

OFFERING MEMORANDUM

Fully Occupied Investment Property
8% Capitalization Rate!



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114-B State Road

FOR SALE

AREA

SAGAMORE BEACH, MA

\$1.1M

4,800 SQ. FT.

PROPERTY SPECIFICATIONS

114-B State Road, Sagamore Beach, 02562

114-B State Road | Sagamore Beach (Bourne), MA

Stabilized Office Investment | 8% CAP | \$1,100,000

114-B State Road offers investors the opportunity to acquire a stabilized, income-producing office property in the Upper Cape market with immediate cash flow and long-term tenant stability.

The ±4,800 SF building is primarily leased to **Green Seal Environmental, Inc.**, an established environmental consulting firm. The basement level maintains a separate lease, providing diversified income.

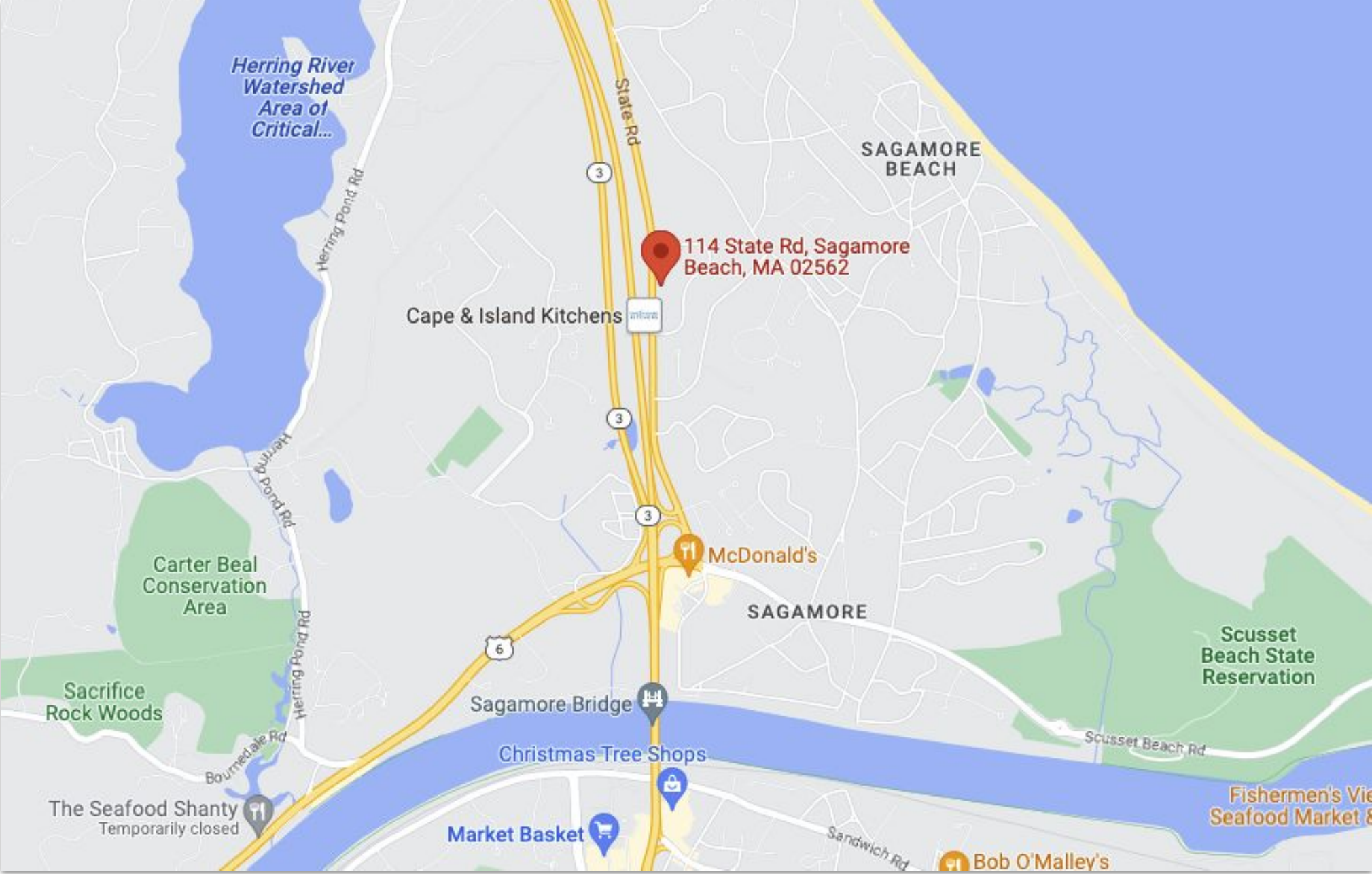
Offered at an **8% capitalization rate**, this property is well-suited for investors seeking predictable income with modest value-add potential.

