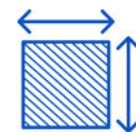
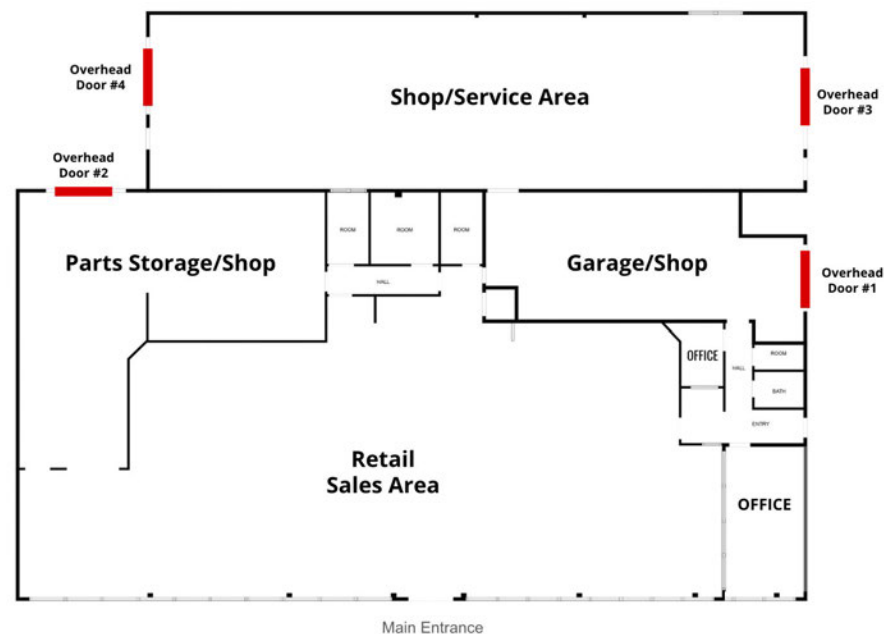




FOR SALE

\$1,950,000

970 Route 134 So. Dennis, MA



± 10,100 SF

STEEL INDUSTRIAL BUILDING W/ 4 OVERHEAD DOORS ON .87 ACRES

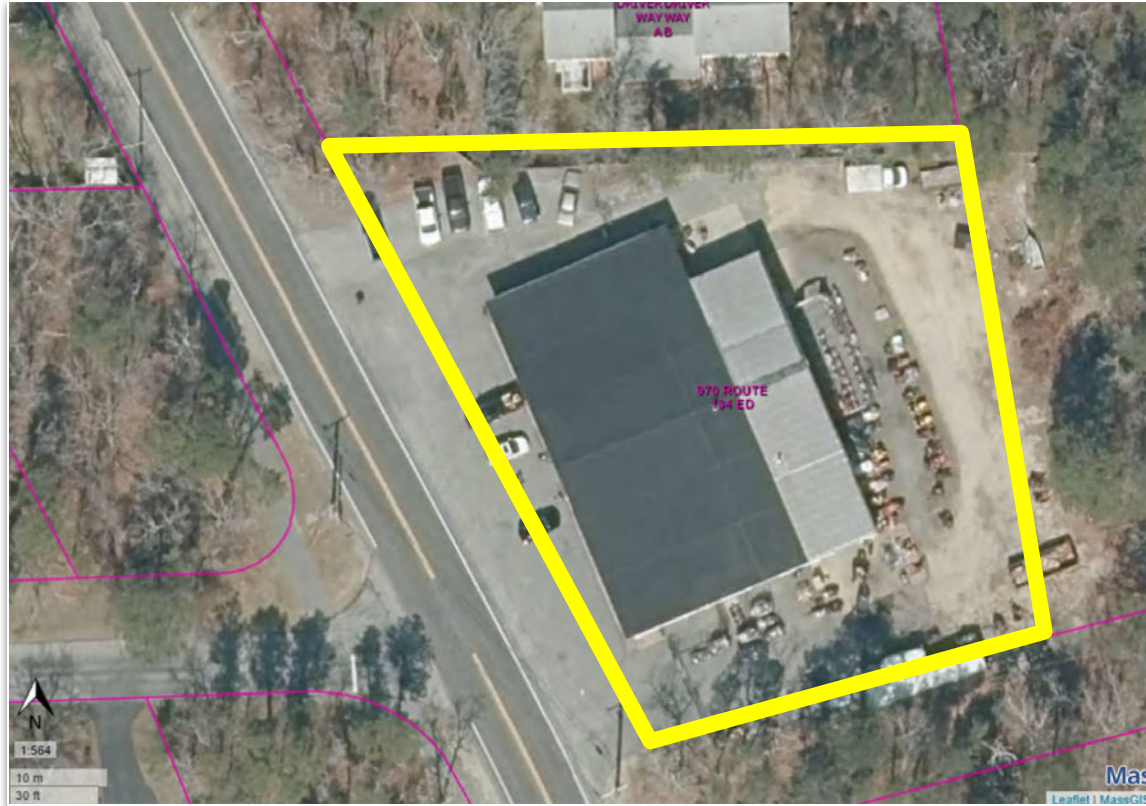
Commercial
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RICHARD FENUCCIO
Commercial Real Estate Associate
Mobile: 508-280-3209
RFenuccio@comrealty.net

