

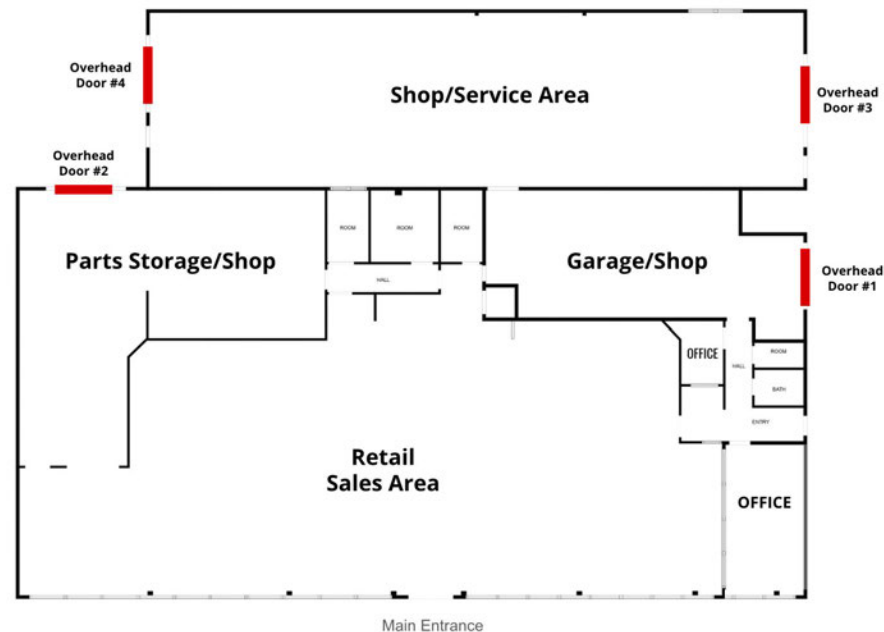


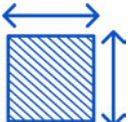
FOR SALE

~~\$2,200,000~~

\$1,950,000

970 Route 134 So. Dennis, MA



 **± 10,100 SF**

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

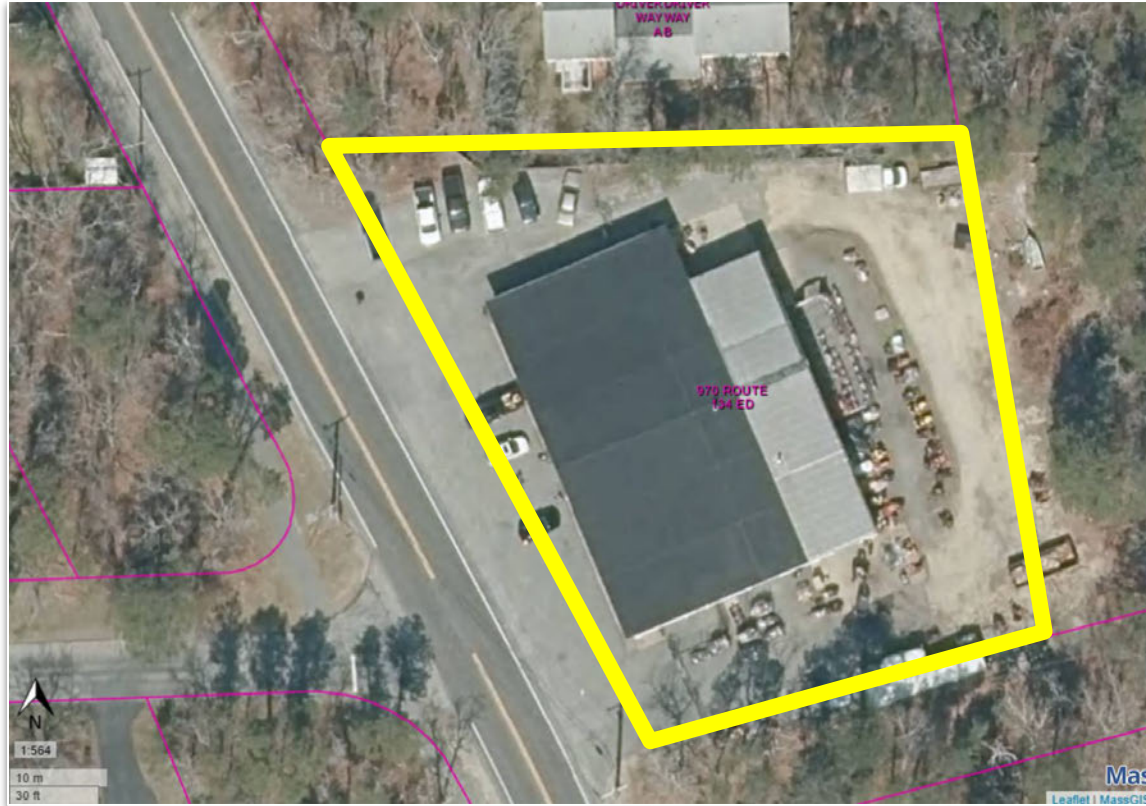
Commercial
Realty Advisors
ComRealty.net

