

Commercial
Realty Advisors

OFFERING MEMORANDUM
Prime Retail/Industrial/Space

**FOR
SALE**

KEVIN PEPE

📞 Cell: 508-962-5022

✉️ KPepe@ComRealty.net

Commercial Realty Advisors, Inc.

📍 222 West Main Street, Hyannis, MA

☎️ Office: 508-862-9000

🌐 ComRealty.net [f](#) [@](#) [in](#)



429 SHORE ROAD

FOR SALE

AREA

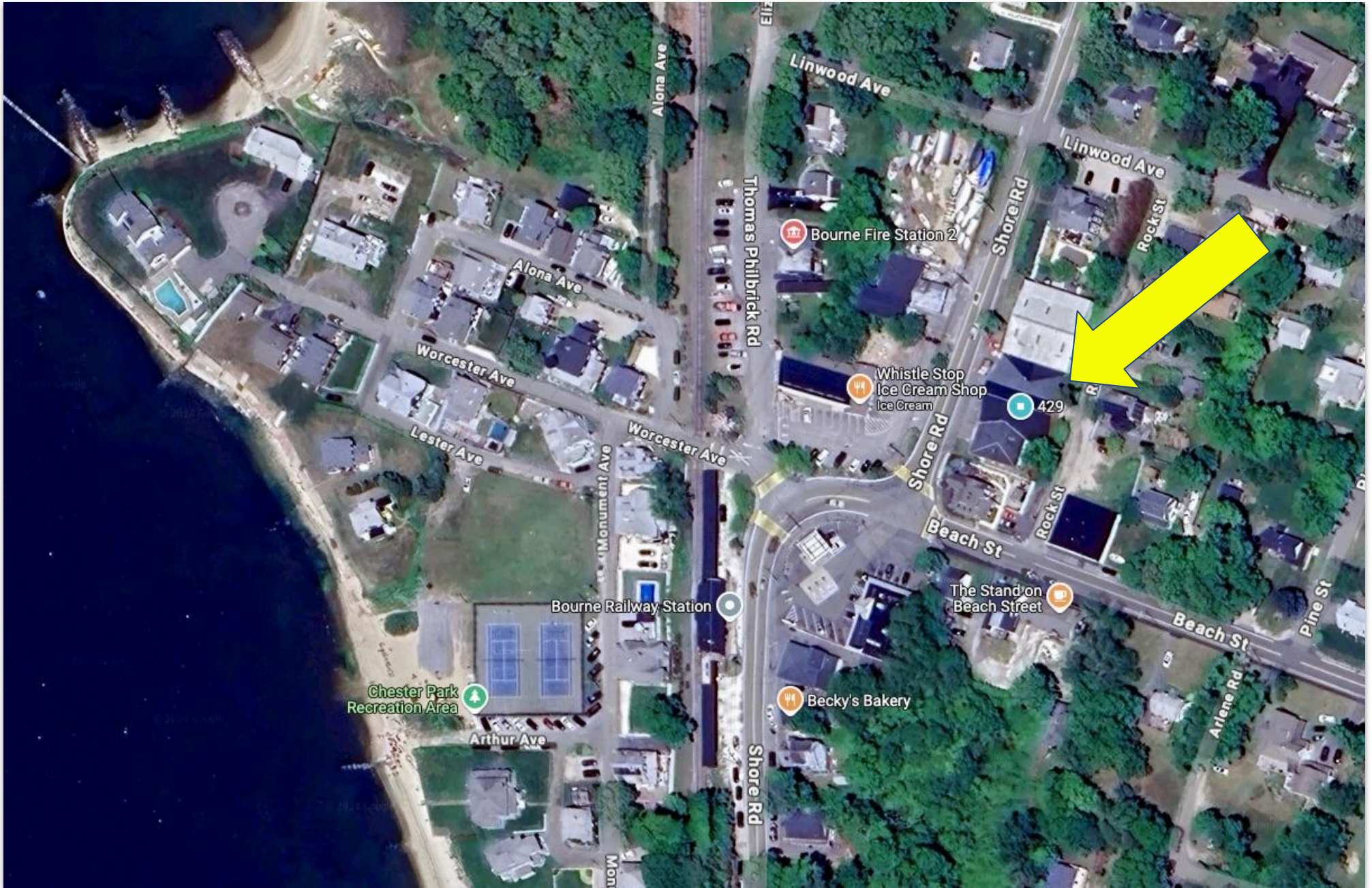
**BOURNE, MA
(MONUMENT BEACH)**

\$1,250,000

+/- 13,545 SQ FT

PROPERTY LOCATION

429 Main Street, Monument Beach, Bourne, MA



PROPERTY MAP & SPECIFICATIONS

429 Main Street, Monument Beach, Bourne, MA

Year Built 1900

Size 13,545 SQ FT

Stories 1

Address 429 Shore Road, Bourne

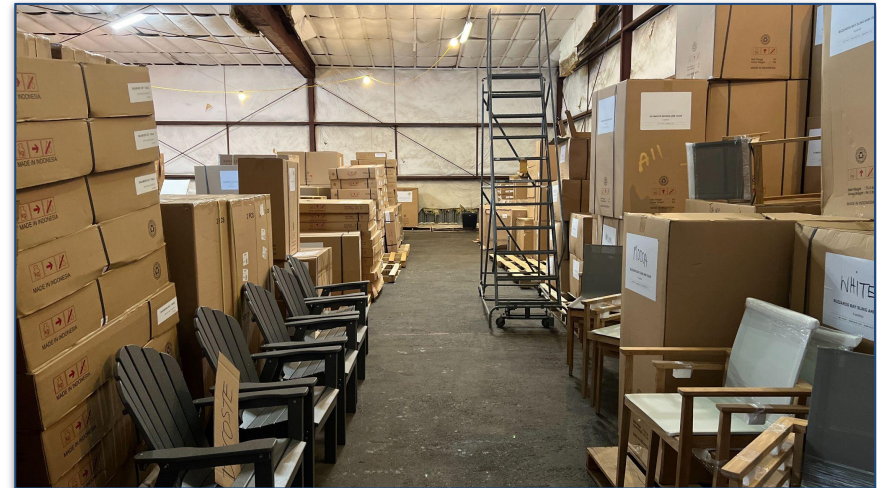
Style Store/Warehouse

Book/Page 18984/253

Use Code 3100

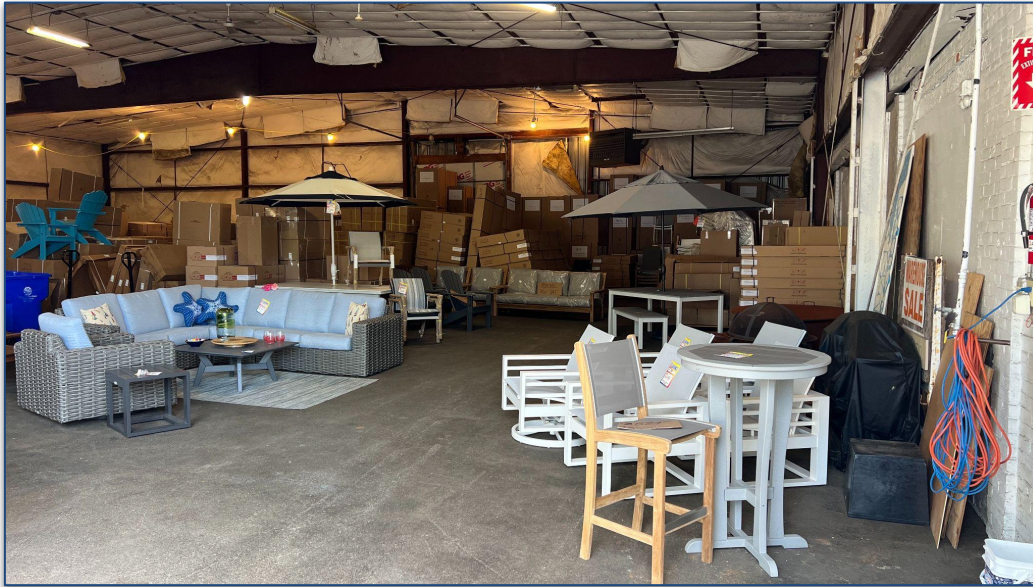
