

# OFFERING MEMORANDUM

## Professional Office Space

**FOR  
SALE OR  
LEASE**

**BRAD KUHRTZ**

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📱 Cell: 508-360-4523  
✉ BKuhrtz@ComRealty.net  
📍 222 West Main Street, Hyannis, MA  
🌐 ComRealty.net

**KEVIN PEPE**

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📱 Cell: 508-962-5022  
✉ KPepe@ComRealty.net  
📍 222 West Main Street, Hyannis, MA  
🌐 ComRealty.net



**CALL TODAY TO SCHEDULE A  
SHOWING!**

**434 Route 134, Units A3 & A4**

**FOR SALE OR LEASE UNIT A3**

**FOR SALE OR LEASE UNIT A4**

**DENNIS, MA**

**SALE: \$59,900  
LEASE: \$1,000/MO NNN  
537+/- Sq Ft**

**SALE: \$79,900  
LEASE: \$1,250/MO NNN  
832+/- Sq Ft**

# PROPERTY SUMMARY

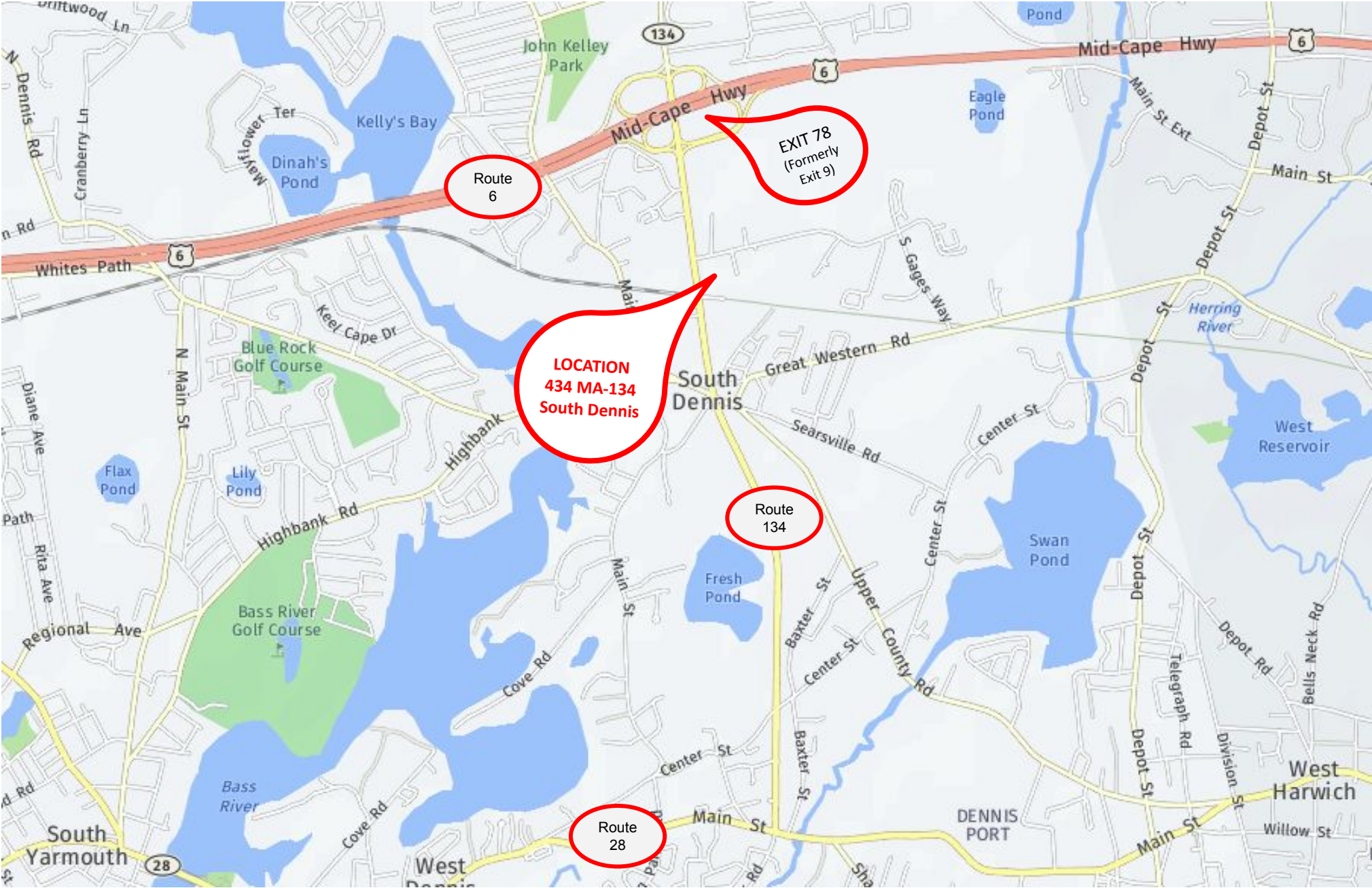
434 Route 134 Units A3 & A4, South Dennis, MA 02660

