

OFFERING MEMORANDUM

**Multi-Tenant Office Investment for
Sale in Mid-Cape Location**

**FOR
SALE**

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1070 RT 134, So. Dennis

1070 Route 134

FOR SALE

AREA

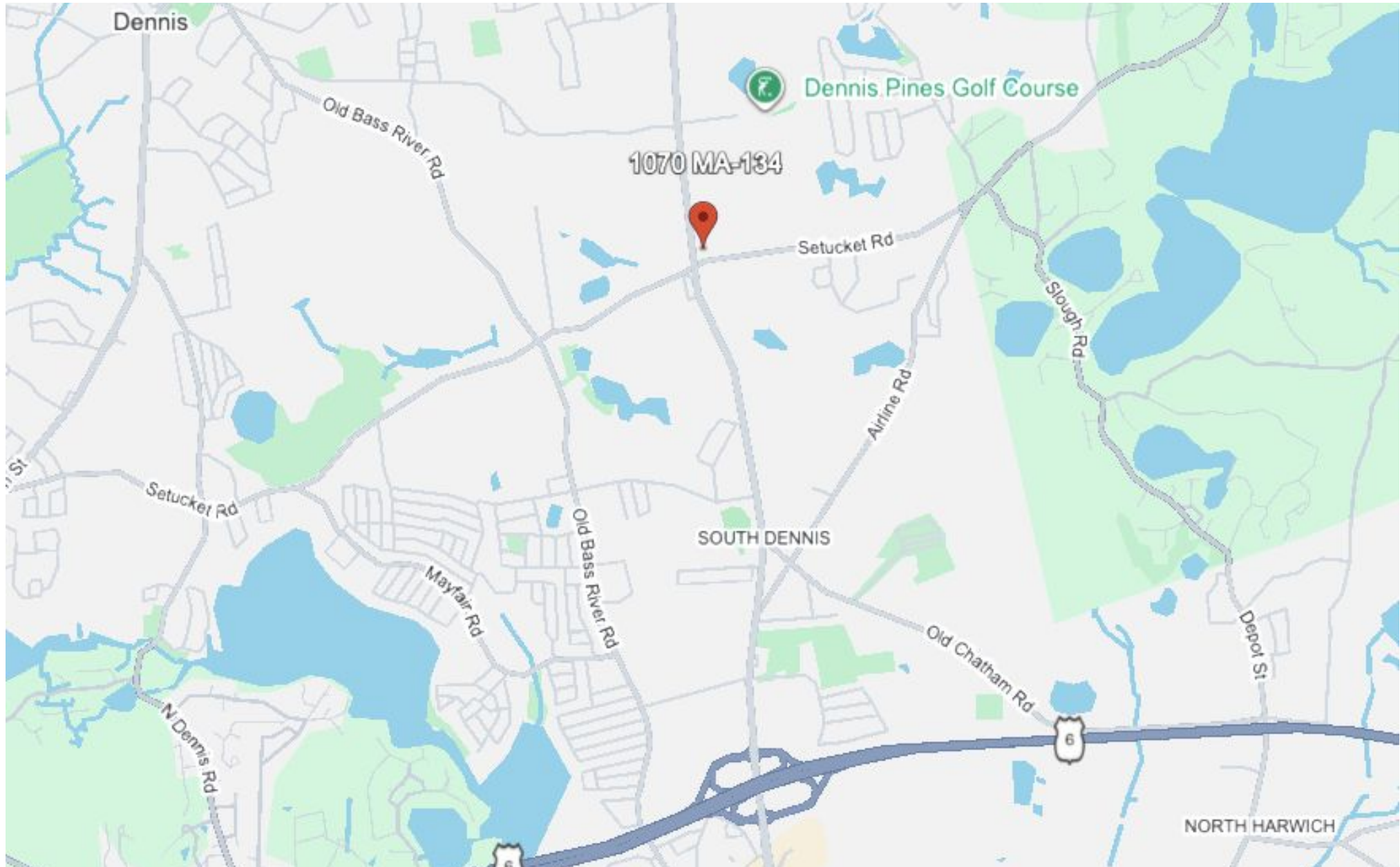
DENNIS

\$1.429M

**±5,360 Sq Ft
1.325 Acre Lot**

PROPERTY LOCATION

1070 Route 134, Dennis, MA 02660



PROPERTY SPECIFICATIONS

1070 Route 134, Dennis, MA 02660

Year Built	1986
Size	±5,360
Acreage	1.325
Stories	2 Stories + Basement Storage
Address	1070 Route 134, Dennis, MA 02660
Style	Office/Professional
Estimated 2026 Real Estate Taxes	\$2,212/per year (combined total)
Book/Page	29761/87
Parcel ID	264/1/7
Zoning	LB Limited Business



The property presents as a traditional professional office building with a combination of private offices, administrative work areas, reception or meeting spaces, and shared support areas.