Parcel ID 30.4-104-0

Zoning VB



INTERIOR PICTURES

429 Main Street, Monument Beach, Bourne, MA



INTERIOR PICTURES

429 Main Street, Monument Beach, Bourne, MA



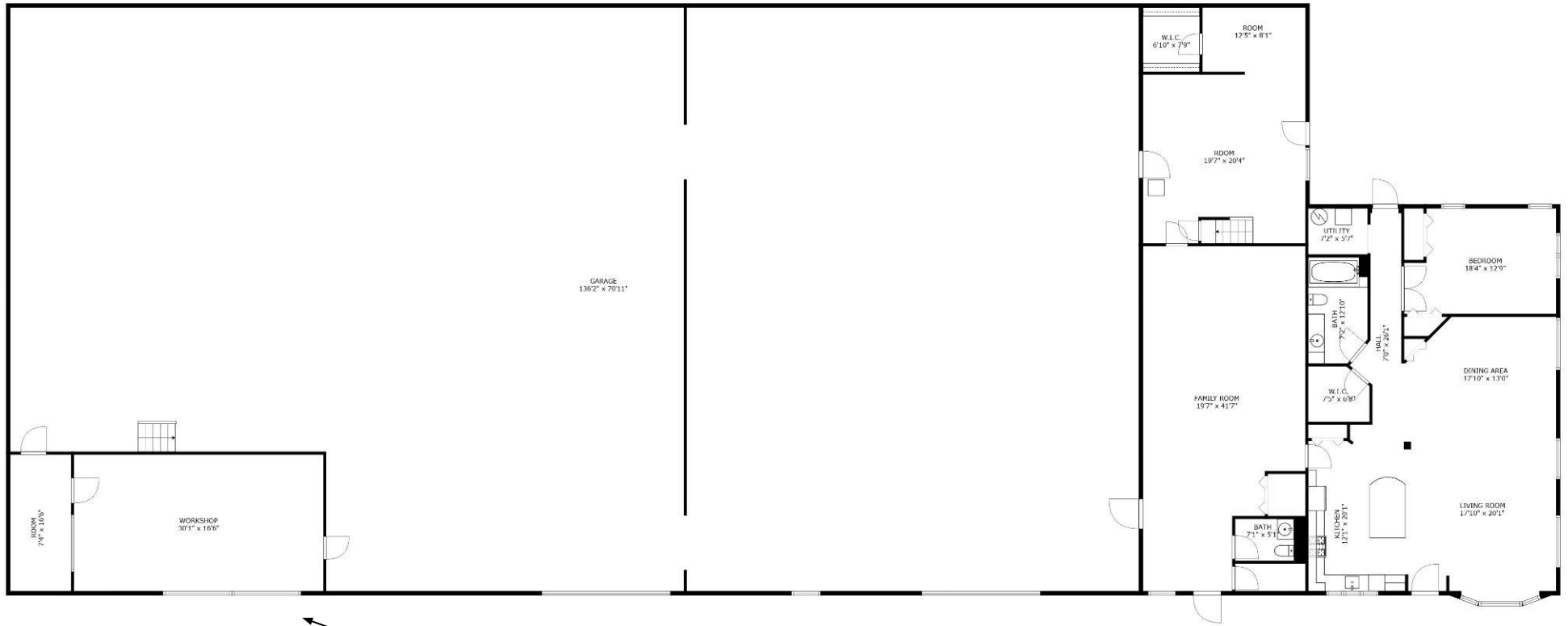
EXTERIOR PICTURES

429 Main Street, Monument Beach, Bourne, MA

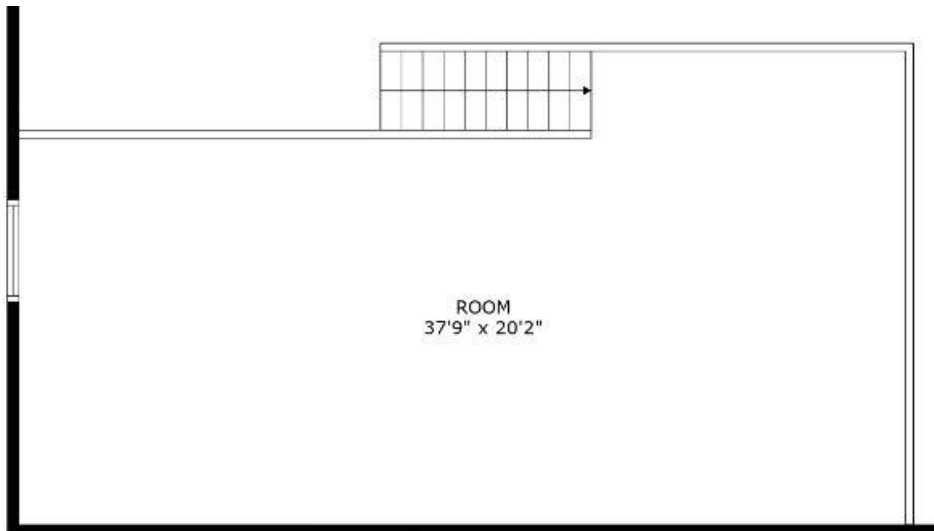


PROPERTY FLOOR PLANS

429 Main Street, Monument Beach, Bourne, MA



Loft Space Above



429 Main Street, Monument Beach, Bourne, MA

ZONING SUMMARY

ZONING DISTRICT: VB	REQUIRED	EXISTING
MINIMUM LOT AREA	20,000 S.F.	19,004 S.F.
MINIMUM FRONTAGE	125'	204.59'
MINIMUM FRONT YARD *	30'	9.4'±
MINIMUM SIDE YARD *	15'	1.3'±
MINIMUM REAR YARD *	15'	N.A.
MAXIMUM LOT COVERAGE	100%	19.4%
MAXIMUM HEIGHT	38'	<22.2'