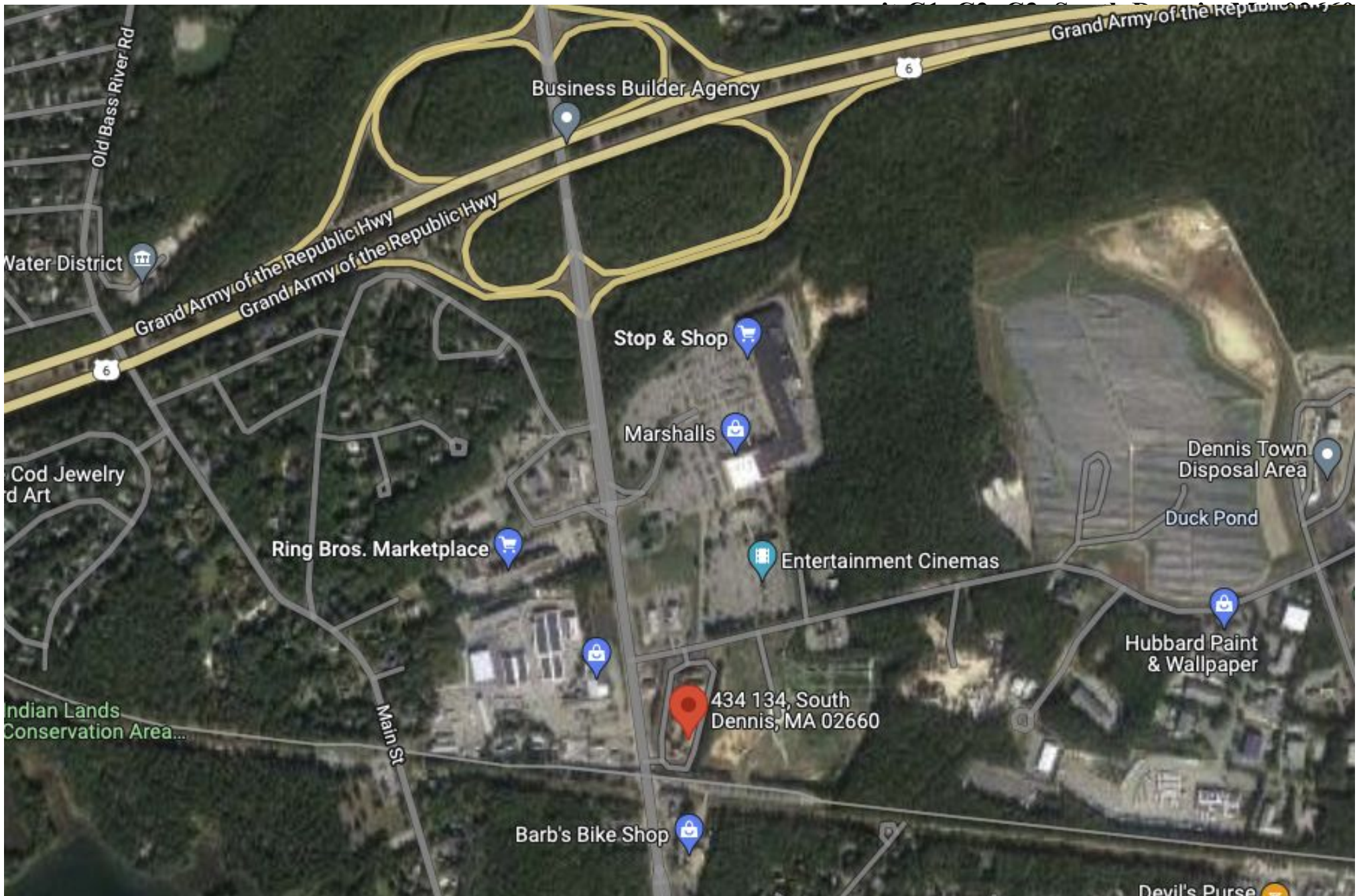
- Consists of 2 second floor commercial condo units totaling 1,369sq. ft. (Offered for Sale or Lease individually or together)
- UNIT A3: 537+/- SQ FT; UNIT A4: 832+/- SQ FT.
- Currently configured as a law office
- Multiple private offices & open work spaces
- Reception/Waiting area
- Two bathrooms
- Climate controlled – forced hot air heat/central air conditioning
- Generous on site parking
- Good signage
- Centrally located on Route 134 in South Dennis
- Proximate to Route 6 – The Mid Cape Highway
- Easy access to all Mid Cape points



