ATA	3 Cent	erville CL				1 1						F)	Y2025
SWIFT AVE	NUE			Alt Pro	LID	3	OPPLEMEN		n Ref.	365/40-4	1	_			1 1						BARNS	TABLE, MA
						;HO;HB			nd Ct#	303/40-4					1 1						1 (55 % 57) (50)	
	303	533	209	BID Pa		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		#S							1 1							
STERVILLE	MA	026	55	ResEx					e Estate						1 1							
				#DL 1		IIT 9D			STATU						1 1						VIS	1OI
				#DL 2	BL	DG D		6.0							1 1						V 10	
				GIS ID	F	971326 27	02000	۱۸۵	soc Pid	#								200				
-711				GIS ID								4			Total	100	62,20			62,200		
REC	ORD OF O	WNER	SHIP		BK-VO	L/PAGE	SALE DATE	Q/U	V/I	SALE PR	CE V	_	-				SSESS					
MMHARDT,	JOHN				35566	220	12-29-2022	Q	1	54	0 000,	0 Y	ear C	Code	Assessed	Year	Code	Ass	essed \	Year	Code	Assesse
SLLLC					27589		07-31-2013	U	1		0,000 1		25 3	3430	62,200	2024	3430		61,700	2023	3430	106,6
HNSON, CA	THERINE (CTR			23085	0348	08-05-2008	U	1		0 1							1				
HNSON, VA					17374	0281	07-31-2003	U	10	600	0,000							1		1	1 1	
HITE, ALLEN	JTR				8575	0160	05-15-1993	U	1		1 E	3										
					, , , , , , , , , , , , , , , , , , , ,				~~					Total	62,200	-	Total	1	61,70	0	Total	106
		EXEM	PTION	S			1	_	OT	HER ASSE	SSMEN	TS		TOtal							or or Assesso	
ar Code	T		ription		1	Amount	Code	Descr		Number		mount	1	Comm Ir		and order		a root	7 4 50	200000		
- 0006	() () () () () () () () () ()	2000	paon		- '		0000	20001	Parell	- Tarribor	1			Section II								
- 1							1 1			1	1		- 1									
- 1							1 1			1	1		- 1				APPR.	AISE	DVAL	JE SUN	MARY	
				T.	4-1		. 1			1	1		- 1		Appraise	ed Bldg.	Value (C	ard)				48
				10	tal	0.0	EIGHBORH	000					_			_						13,
Nbhd			Nbhd N	Jame	ASS	ESSING		UUD	Tro	cing			Batch		Appraise	ad XI (B)	Value (E	siag)				13,
			IADUG I	varrie	_				IId	cing	_		CENVI		Appraise	ed Ob (B	3) Value (Bldg)				
0003								3					CENVI	L	Annraise	nd Land	Value (B	Ida)				
						NO	TES											iug/				
															Special	Land Va	lue					
															Total Ap	praised	Parcel V	alue				62,
																Samuelania						
															Valuation	n Metho	d					
															- 1							
															- 1							
															Total A	ppraised	Parcel V	/alue				62,2
		000-1000		v vov	BU	ILDING PE	RMIT RECO	RD			.000	2000					VIS	IT/C	HANG	E HIST	ORY	
ermit Id I	ssue Date	Туре		Description		Amount	Insp Date		omp	Date Comp		Co	mment	ts	Da	ite		Туре		Cd	Purpos	t/Result
	7-26-2011			w Siding		4,500	- 1	_	00	-	PARTI/				04-06	-2023	TR	01		03 Cw	Insp Com	
1653 1600 1500 1500		1800000	25500	•		10.50000		935	2000		100000000000000000000000000000000000000				04-30	-2020	GM	04			d Review	***
- 1		l	- 1					1			l				12-10	-2018	SR	02		03 Cy	Insp Com	ip .
- 1		l	- 1					1			1				10-12-100-03	2012/00/00/00	2000000	30.00	ll	2000		
- 1		l	- 1					1			1				- 1		ll		ll			
								1			1											
								Ц,	AND	NE VALUE	TIONS		SAI						ш			
						_		_		NE VALUA	_		_								Place of the second	
Use Code	Descript	ion	Zone I	Dist La	nd Type	Land Ur	nits Unit Pr	ice S	Size Adj	Site Index	Cond.	Nbhd	. Nbh	d. Adj	No	otes		Locat	tion Adju	ustmen	Adj Unit P	Land Va
7	OFF COND		SPLI		enterville				.00000		1.00			000			-		- 1	0.0000		
3430	OFF COND	O IVI-	SPLI	3 0	si itel ville	0	35	0.00	.00000	9	1.00	0003	1.0	000						0.0000	٥	1
		- 1											1									1
		- 1											1				- 1					
			- 1	- 1		1		- 1		1	1	1	1	- 1			- 1				l	1
												l .									1	
																	- 1					
													- 6				,					15