*MINIMUM YARD SETBACKS CONFIRMED WITH TOWN OF BOURNE ENGINEERING DEPARTMENT.



MASS COORDINATE SYSTEM
MAINLAND ZONE MERIDIAN
DETERMINED USING A
CARLSON BR7 GPS RTK UNIT
COLLECTION DATE 06/08/2023

#420 SHORE ROAD
MAP 30.4 PARCEL 96
(TOWN WATER)

#430 SHORE ROAD
MAP 30.4 PARCEL 98
(TOWN WATER)

MAP 30.4
PARCEL 103 & 104
19,004 S.F.

#439
EXISTING MIXED USE
BUILDING
13,545± S.F.
SLAB = 21.5±
F.F.E. = 23.7±

#12 BEACH STREET
MAP 30.4 PARCEL 106-1

#10 BEACH STREET
MAP 30.4 PARCEL 114

#8 BEACH STREET
MAP 30.4 PARCEL 113

#15 BEACH STREET
MAP 30.4 PARCEL 111

#5 BEACH STREET
MAP 30.4 PARCEL 105
(TOWN WATER)

BEACH STREET

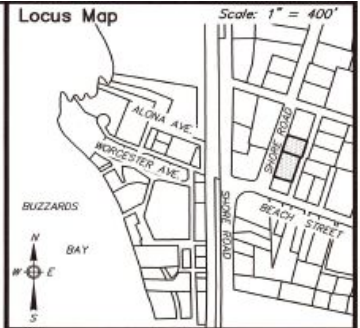
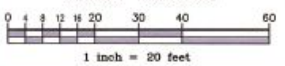
LINWOOD AVENUE

ROCK STREET

SHORE ROAD
(PUBLIC - 80 FT WIDTH)

STATE HIGHWAY LAYOUT (DISCONTINUED 1955)

PLAN SCALE



GENERAL NOTES

- LOCUS: #429 SHORE ROAD MAP 39.0 PARCELS 103 & 104
- OWNER: DOUGLAS H. SHEARER
KRISTIN T. SHEARER
P.O. BOX 538
WEST FALMOUTH, MA 02574
- DEED REF: Deed Bk: 18964 Pg: 253
- PLAN REF: Plan Bk: 34 Pg: 103 (LOTS 10 & 11)
Plan Bk: 45 Pg: 119
- ZONING DISTRICT: VB
- LOCUS DOES NOT FALL WITHIN THE BOURNE WATER RESOURCE DISTRICT.
- LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
- LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25001C-0501-J dated 07/16/2014.
- LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

Prepared By:



49 HERRING POND ROAD BUZZARDS BAY, MA 02532
(tel) 508.833.0070 (fax) 508.833.2292
19 OLD SOUTH ROAD NANTUCKET, MA 02554
(tel) 508.325.0044 (fax) 508.325.0044 www.brackeneng.com