# PROPERTY LOCATION

434 Route 134 Units A3 & A4, South Dennis, MA 02660





# PROPERTY LOCATION

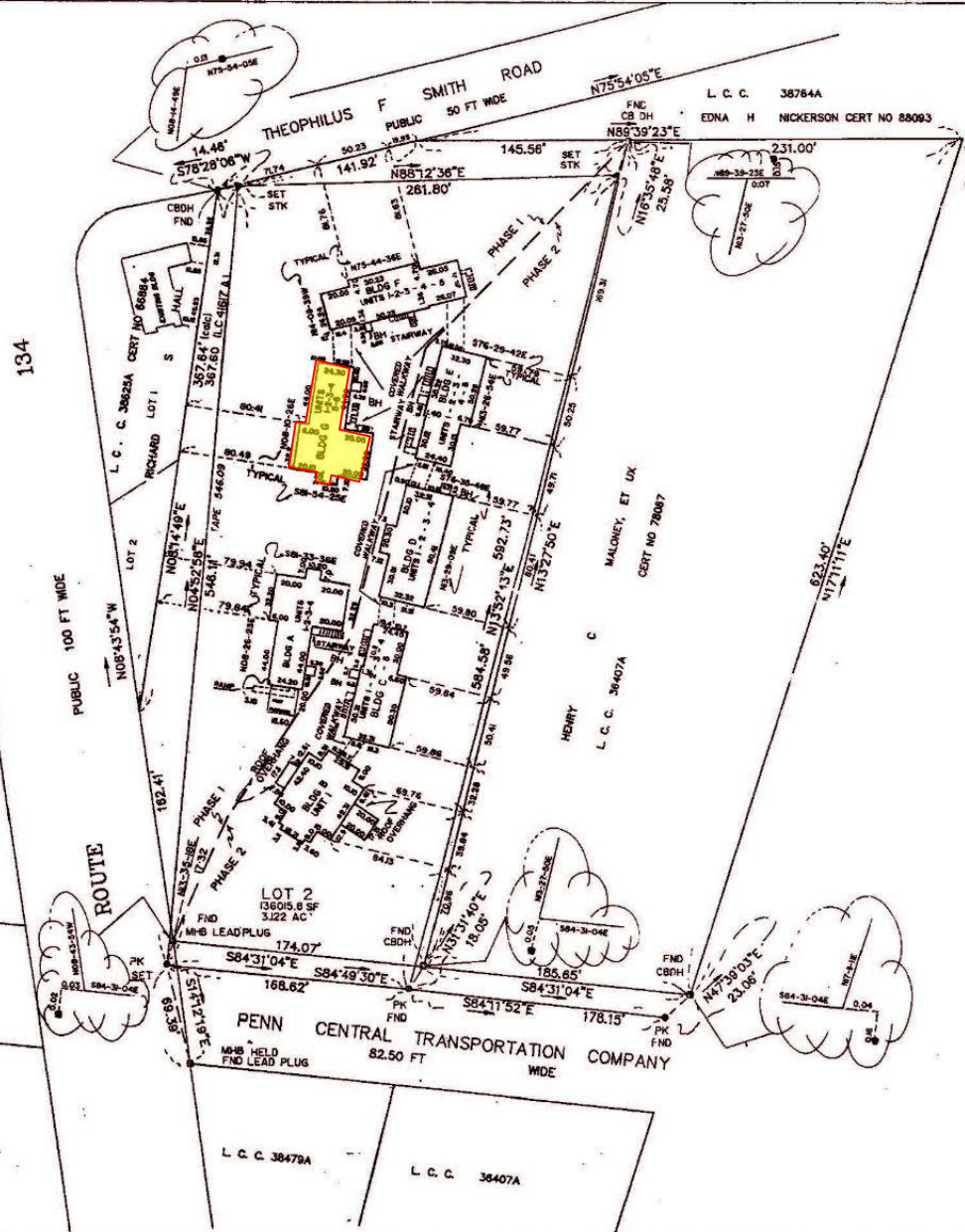
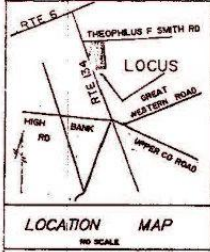
434 Route 134 Units A3 & A4, South Dennis, MA 02660



