

OFFERING MEMORANDUM

Retail / Production Property For Sale

**FOR
SALE**

KEVIN PEPE

☎ 508-862-9000 ☒ Fax: 508-862-9200

☎ Cell: 508-962-5022

✉ KPepe@ComRealty.net

📍 222 West Main Street, Hyannis, MA

🌐 ComRealty.net



2741 Cranberry Highway

WAREHAM, MA

INVESTMENT

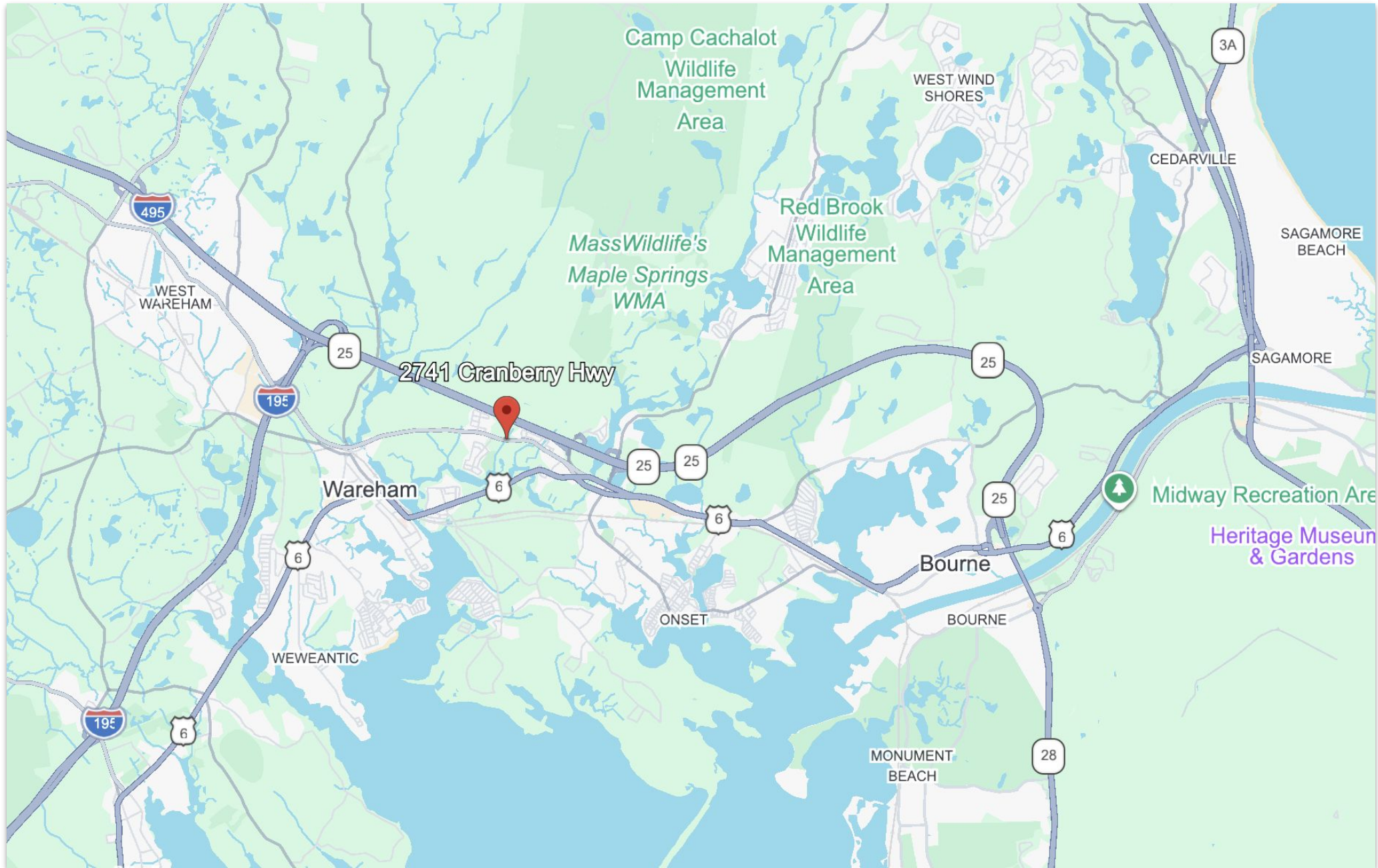
\$349,900

AREA

**± 2,150 Sq. Ft.
± 0.65 Acre Lot**

PROPERTY LOCATION