EXISTING CONDITIONS PLAN IN BOURNE, MASSACHUSETTS

Prepared For:
DOUGLAS H. SHEARER
#429 SHORE ROAD
MAP 30.4 PARCELS 103 & 104



No.	Date	Revision Description	By

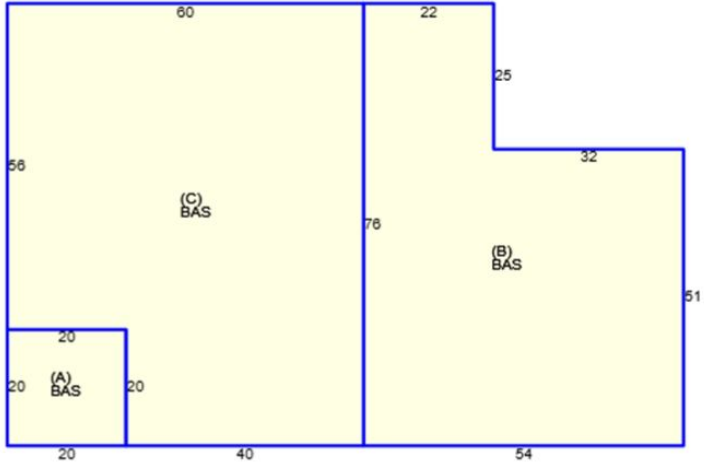
429 Main Street, Monument Beach, Bourne, MA

Key: 6425

Town of Bourne - Fiscal Year 2026

12/5/2025 3:35:23PM SEQ #: 6,588

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card						
SHEARER DOUGLAS H & KRISTIN T		30.4-104-0		429 SHORE RD			0310	75	COMMERCIAL-RESID			1	6	1 of 1						
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%				
SHEARER DOUGLAS H & KRISTIN T P O BOX 538 WEST FALMOUTH, MA 02574		SHEARER DOUGLAS H & KRIST WOODWARD SHIRLEY TR KAUFMAN BURTON N TR		08/30/2004 01/22/2001 08/09/1999	G O S	720,000 345,000 225,000	18984-253 13501-290 12462-256	15354 07055 06499 950647	05/14/2015 02/07/2007 08/10/2006 12/29/1995	3 3 3 3	ALT/RENO ALT/RENO ALT/RENO ALT/RENO	2,400 4,624 3,800	06/11/2015 04/26/2007 01/24/2007 07/31/1996	MJ MJ JS	100 100 100 0	100 100 100 100				
CD	T	ACRES/SF	Nbhd	Inf1	N_Index	ADJ BASE	SAF	Topo	Lpi	Chot	CREDIT AMT	ADJ VALUE								
103	S	11,160	C-6	1.00	100 1.00	502,200	2.02	A	1.00	55	1.00	259,400								
TOTAL		11,151 SF																		
Nbhd		POCASS/CATAUM																		
Inf1		AVG																		
N_Index		AVG																		
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD													
C06	A	1.00	40 0.60		53	10.70	300													
Photo Date		04/01/2021		BLDG #		1														
YrBlt		1900		NET AREA		7,864														
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																
CIM-5																				
BLDG		ADJ		DESC		LAND		259,400		247,100										
STYLE		0.89		WAREHOUSE [53%]		BUILD.		333,000		317,100										
QUALITY		1.11		AVERAGE [58%]		DETACH		300		300										
FRAME		1.00		MASONRY [100%]		OTHER		0		0										
TOTAL						TOTAL		592,700		564,500										
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		
6	5	1900	1993 / 31	0.841	1.000	4/1/2021	RP	4/1/2021	EST	4/1/2021	RP	11.9	0.98	7,864	1.000	\$57.22	450,004	74	333,000	
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,004			
STORIES		1	1.00	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	400	1900	57.22	22,889	CONDITION ELEM		CD		
% HEATED		100	1.00	EXT. COVER	12	BRICK VENEER	1.05	B	BAS	L	BASE AREA	3,304	1900	57.22	189,066	EXTERIOR		G		
% AIR COND		0	1.00	ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	4,160	1900	57.22	238,049	INTERIOR		G		
% SPINKLERS		0	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP		G		
				FLOOR COVER	9	CONCRETE	0.95													
				INT. FINISH	6	MINIMUM	0.95													
				HEATING/COOL	3	RADIANT	1.01													
				FUEL SOURCE	2	GAS	1.00													
				NAF			1.00													
EFF.YR/AGE		1993 / 31																		
COND		26 26 %																		
FUNC		0																		
ECON		0																		
DEPR		26 % GD		74																
RCNLD				\$333,000																