C-251

10/20/87 11/3,600

W/DOC 491330 2<sup>nd</sup> amendment to Master Deed



LAND COURT USE ONLY

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN IN PHASE II

11/1/89  
 DATE

*Paul H. Wagner*  
 PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN IN PHASE I

11/20/87  
 DATE

*Paul H. Wagner*  
 PROFESSIONAL LAND SURVEYOR

NO 11: BUILDINGS A-C-D-E-F-G ARE TWO STORY WOOD FRAME BUILDING 6 IS A SINGLE STORY WOOD FRAME  
 NOTE: BEING A SURVEY OF SUBDIVISION PLAN L.C.C. 41617 A  
 NOTE: ALL TIES TO BUILDINGS ARE AT 90° TO PROPERTY LINES  
 NOTE: TIES ARE 10' CLAPBOARD FINISH ON BUILDINGS

OWNER OF RECORD  
 WILLIAM E DACEY III  
 10 CENTER PLACE  
 RTE 28 1550  
 CENTERVILLE, MASS 02632  
 PO BOX 910  
 CERTIFICATE OF TITLE 111,618  
 PETITIONER  
 WILLIAM E DACEY III

**PLAN FILED IN PLAN DEPT.**

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY EXISTING ESTABLISHED AND THAT NO NEW LINES FOR DIVIDING EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

11/24/87  
 DATE

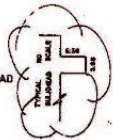
*Paul H. Wagner*  
 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 1971 ON OR BETWEEN OCTOBER 16, 1987 AND OCTOBER 30, 1987

11/20/87  
 DATE

*Paul H. Wagner*  
 PROFESSIONAL LAND SURVEYOR

LEGEND  
 BH DENOTES BULKHEAD



SITE PLAN OF CRANBERRY SQUARE CONDOMINIUM IN SOUTH DENNIS, MASSACHUSETTS

DATE: 10-30-1987 SCALE: 1"=40'  
 DRAWN: DON CKD JOB NO. 1333

Levy, Eldredge & Wagner Associates Inc.  
 Engineers Landscape Architects Planners Land Surveyors  
 889 West Main Street Centerville Ma. 02632



# FLOOR PLAN

434 Route 134 Units A3 & A4, South Dennis, MA 02660





# PROPERTY SPECIFICATIONS

434 Route 134 Unit A3 & A4, South Dennis, MA 02660

<b>PROPERTY DETAILS</b>	
<b>Year Built</b>	1987
<b>Area</b>	Unit A3: +/- 537 Sq. Ft. Unit A4: +/- 832 Sq.. Ft
<b>Address</b>	434 Unit C Route 134
<b>Style</b>	Office Condo
<b>Stories</b>	2nd Story Units
<b>Parcel Numbers</b>	140-18-3 - 140-18-4
<b>Zoning</b>	General Commercial 3

<b>REAL ESTATE TAXES 2024</b>	
A3	\$124
A4	\$184
<b>CONDO FEES/SPECIAL ASSESSMENTS* 2025</b>	
A3	\$385.50 MO/\$120.00 MO
A4	\$556.83 MO/\$173.33 MO