Parcel ID	3.0-36-2
Address	114-B State Rd, Sagamore Beach, Bourne, 02562
Style	Office Building
Certificate	35182-244
Zoning	
Lot Size	1.0 Acre
Building Size	±4,800 SF
Year Built	1981
Utilities	serviced by town water and sewer



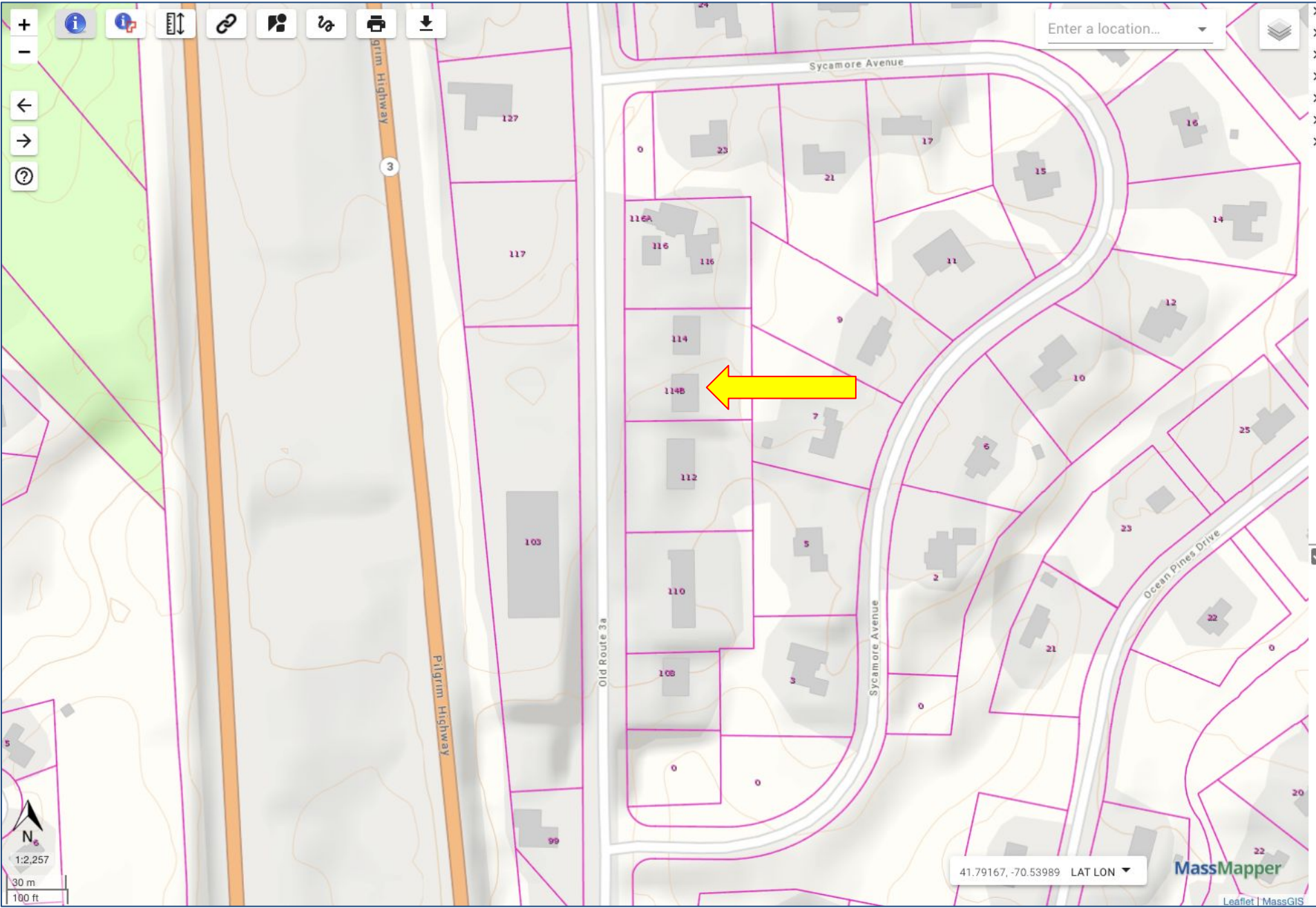
PROPERTY LOCATION

114 State Road, Sagamore Beach, 02562



PROPERTY LOCATION

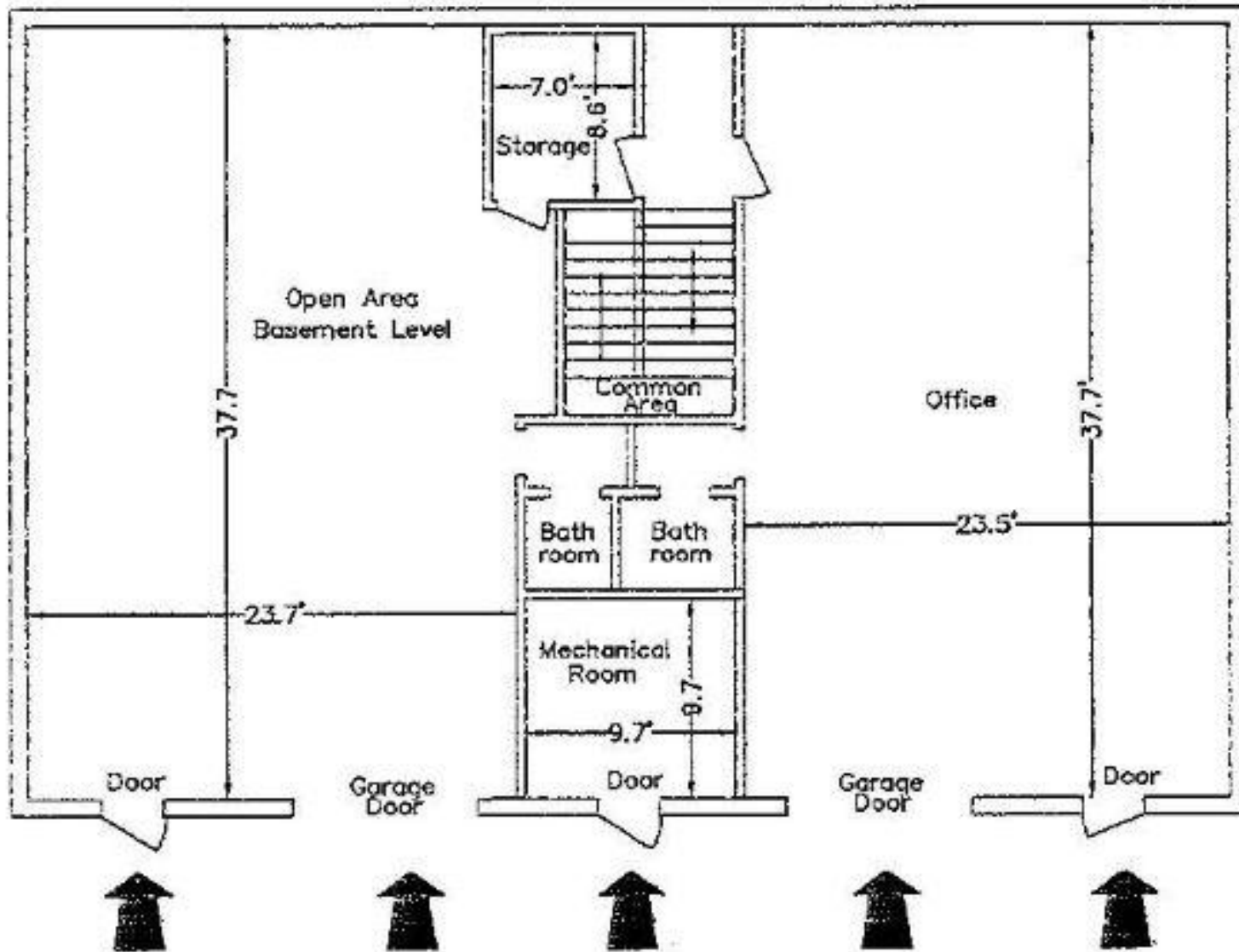
114-B State Road, Sagamore Beach, 02562



PROPERTY FLOOR PLAN

114-B State Road, Sagamore Beach, 02562

FRONT



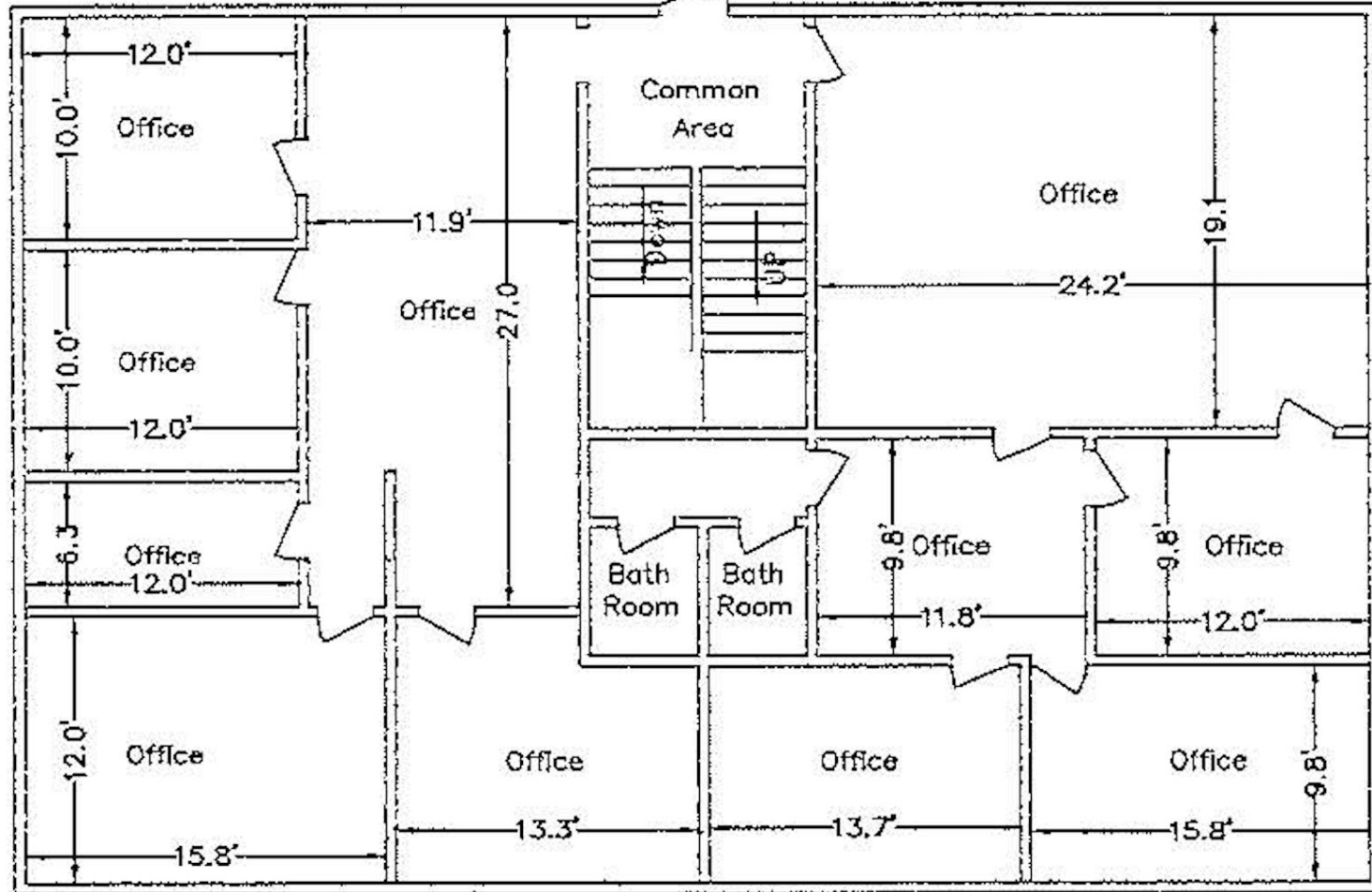
Basement Floor. Bldg B

2,300 sf ±

PROPERTY FLOOR PLAN

114-B State Road, Sagamore Beach, 02562