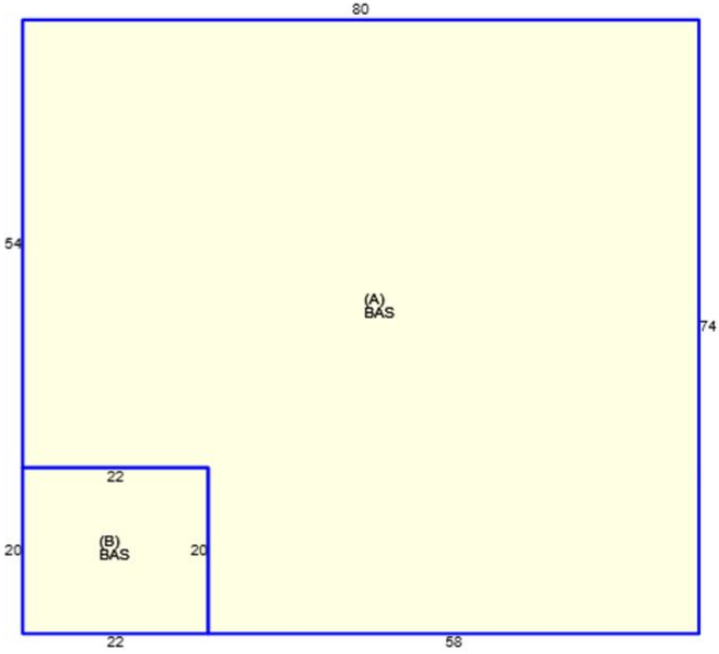
429 Main Street, Monument Beach, Bourne, MA

Key: 6424

Town of Bourne - Fiscal Year 2026

12/5/2025 3:35:23PM SEQ #: 6,587

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Bldg ID	Card								
SHEARER DOUGLAS H & KRISTIN T		30.4-103-0		429 SHORE RD		3160	100	OTHR STORAGE,WAREHSE		1	6	1 of 1								
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%				
SHEARER DOUGLAS H & KRISTIN T P O BOX 538 WEST FALMOUTH, MA 02574		SHEARER DOUGLAS H & KRIST WOODWARD SHIRLEY TR KAUFMAN BURTON N TR		08/30/2004	G	720,000	18984-253	01149	04/04/2001	3	ALT/RENO	25,000	04/01/2002	MJ	100	100				
				01/22/2001	G	345,000	13501-290	9900784	12/22/1999	7	SIGN	500	11/28/2000	EB	100	100				
				08/09/1999	S	225,000	12462-256	940581	11/28/1994	3	ALT/RENO	5,200	01/09/1998	JS	0	100				
CD	T	ACRES/SF	Nbhd	Inf1	N_Index	ADJ BASE	SAF	Topo	Lpi	Chot	CREDIT AMT	ADJ VALUE								
103	S	8,000	C-6	1.00	100	1.00	100	1.00	502,200	2.41	A	1.00	55	1.00		222,210				
TOTAL		8,015 SF																		
Photo Date		04/01/2021		BLDG #		1														
Nbhd		POCASS/CATAUM																		
Inf1		AVG																		
N_Index		AVG																		
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD													
C06	A	1.00	20 0.80		95	10.70	800													
SP1	A	1.00	A 0.75		45	83.30	2,800													
YrBlt		1900		NET AREA		5,920														
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																
CIM-5																				
BLDG		ADJ		DESC		LAND		222,200		211,600										
STYLE		0.82		WAREHOUSE [93%]		BUILD.		218,100		207,600										
QUALITY		1.05		AVERAGE + [93%]		DETACH		3,600		3,600										
FRAME		0.98		METAL [100%]		OTHER		0		0										
TOTAL						TOTAL		443,900		422,800										
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		
6	5	1900	1993 / 31		0.747	1.000	4/1/2021	RP	4/1/2021	EST	4/1/2021	RP	16.0	1.03	5,920	1.000	\$49.78	294,668	74	218,100
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	294,668			
STORIES		1	1.00	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,480	1900	49.78	272,767					
% HEATED		100	1.00	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	440	1900	49.78	21,901					
% AIR COND		0	1.00	ROOF SHAPE	1	GABLE	1.00													
% SPINKLERS		0	1.00	ROOF COVER	10	METAL	1.00													
				FLOOR COVER	9	CONCRETE	0.95													
				INT. FINISH	6	MINIMUM	0.95													
				HEATING/COOL	3	RADIANT	1.01													
				FUEL SOURCE	2	GAS	1.00													
				NAF			1.00													
EFF.YR/AGE		1993 / 31																		
COND		26 26 %																		
FUNC		0																		
ECON		0																		
DEPR		26 % GD		74																
RCNLD				\$218,100																



Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

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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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CODE TO VISIT
COMREALTY.NET!

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