# PROPERTY FIELD CARD

434 Route 134 Unit A4, South Dennis, MA 02660

Key: 8135

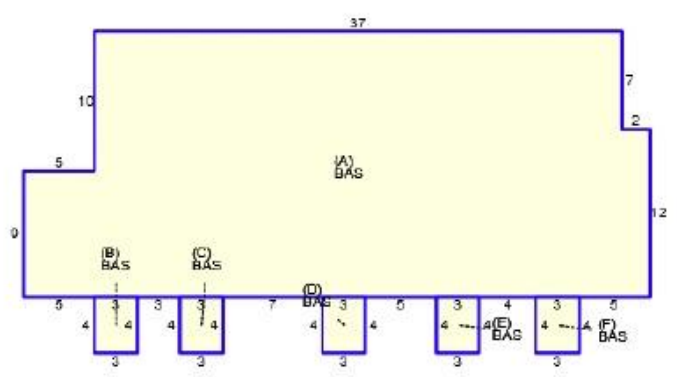
Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51PM

SEQ #: 8,516

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card						
COTTER ELIZABETH K		140-18-4		434-U-A4 ROUTE 134 SD .		3430	100	COMMERCIAL CONDO			1	BLDG#A	1 of 1						
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
COTTER ELIZABETH K 7 HILL WOOD WAY EAST SANDWICH, MA 02537		COTTER ELIZABETH K MFRL REALTY TRUST COLEX RLTY TR		08/22/2020 02/01/1993 11/06/1991	V MP L	30,000 375,000 620,000	(C251-4A) (C 251) N/A-N/A				77 43 77 99 77	CYCLICAL REV I&E-RECEIVED CYCLICAL REV N/A CYCLICAL REV		08/02/2024 03/26/2019 07/22/2015 07/02/2015 05/24/2010	JR IE RWF EMZ HD	0 0 100 100 0	0 0 100 100 0		
CD	T	ACRES/SF	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	Chpt	CREDIT AMT	ADJ VALUE							
TOTAL	SF	LC PLANS 36407A, 38764A, 41617A-2										Photo Date	05/24/2010	BLDG #	1				
Nbhd	FEMA	Inf1																	
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD												
SW1	A	1.00	A+ 0.80 1X8		8	21.30	100												
Photo																			
YrBlt	1987	NET AREA	832																
COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE																
C/I CONDOS																			
BLDG	ADJ	DESC	LAND	0	0														
STYLE	1.03	OFFICE CONDO (100%)	BUILD.	53,600	41,700														
QUALITY	1.00	AVERAGE (100%)	DETACH	100	100														
FRAME	0.99	WOOD FRAME (100%)	OTHER	0	0														
TOTAL			TOTAL	53,700	41,800														
Bldg ID	MODEL	YR BLT	EFF YR	DLCJ	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
BLDG#A	11	1987	1992 / 31		0.315	1.000	8/2/2024	NMJ		8/2/2024	JR	8.0	1.00	832	1.000	\$72.42	60,252	89	53,600
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	60,252		
ROOMS		1	1.00	COMPLEX	123	CRANBERRY SQ CO	0.40	+	BAS	L	BASE FLOOR FINI	832	1987	72.42	60,252				
BEDROOMS		0	1.00	OCCUPANCY		1 YEAR ROUND	1.00		DSF	O	DEEDED SF	838		0.00					
BATHS		0	1.00	PLAN	10	END/CRNR UNIT	1.00												
HALF-BATHS		1	1.00	FLOOR	22	2ND FLR UNIT	1.00												
EXTRA FIXTURES		0	.00	STAIRS	1	YES	1.00												
FIREPLACES		0	.00	VIEW	35	NO	1.00												
WD-GAS STOVES		0	.00	PARKING	3	OUTDOOR ADEQUAT	1.00												
RES UNIT CNT		0	1.00	DCK/PAT/BAL/POR	99	NO	1.00												
% COM INT		3	1.00	KITCHEN	99	NO	1.00												
				NET ADJ CODE	90	N/A	0.90												
				X			1.00												
				PRIVATE ROAD	2	YES	1.00												
				HISTORIC DST	1	NO	1.00												
				GENERATOR	2	NO	1.00												
EFF. YR/AGE																1992 / 31			
COND																11 11 %			
FUNC																0			
ECON																0			
DEPR.																11 % GD 89			
RCNLD																\$53,600			



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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