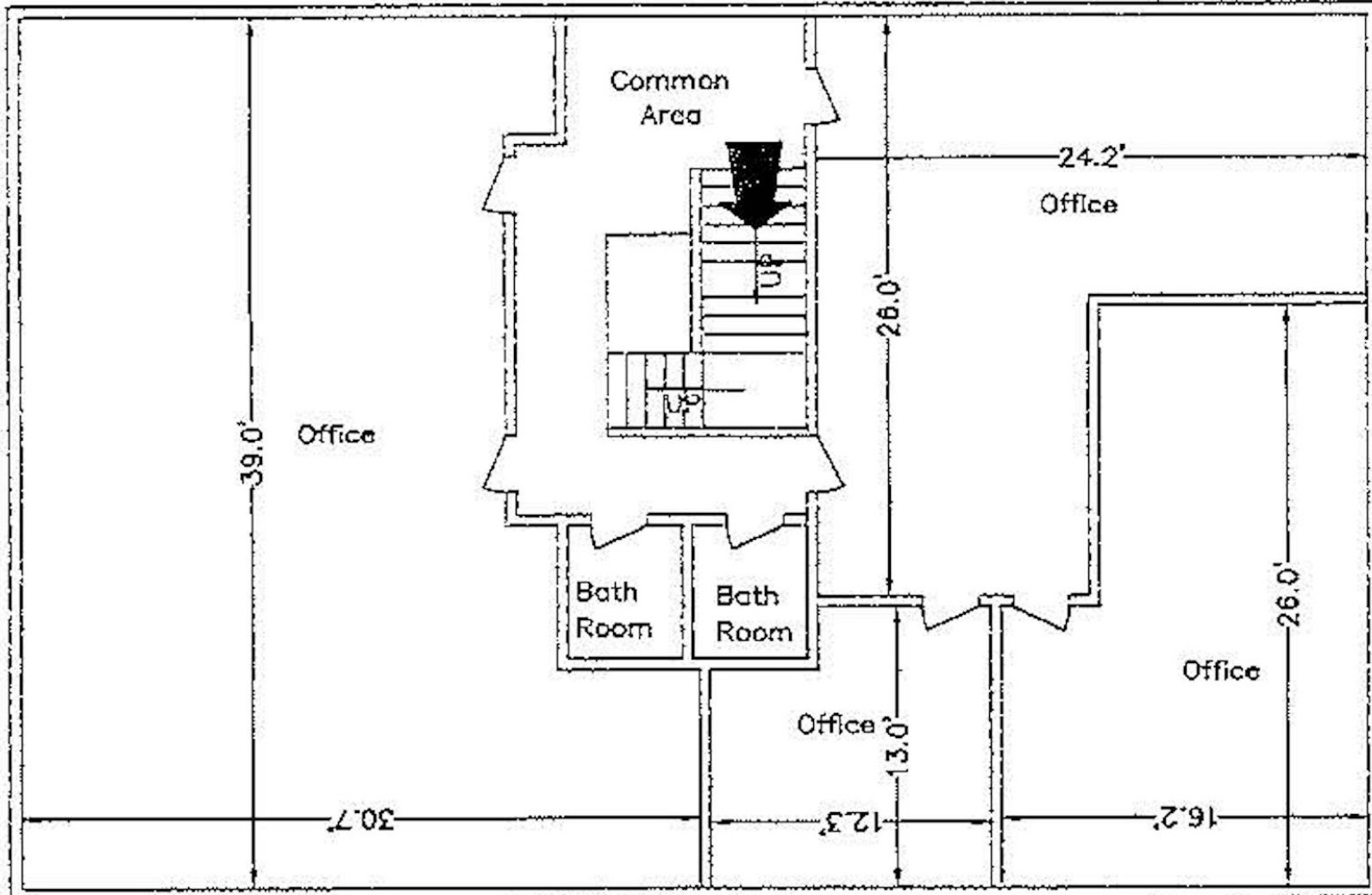
FRONT
Main Entrance



First Floor Bldg B

2,300 sf ±

FRONT



Second Floor Bldg B
2,300 sf ±

PROPERTY LOCATION

114-B State Road, Sagamore Beach, 02562


Key: 17749

Town of Bourne - Fiscal Year 2026

12/5/2025

3:35:23PM

SEQ #: 12,376

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card							
KOELSCH COMMERCIAL REAL ESTATE		3.0-36-2		114-B STATE RD			3430	100	BUS CONDOS			1		1 of 1							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%					
KOELSCH COMMERCIAL REAL ESTATE LLC 8 OLD CHURCH ST YARMOUTHPORT, MA 02674		KOELSCH COMMERCIAL REAL ESTATE WIRSEN GREGORY C & CHRIST VIGEANT RICHARD