Commercial Realty Advisors
222 West Main St, Hyannis, MA 02601
Office: 508-862-9000
ComRealty.net

PROPERTY LOCATION

970 MA-134, South Dennis, MA 02660



PROPERTY SPECIFICATIONS

970 MA-134, South Dennis, MA 02660

ADDRESS	970 MA-134, South Dennis, MA 02660
BOOK/PAGE	12118/119
PARCEL NUMBER	233-9-0
ZONING	Extensive Business
TOTAL BUILDING SIZE	±10,100 SF
ACRES	.87
YEAR BUILT	1971
DESCRIPTION	Industrial - Sales & Service
BUILDING STYLE	Industrial Clear Span Metal Building
STORIES	1



Features:

- Retail floor space/Showroom
- Various office areas
- Workshop and service areas
- General inventory storage space
- Includes paved parking and driveways, along with space for equipment display or storage

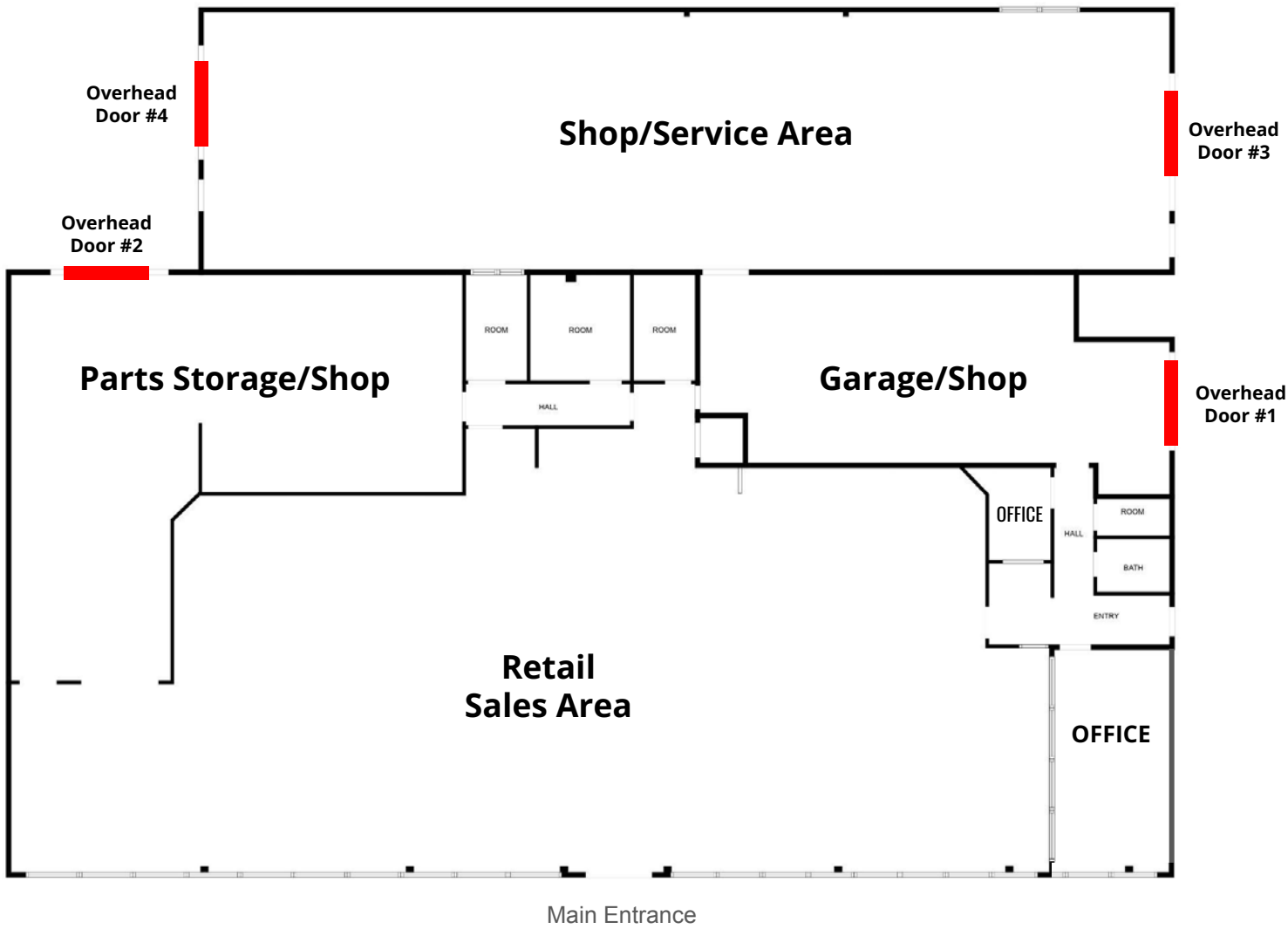
The Tax Rate for Fiscal Year 2026 is (Per \$1000 Assessed Value) = **\$4.29**

