

***Private Dental Office in  
Centerville Business Complex***

**FOR  
SALE**

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**PERFECT FOR  
1031 EXCHANGE!**

**1645 Falmouth Rd,  
Units 1D, 7D & 8D**

**FOR SALE**

**AREA**

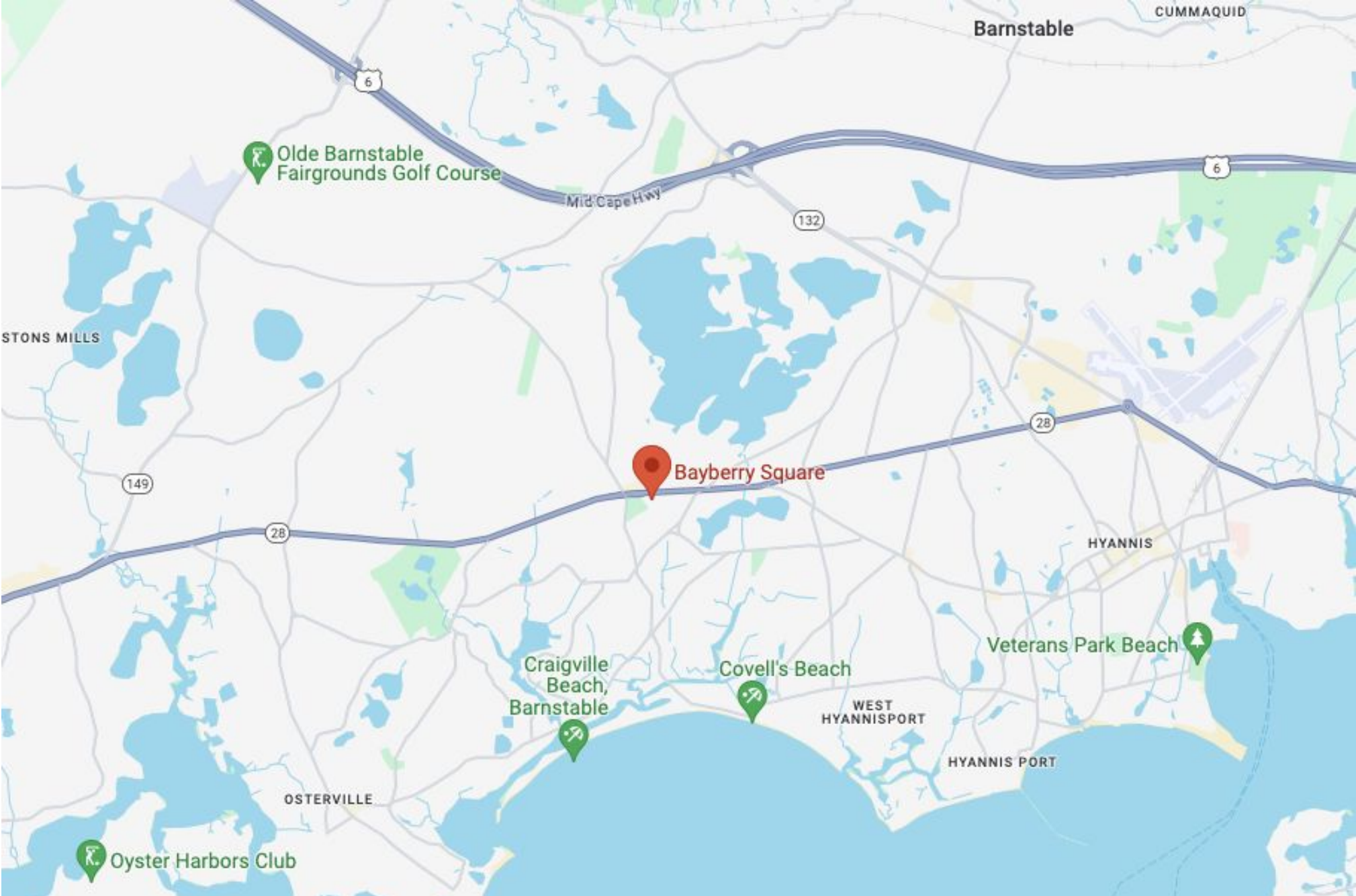
**CENTERVILLE**

**\$995,000**

**±3,434 Sq. Ft.**

# PROPERTY LOCATION

1645 Falmouth Road Units 1D, 7D & 8D, Centerville, MA



# PROPERTY SPECIFICATIONS

1645 Falmouth Road Units 1D, 7D & 8D, Centerville, MA

Building		Details	
Model	Com Condo	Bathrooms	Shared
Style	Condominium		
Grade	Average	Heat Fuel	Electric
Year Built	1983	Heat Type	Elec Baseboard
Effective depreciation	19	AC Type	None
Stories	1	Interior Floors	Carpet
Living Area sq/ft	3,434	Interior Walls	Drywall
		Book/Page	32177/307
		Parcel ID	209086D001, 07, 08
		Zoning	SPLIT RC;HO;HB
Land Assessment	0	Land	
Building Assessment	454900	USE CODE	3430
Extra Features		Lot Size (Acres)	0
Total Assessment	454900		



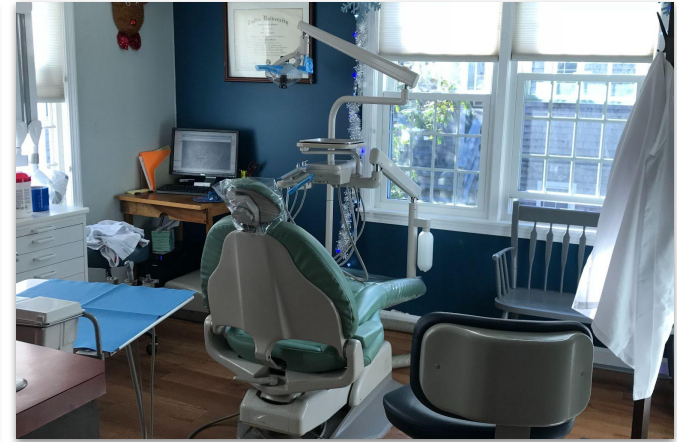