C & LYNNE		06/13/2022	QS	821,500	35182-244	16295	04/22/2016	13	OTHER	60,738	06/23/2016	RJM	100	100					
				03/05/2009	QS	460,000	23503-350	930473	09/10/1993	3	ALT/RENO	7,000	11/18/1993	JS	100	100					
CD	T	ACRES/SF	Nbhd	Inf1	N_Index	ADJ BASE	SAF	Topo	Lpi	Chpt	CREDIT AMT	ADJ VALUE									
TOTAL	36,000 SF						Photo Date	05/02/2018		BLDG #	1										
Nbhd																					
Inf1																					
N_Index																					
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD														
YrBlt		1981		NET AREA		4,800															
COST MODEL		CURRENT		PREVIOUS																	
COMM CONDOS		TAXABLE		TAXABLE																	
		0		0																	
		792,400		778,700																	
		0		0																	
		0		0																	
		792,400		778,700																	
BLDG ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD			
	30	1981	1979 / 45	1.000	1.683	5/2/2018	BC	5/2/2018	BC	7/20/2018	DB	8.0	1.00	4,800	1.000	\$191.95	921,348	86	792,400		
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	921,348	
ROOMS		0	1.00	COMPLEX		82	114 STATE ROAD		0.85	A	BMU	N	BSMT UNF		2,400		36.39	87,328			
BEDROOMS		0	1.00	OCCUPANCY		1	YEAR ROUND		1.00	A	BFA	L	BLD FLOOR AREA		2,400	1981	211.73	508,149	CONDITION ELEM		
BATHROOMS		0	1.00	FLOOR/LOC		5	MULTI FLOOR		1.00	A	USF	L	UPPER ST FINISH		2,400	1981	104.62	251,086	CD		
HALFBATHS		0	1.00	VIEW INFL		22	NO VIEW		1.00		BMF	N	BSMT FIN		1,200		62.32	74,786	EXTERIOR		
FIREPLACES		0	1.00	HT/CL		9	WARM/COOL AIR		1.00										INTERIOR		
				WDK/PTA/BALC		2	NOT PRESENT		1.00										CDN/APP		
				PARKING		12	LARGE LOT		1.10												
				NET ADJ(%GOOD)					1.00												
EFF.YR/AGE		1979 / 45																			
COND		14 14 %																			
FUNC		0																			
ECON		0																			
DEPR		14 % GD																			
RCNLD		\$792,400																			

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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