Key features include:

- **Seven** individual commercial office units
- Approximately **5,360** square feet in total
- First-floor and second-floor office configurations
- Traditional wood trim and built-in architectural detailing
- Multiple private offices and meeting areas
- Large windows providing natural light
- Common-area lavatory facilities serving several units
- Mixed HVAC, including forced hot-air heating and central air conditioning
- Title 5 septic system
- Flexible unit layouts suited to professional, financial, legal, counseling, medical-office or administrative users
- Existing financials are available to qualified buyers who execute a non-disclosure agreement



INTERIOR PICTURES

1070 Route 134, Dennis, MA 02660



INTERIOR PICTURES

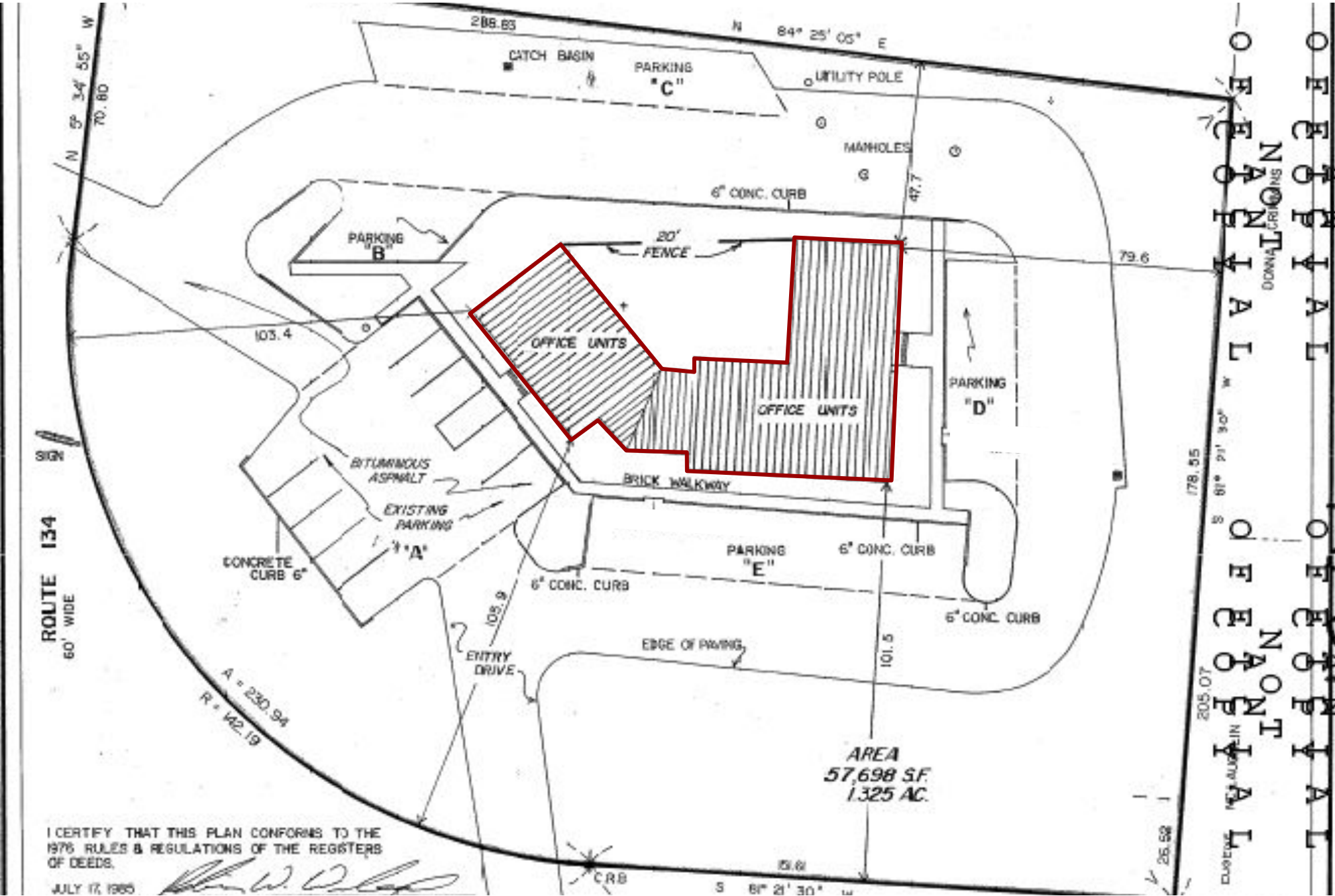
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EXTERIOR PICTURES