2741 Cranberry Hwy, Wareham, MA 02571



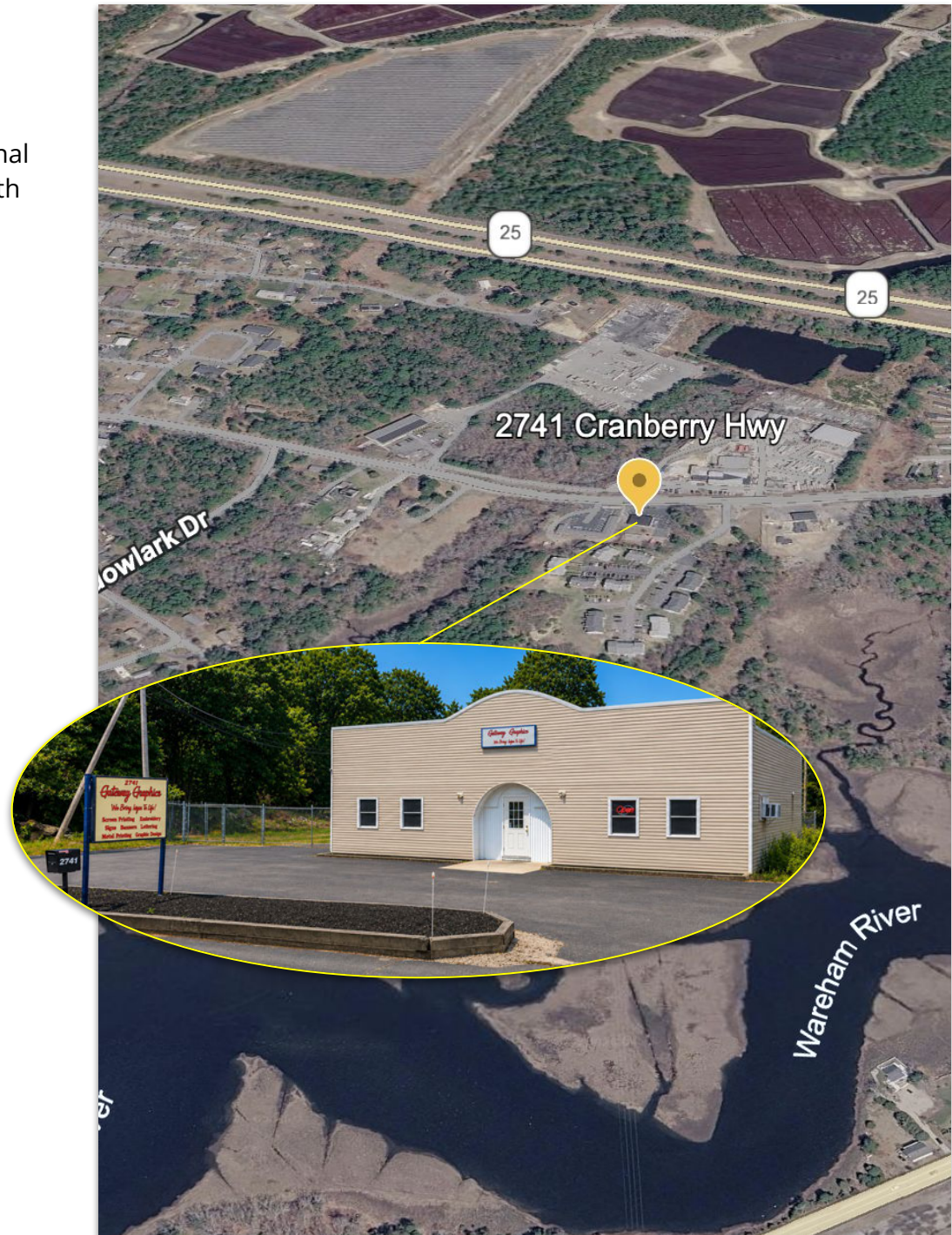
Interior & Building Features

The interior reflects a functional owner-operated commercial environment with a combination of office finishes and operational workspace. Production areas offer efficient workflow layouts with wide-span work tables, equipment zones, and durable flooring surfaces designed for commercial use.

