

## OFFERING MEMORANDUM

*\*RARE\* Commercial Offering FOR SALE:  
Beautiful Retail Condo in Wellfleet Village*

**FOR  
SALE**

**BRAD KUHRTZ**

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**275B MAIN STREET**

**FOR SALE**

**AREA**

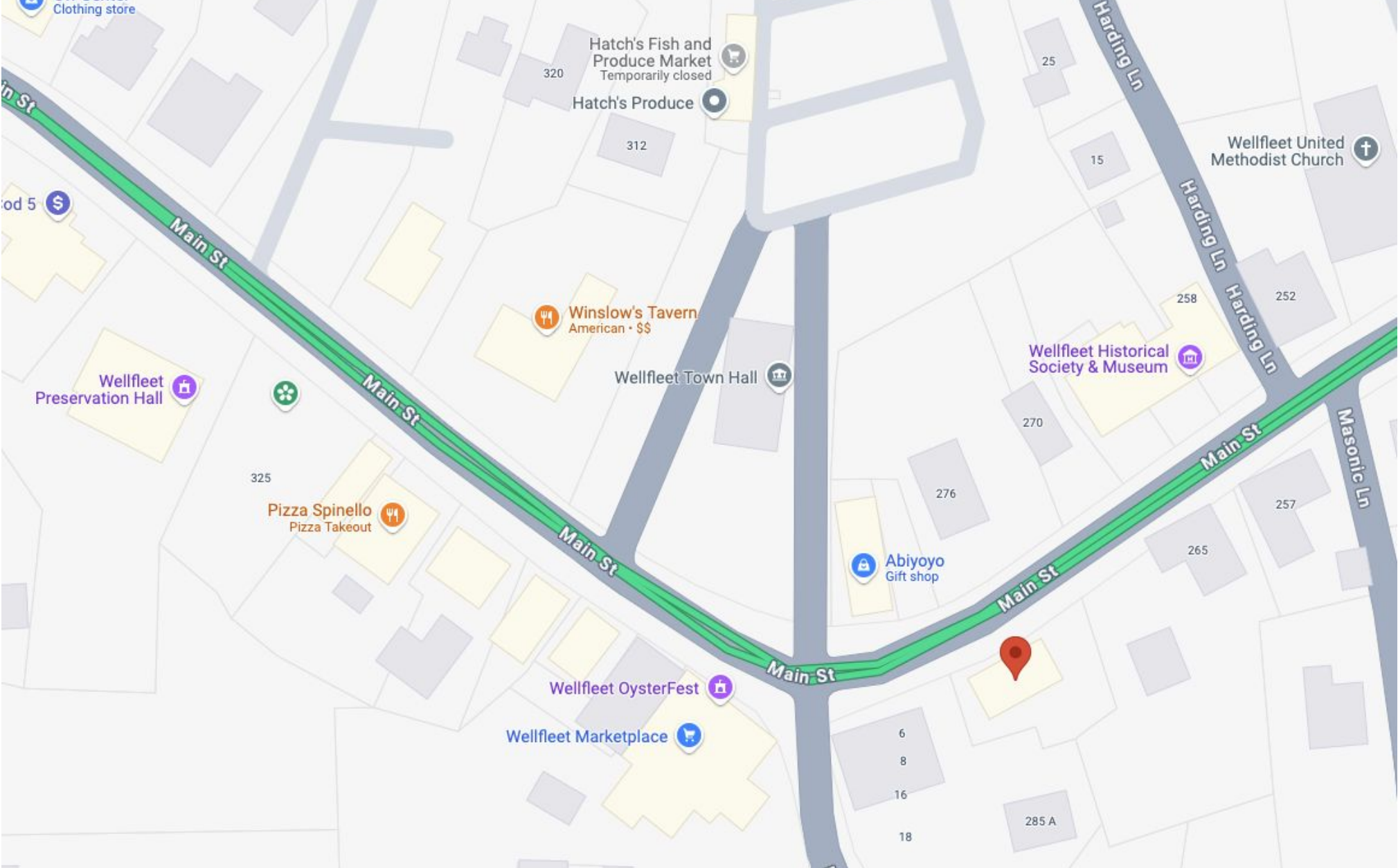
**WELLFLEET**

**\$520,000**

**+/- 1,068 Sq Ft  
REAL ESTATE ONLY**

# PROPERTY LOCATION

275B Main Street, Wellfleet, MA



# PROPERTY SPECIFICATIONS

275B Main Street, Wellfleet, MA

**Year Built** 1955

**Size** +/- 1,068 sq. ft.

**Stories** 1

**Address** 275B Main Street, Wellfleet, MA

**Style** Retail/Office

**Book/Page** 27505/195

**Parcel ID** 15-55-B

**Zoning** CD

**Land Assessment** 0

**Building Assessment** 812,800

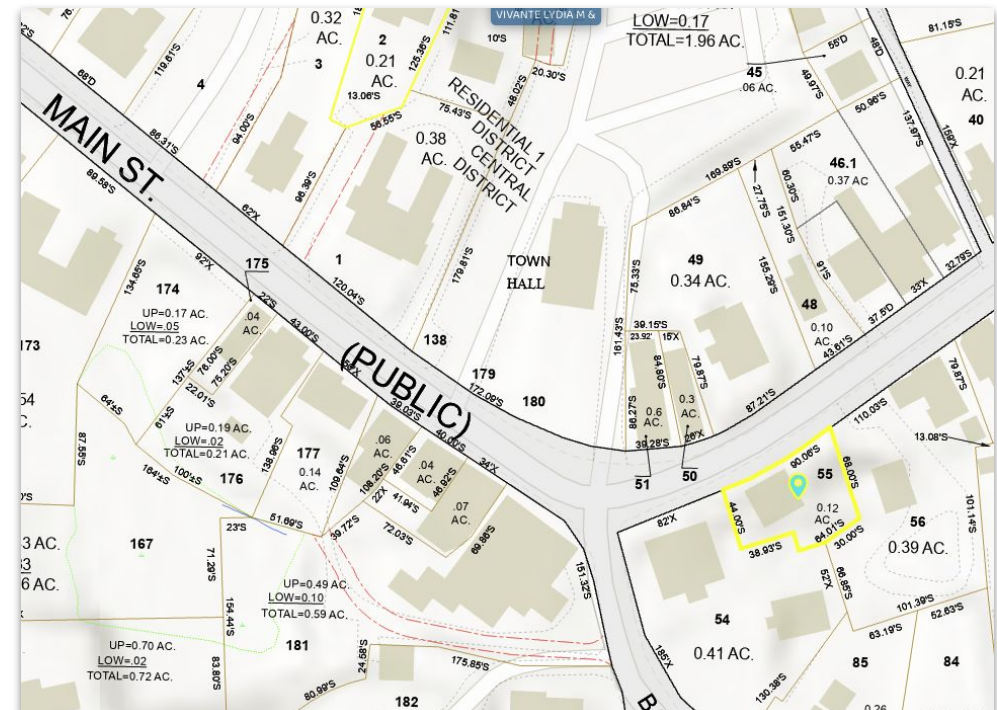
**Detached Assessment** 0

**Total Assessment** \$353,000



## Features

- Located within the heart of downtown Wellfleet
- +/- 900 sq. ft. first floor retail space
- Half bath
- Multiple storage areas within the space as well as additional basement storage below
- Small summer retail porch adjacent to the space which a new owner could potentially enclose (confirm with the Town of Wellfleet)
- Gas (propane) heat pump/Window unit air
- Town water/Septic
- Excellent curb appeal/Signage
- Separately metered electric
- RE Tax +/- \$2,600
- Insurance +/- \$1,200