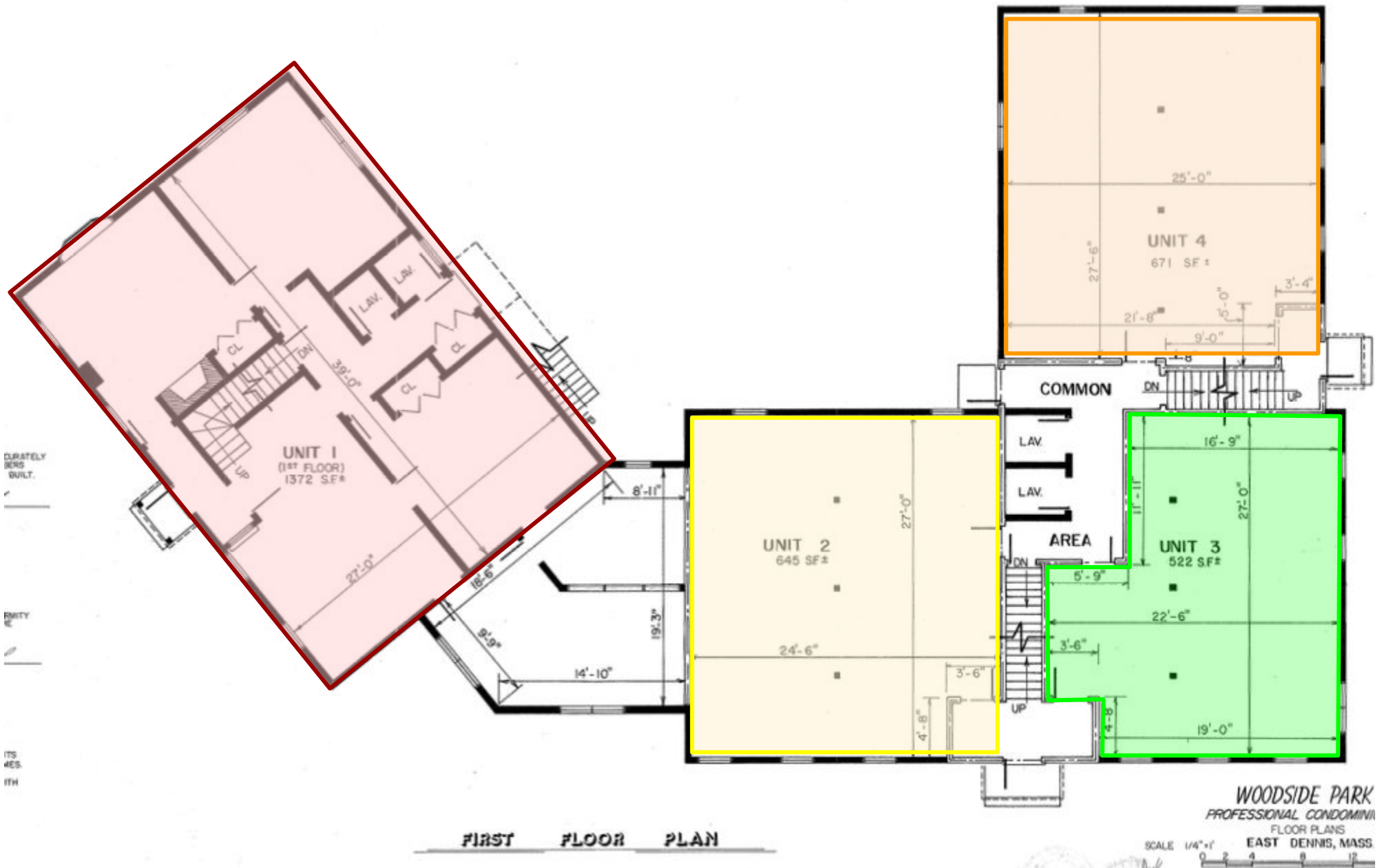
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