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

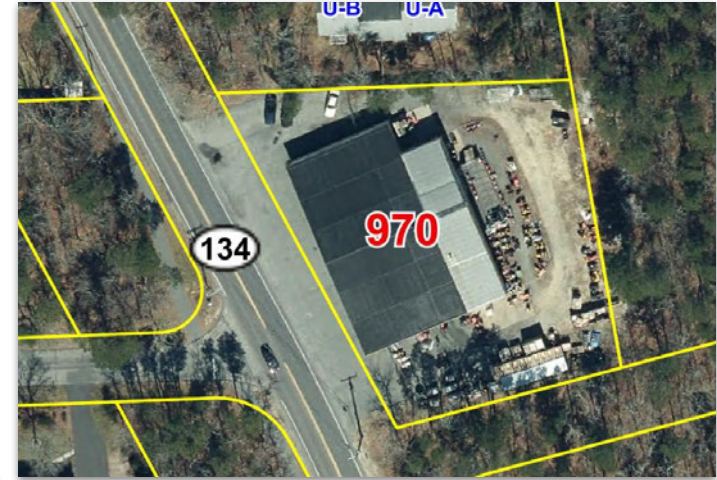
970 MA-134, South Dennis, MA 02660



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

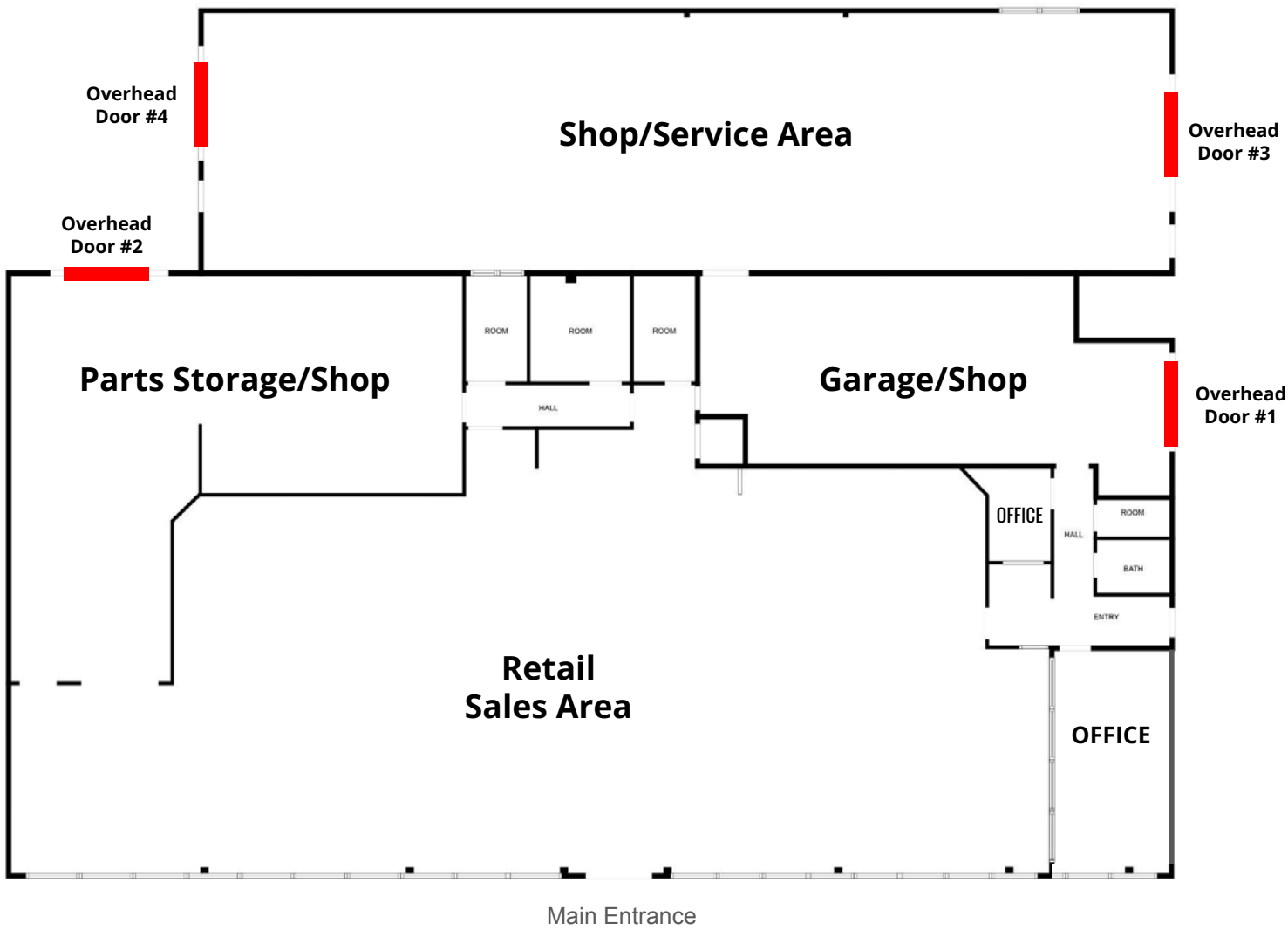