Notes:

- **Development Restrictions:** The surrounding land is under the control of the Water District reducing the risk of nearby commercial or residential development that could negatively impact the property's value or operations.
- **Septic System Limitation:** The property is located within a **DEP Zone II** area, which enforces regulations that limit the allowable wastewater flow per acre to protect local groundwater resources. Potential buyers will need to carefully assess whether their intended business operations align with these wastewater restrictions.

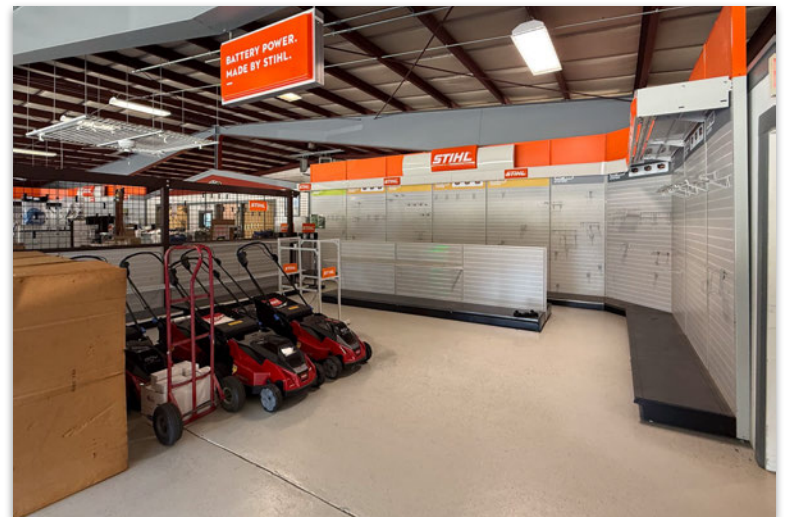
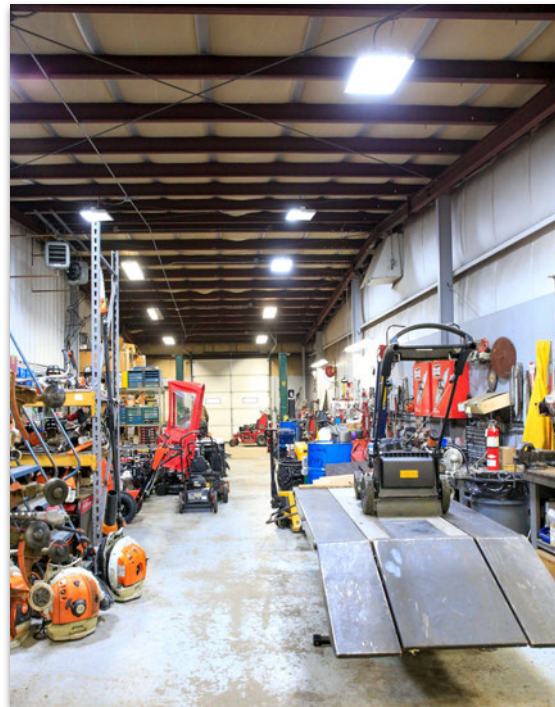
Potential Uses:

- Power equipment sales and service business
- Equipment rental business
- Distribution type business
- Marine sales and service business
- Construction, landscape, or contractor-type businesses with town approvals
- Potential for redevelopment or adaptive reuse for other commercial purposes
- Permitted uses for the property include but are not limited to agricultural use, indoor recreation, general retail stores, consumer services, restaurants, professional or business offices, stables, and non-commercial scale solar energy electrical generation.



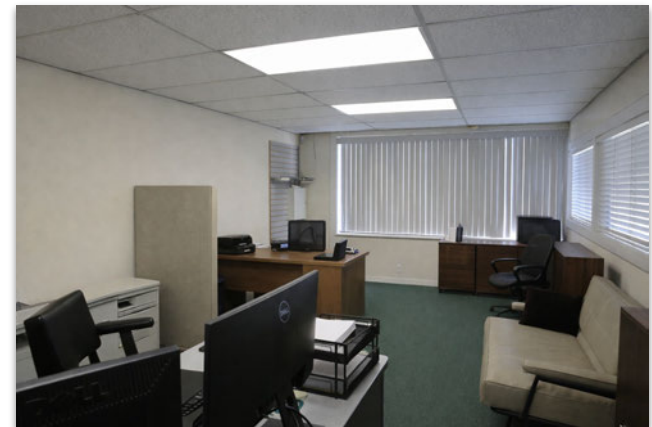
INTERIOR PICTURES

970 MA-134, South Dennis, MA 02660



Edited Images to Show the Space Emptied

970 MA-134, South Dennis, MA 02660



EXTERIOR PICTURES

970 MA-134, South Dennis, MA 02660



970 MA-134, South Dennis, MA 02660

SEQ #: 11,688

LEGA

LAND

DETAILED

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Assessed Owner Of Record										Location				Class	Mix%	Description				BLD #	BLD ID	Card																
MILKEY DAVID L TRUSTEE										233-9-0				970 ROUTE 134 ED				3380	100	OTHER MOTOR VEH. SER				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	%												
MILKEY DAVID L TRUSTEE LEWIS H MILKEY REALTY TRUST 11 QUAHOG LANE SOUTH DENNIS, MA 02660										MILKEY DAVID L TRUSTEE MILKEY LEWIS H TRUSTEE ROUTE ONE THIRTY FOUR REA				06/04/2024 03/10/1999 01/25/1994	F C X	750,000	36401-200 12118-119 9019-88	2018-0464	04/13/2018 04/04/2018 02/28/2017 03/28/2016	43 43 3 43	I&E-RECEIVED I&E-RECEIVED ALTERATIONS I&E-RECEIVED I&E-RECEIVED		03/28/2019 04/13/2018 06/14/2018 02/28/2017 03/28/2016	IE IE CDM IE IE	0 0 50 0 0	0 0 100 0 0												
CD	T	ACRES/SF	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	Chpt	CREDIT AMT		ADJ VALUE																									
103	A	0.870	31 1.00	C 1.00	1 1.00	420,420	1.08	1 1.00	31E 1.10				394,190																									
TOTAL		37,897 SF									Photo Date		04/18/2025		BLDG #		1																					
Nbhd		ROUTE 134																																				
FEMA		AVERAGE																																				
Inf1																																						
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD																															
APV	A	1.00	A 0.75		12,000	1.30	11,700																															
SW1	A	1.00	A 0.75	10 X 4	40	21.50	600																															

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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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