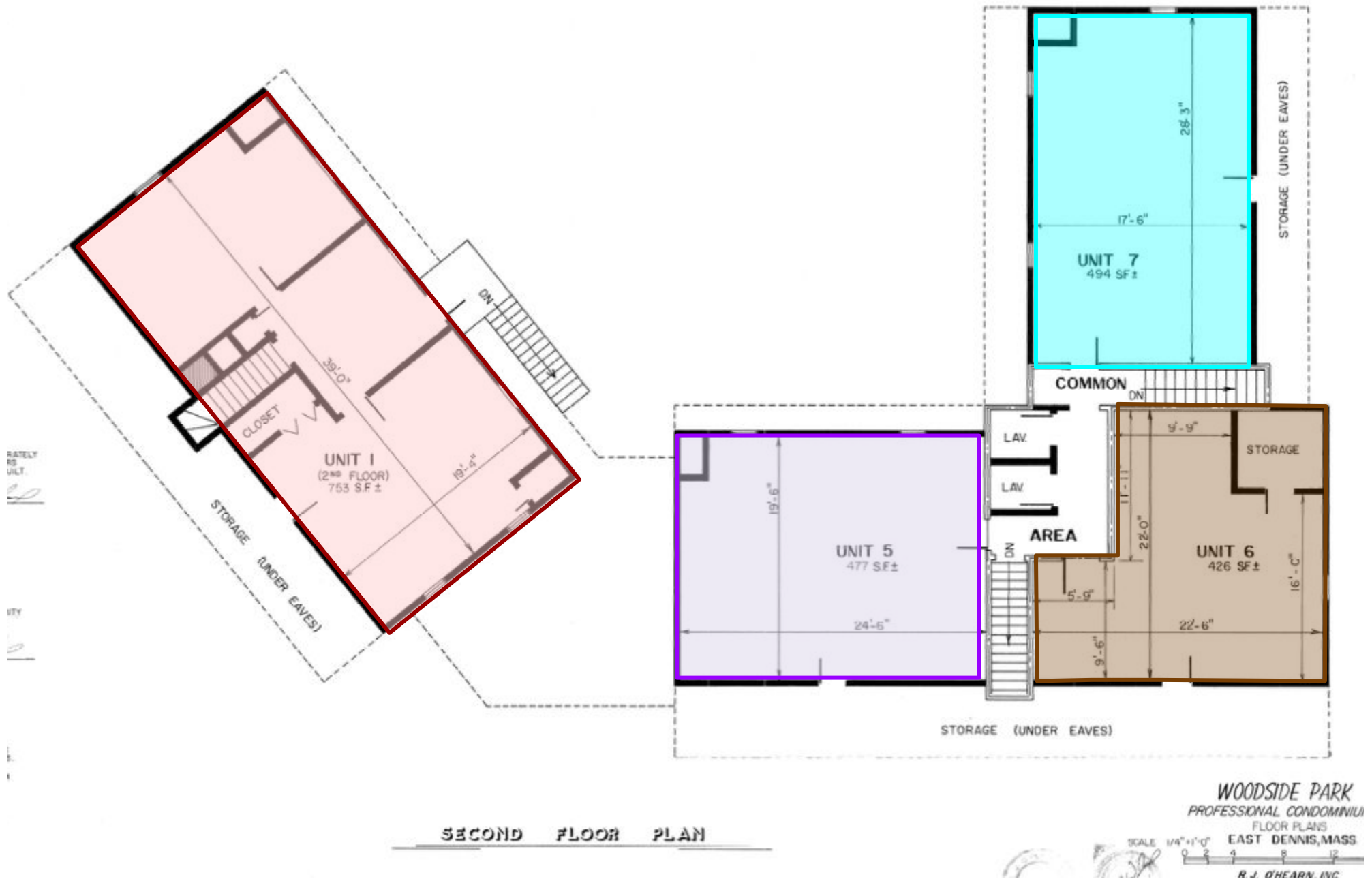
FLOOR PLANS