The Tax Rate for Fiscal Year 2026 is (Per \$1000 Assessed Value) = **\$4.29**

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.

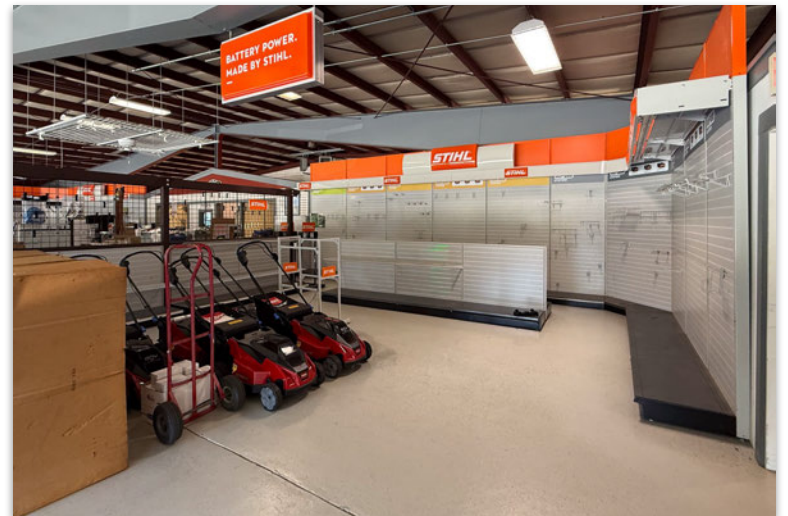
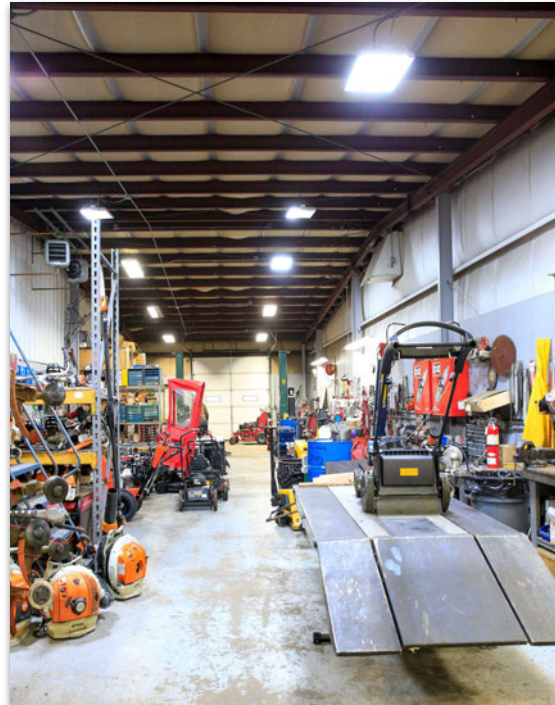
Potential Uses:

- 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.



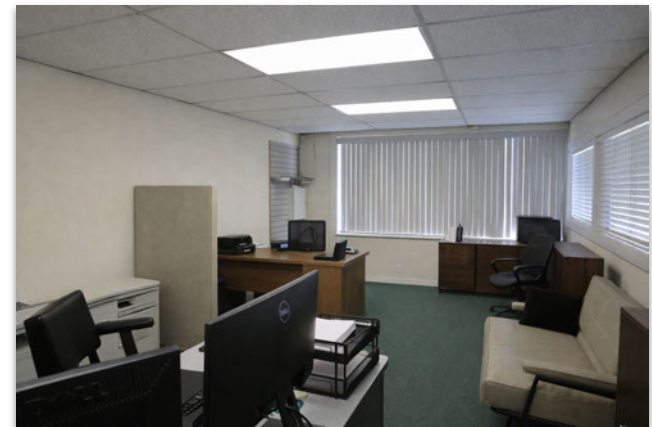
INTERIOR PICTURES

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

BU

LD

ING

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	1 750,000		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																																
Inf1		AVERAGE																														
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																								

YrBlt1971

NET AREA10,100

COST MODEL

CIM

CURRENT TAXABLE

PREVIOUS TAXABLE

BLDG

ADJ

DESC

LAND

STYLE

0.98

SERVICE GARAGE (50%)

BUILD.

451,200

438,300

QUALITY

0.75

LOW COST (100%)

DETACH

12,300

12,300

FRAME

1.00

METAL FRAME (100%)

OTHER

0

0

TOTAL

857,700

833,300

CONFIRM AC SPACE
DENNIS EQUIPMENT COMPANY

BLD 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				
	5	1971	1993 / 31	0.889	1.000	8/20/2024	JR	1/9/2007	HD	8/20/2024	JR	10.0	100	10,100	1.000	\$64.75	653,983	69	451,200			
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN		653,983	
STORIES		1	1.00	FOUNDATION		2	SLAB		1.00	A	BAS	L	BASE AREA		5,060	1971	64.75	327,639	CONDITION ELEM		CD	
% HEATED		100	1.00	EXTERIOR WALL		4	VINYL		1.01	B	BAS	L	BASE AREA		5,040	1971	64.75	326,344	EXTERIOR		A	
% A/C		75	1.02	ROOF STRUCTURE		1	GABLE		1.00										INTERIOR		A	
% SPRINKLERS		0	1.00	ROOF COVER		7	ROLL		0.98										SERVICES		A	
RES UNIT CNT		0	1.00	FLOORING		9	CONCRETE		0.95										FNCTNL USE		A	
				INT FINISH		6	MINIMUM		0.95													
				H.V.A.C.		9	WM/CL AIR PKGE		1.00													
				FUEL SOURCE		2	GAS		1.00													
				PRIVATE ROAD		1	NO		1.00													
				HISTORIC DST		3	OLD KINGS		1.00													
				GENERATOR		2	NO		1.00													
																			EFF.YR/AGE		1993 / 31	
																			COND		42 42 %	
																			FUNC		0	
																			ECON		0	
																			DEPR		31 % GD 69	
																			RCNLD		\$451,200	

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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