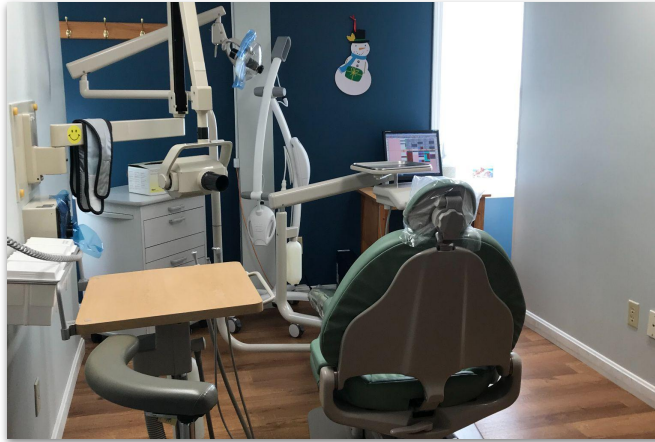
**2024 RE Tax:** \$3301.48  
**Monthly Condo Fees:** \$123

This 3-unit dental office condominium in Centerville, MA, represents a prime investment opportunity. Located in the highly visible and accessible Bayberry Square Office Condominiums, the property offers approximately 3,404 sq. ft. of space across Units 1D, 7D, and 8D. The tenant is an established dental practice with a long-term presence, under a 15-year Absolute Triple Net (NNN) lease with about 10 years remaining. The current annual rent is \$66,115, with a 2.5% yearly rental increase, making it a stable investment with a 6.5% cap rate.

Priced at \$995,000, this property is ideal for investors seeking a steady return with minimal management responsibilities.

# INTERIOR PICTURES

1645 Falmouth Road Units 1D, 7D & 8D, Centerville, MA



# EXTERIOR PICTURES

1645 Falmouth Road Units 1D, 7D & 8D, Centerville, MA



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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