# FIELD CARD

275B Main Street, Wellfleet, MA

Key: 8840

## Town of WELLFLEET - Fiscal Year 2024

10/11/2023 7:29 pm SEQ #: 5,352

CURRENT OWNER				PARCEL ID				LOCATION			
STILES JUDITH N 79 BRIAR LANE WELLFLEET, MA 02667				15-55-B				275 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STILES JUDITH N				06/28/2013	U	300,000	27505-195				
OBERIST STUART C				06/28/2013	G		27505-162				
OBERIST STUART C				12/03/2008	QS	475,000	23295-90				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3430	100	COMM CONDO			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
SS15-11	12/31/2013	6	SPLITS/SUBS		09/23/2014	ER	100 100
13-365	11/01/2013	8	SIGN	3,400	06/22/2014	RJM	100 100
000	08/07/2013	7	CYCLICAL		08/07/2013	SF	100 100
10-133	04/29/2010	5	RENOVATION	700	06/28/2011	DF	100 100
09108	05/12/2009	8	SIGN		08/06/2010	JH	100 100

CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	CD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	352,600	353,300
						DETACHED	400	400
						OTHER	0	0
						TOTAL	353,000	353,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	G	1.40	90 0.90	3X4	2013	12 39.06	400



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	5		CIM	LIST	4/18/2001	EST
STYLE	22	7.00	CIM CONDO [100%]	REVIEW	8/7/2013	SF
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	0.99	WOOD FRAME [100%]			

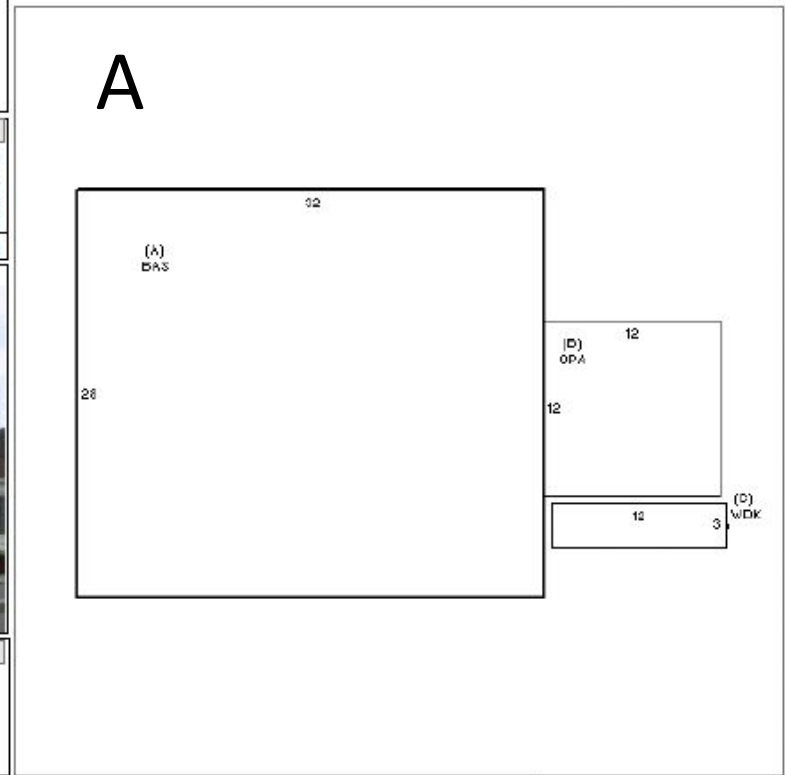
BLDG COMMENTS  
NEWCOMB HOLLOW SHOP

YEAR BLT	1955	SIZE ADJ	1.306
NET AREA	896	DETAIL ADJ	6.683
\$NLA(RCN)	\$645	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXTERIOR WALL	1	WOOD SHINGLES	1.00
ROOF STRUCTURE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOORING	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.02
H.V.A.C.	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	896	1955	610.59	547,085
B	OPA	N	OPEN PORCH	144		173.76	25,022
C	WDK	N	WOOD DECK	36		165.14	5,945

TOTAL RCN	578,052
CONDITION ELEM	CD
EFF.YR/AGE	1998 / 24
COND	39 39 %
FUNC	0
ECON	0
DEPR	39 % GD 61
RCNLD	\$352,600



L E G A L L A N D D E T A C H E D B U I L D I N G

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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