	14927		TE 28 t# 128		8,407			dg # 1	Sec # 1 of 1 Card # 1 of 1 Print Date 12/19/2024 11:58:47
		CTION DETAIL					AIL (CON		
Elemen		Description	1	Elen	nent	Cd	Desc	ription	
tyle	56	Condo Office		S					
lodel	06	Com Condo			- 1				
Grade	C	Average			- 1				
tories	1	1 Story							
ccupancy	0			8		CONDO		NO MINE	
nterior Wall		Drywall		Parcel Id			C 0111	Owne 1.3	FBM (485 sf)
nterior Wall		(3) (3) (3) (3) (3) (3) (3) (3) (3) (3)			BAY	BERRY S	QUAR B	1 S 1	(485 sf)
nterior Floor		Carpet		Adjust T	ype Co	de D	escription	Factor%	
terior Floor				Condo F	lr			100	
leat Fuel	33.62	Electric		Condo U	nit			100	
leat Type	04	Elec Baseboard		8	COST /	MARKET	VALUATI	ON	
C Type	07	None							
edrooms	01	None		Building	Value New	,	60,203	3	
	00						10.550000		
ull Baths	0						279.00.00.00		
lalf Baths	0			Year Bui	t		1983		
xtra Fixture					Year Built		1999		
otal Rooms	S 2				tion Code		G		
ath Style				Remodel			٦		
itchen Styl	e			Year Ren					
laster Deed	d L 485			Deprecia			19		
ath Split	100000	0 Full-0 Half		Function			0		
oundation	00	Poured Conc.		External			ő		
C Type Alt	01			Trend Fa			l,		
ewer Occu	pan			Condition			13		
	8			Condition					
				Percent	5 P. T		81		
				Cns Sec			48,800	,	
							40,000	,	
				Dep % C					
					Comment				
				Misc Imp					Walds
				Cost to	Ovr Com	ment			
				Cost to C					
	OR OUTBU	ILDING & YARD ITE	MS/II	VE BIIII	Cure Ovr C	TDAFEA	TIIDES/D		
Code D		B Units Unit Price							
			Yr Bit	Cona. Ca		Grade		Appr. Value	
MT Base	ement-Unfi E	485 26.01			81		0.00	13,400	
- 1			1 1						
- 1			1 1						
- 1			1 1						
- 1			1 1						
- 1			1 1						
- 1			1 1						
- 1			1 1						
	1								
	1								
		BUILDING SUE							
		iption I Livir		Floor Area	_			deprec Value	
Code	Descr		243	485	5	194	124.13	60,203	
	Descr in Bsmnt					10000	CHOOSING		
			10000		1				
			in the						
			10.42						
			10 a fee						
			\$-35						
			3-35						04/06/2023
			20180						D4/06/2023
									D4/06/2023
	in Bsmnt								D4/06/2023
	in Bsmnt	Liv / Lease Area	243	48	5	194		60,203	04/06/2023



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.



COMMERCIAL REALTY ADVISORS, INC.

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