1070 Route 134, Dennis, MA 02660



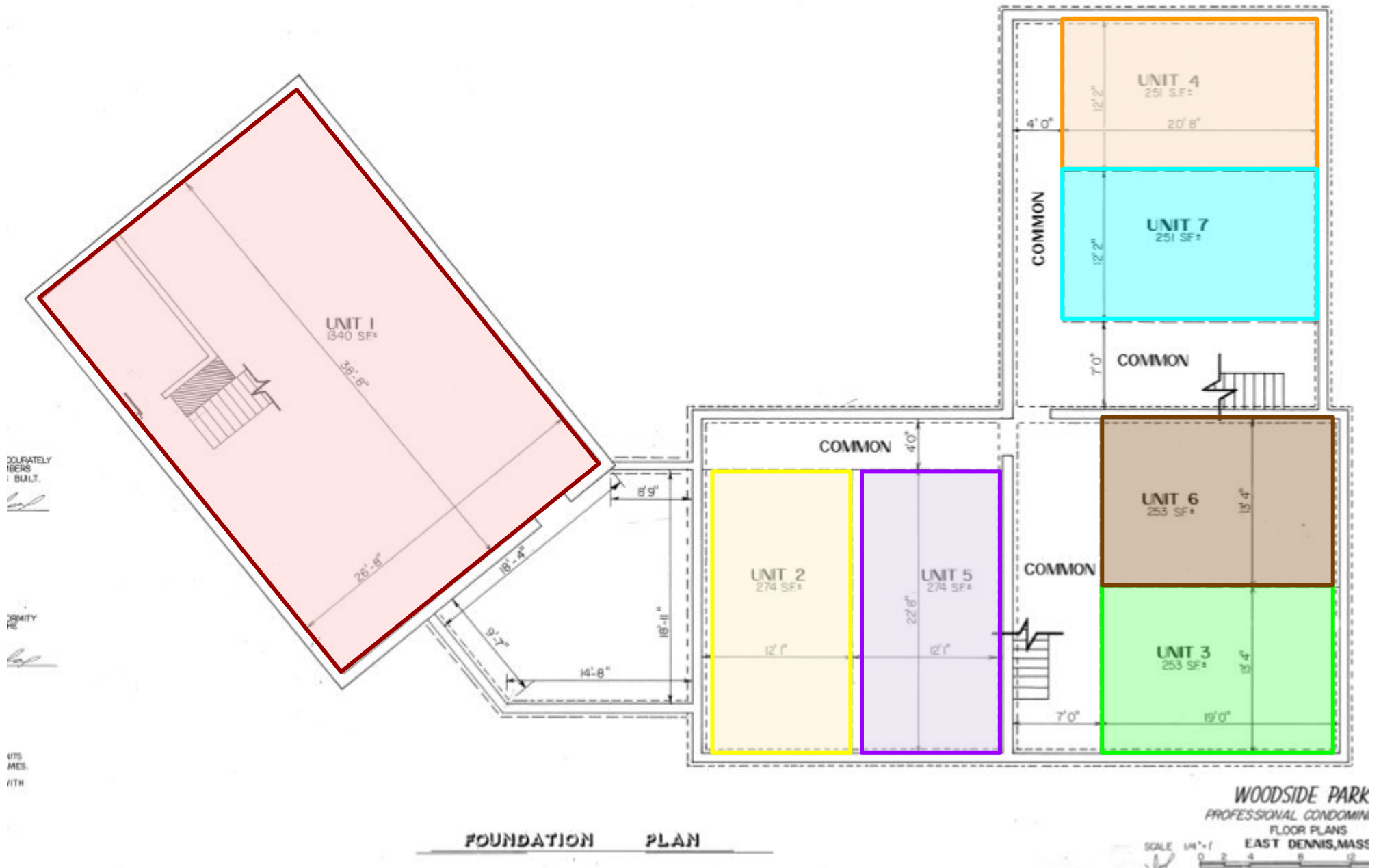
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Commercial
Realty Advisors

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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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