Notable building features include:

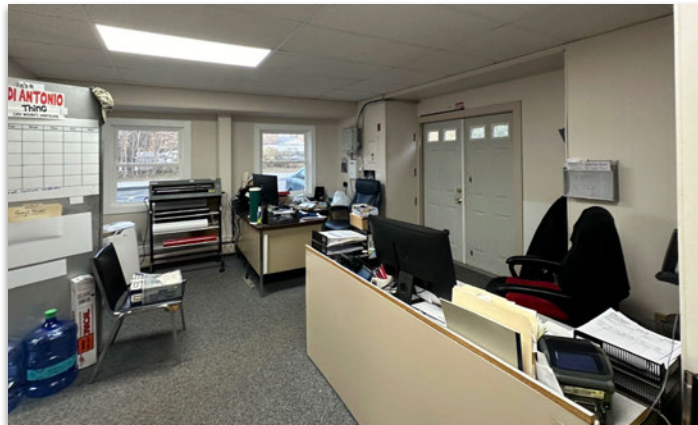
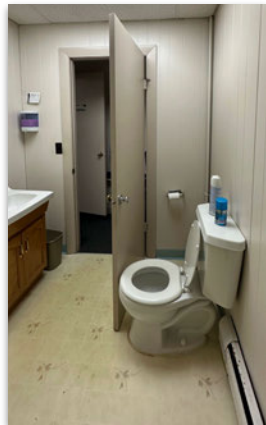
- ±2,150 SF single-story commercial building
- Retail/service building classification
- Vinyl siding exterior
- Wood frame construction
- Flat roof structure
- Gas heat with hot water system
- Multiple wall-mounted A/C units
- Approximately 12-foot interior wall height
- Two bathrooms
- Suspended ceiling systems
- Mix of vinyl plank, vinyl tile, carpet, and utility flooring
- Rear overhead/loading access
- Asphalt paved parking area
- Chain-link fencing
- Existing signage infrastructure

The current setup allows a future operator to occupy the space with minimal configuration depending on use.



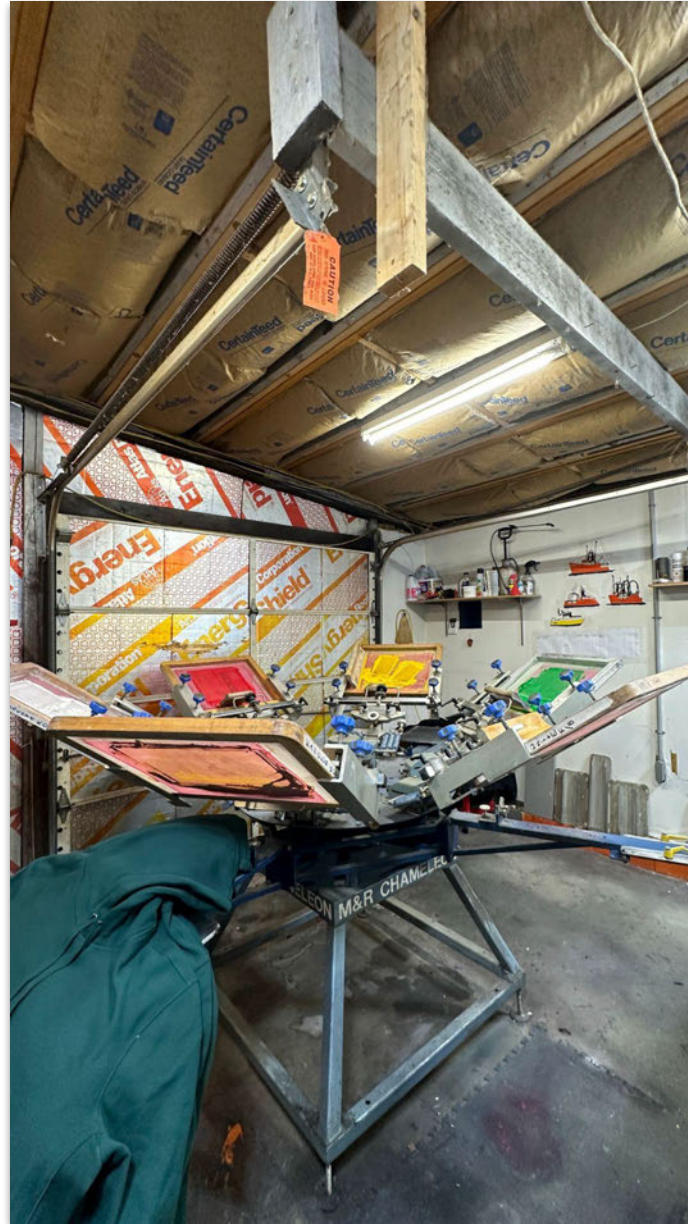
INTERIOR PICTURES

2741 Cranberry Hwy, Wareham, MA 02571



INTERIOR PICTURES

2741 Cranberry Hwy, Wareham, MA 02571



EXTERIOR PICTURES

2741 Cranberry Hwy, Wareham, MA 02571



FIELD CARD

2741 Cranberry Hwy, Wareham, MA 02571

2741 CRAN HWY

Location 2741 CRAN HWY

Mblu 133 / 1005 /

Acct#

Owner DIANTONIO GUY G TRUSTEE

Total Market Value \$308,300

Appraisal \$308,300

PID 14184

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2026	\$151,400	\$156,900	\$308,300
Assessment			
Valuation Year	Improvements	Land	Total
2026	\$151,400	\$156,900	\$308,300

Owner of Record

Owner DIANTONIO GUY G TRUSTEE
 Co-Owner CGD REALTY TRUST
 Address 2741 CRANBERRY HWY
 WAREHAM, MA 02571

Sale Price \$185,000
 Certificate
 Book & Page 22635/0014
 Sale Date 08/15/2002
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DIANTONIO GUY G TRUSTEE	\$185,000		22635/0014	00	08/15/2002
NATIONAL PROPANE LP	\$125,000		14530/0092	1H	07/23/1996
HOME GAS CORP OF NEW BEDFORD	\$1		3519/0428		01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1940
 Living Area: 2,150
 Replacement Cost: \$229,061

Building Percent Good: 63

Replacement Cost

Less Depreciation: \$144,300

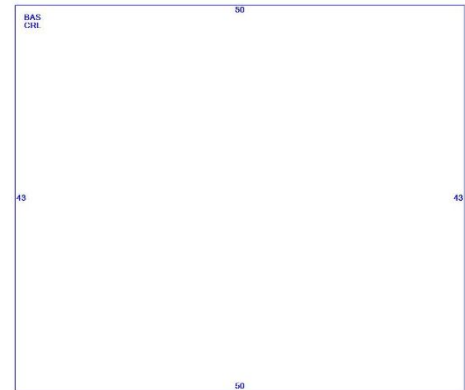
Building Attributes	
Field	Description
Style:	Retail/Service
Model	Commercial
Grade	Ave
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Panel
Interior Wall 2	
Interior Floor 1	Vinyl Tile
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Unit/AC
Bldg Use	RETAIL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3220
Heat/AC	Heat Only
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Corn Wall	0.00

Building Photo



<https://images.vgsi.com/photos2/WarehamMAPhotos/A0006V28V38.jpg>

Building Layout



[\(ParcelSketch.aspx?pid=14184&bid=14184\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,150	2,150
CRL	Crawl Space	2,150	0
		4,300	2,150

FIELD CARD

2741 Cranberry Hwy, Wareham, MA 02571

Land Use

Use Code 3220
Description RETAIL MDL-94
Zone SC
Neighborhood 5000
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.65
Frontage 0
Depth 0
Total Market Land \$156,900
Appraised Value \$156,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			3000.00 S.F.	\$4,500	1
FN3	FENCE-6' CHAIN			150.00 L.F.	\$2,300	1
SGN2	DOUBLE SIDED			12.00 S.F.&HGT	\$300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2026	\$151,400	\$156,900	\$308,300
2025	\$143,700	\$156,900	\$300,600
2024	\$108,500	\$124,100	\$232,600

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$151,400	\$156,900	\$308,300
2025	\$143,700	\$156,900	\$300,600
2024	\$108,500	\$124,100	\$232,600

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.



SCAN THE QR
CODE TO VISIT
COMREALTY.NET!



**COMMERCIAL REALTY
ADVISORS, INC.**
222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295
 **MLS**
MULTIPLE LISTING SERVICE