

Commercial
Realty Advisors

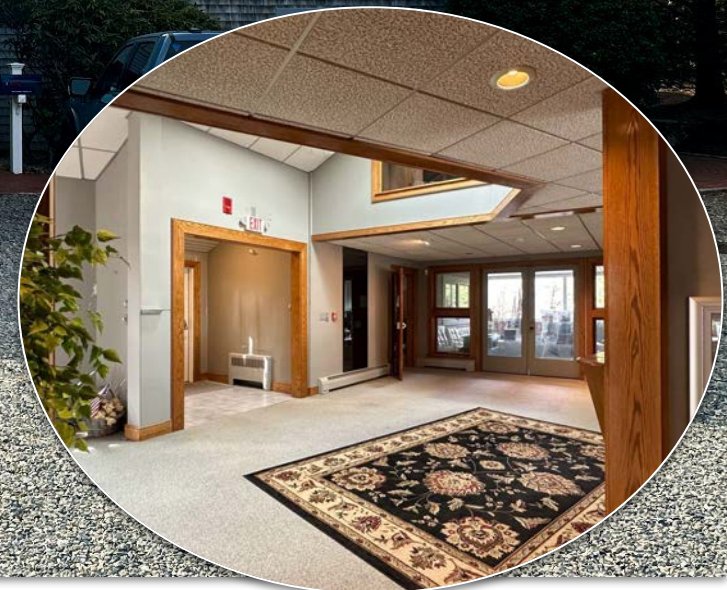
OFFERING MEMORANDUM

*Commercial Professional Building
33 Seanest Drive, Mashpee*



KEVIN PEPE

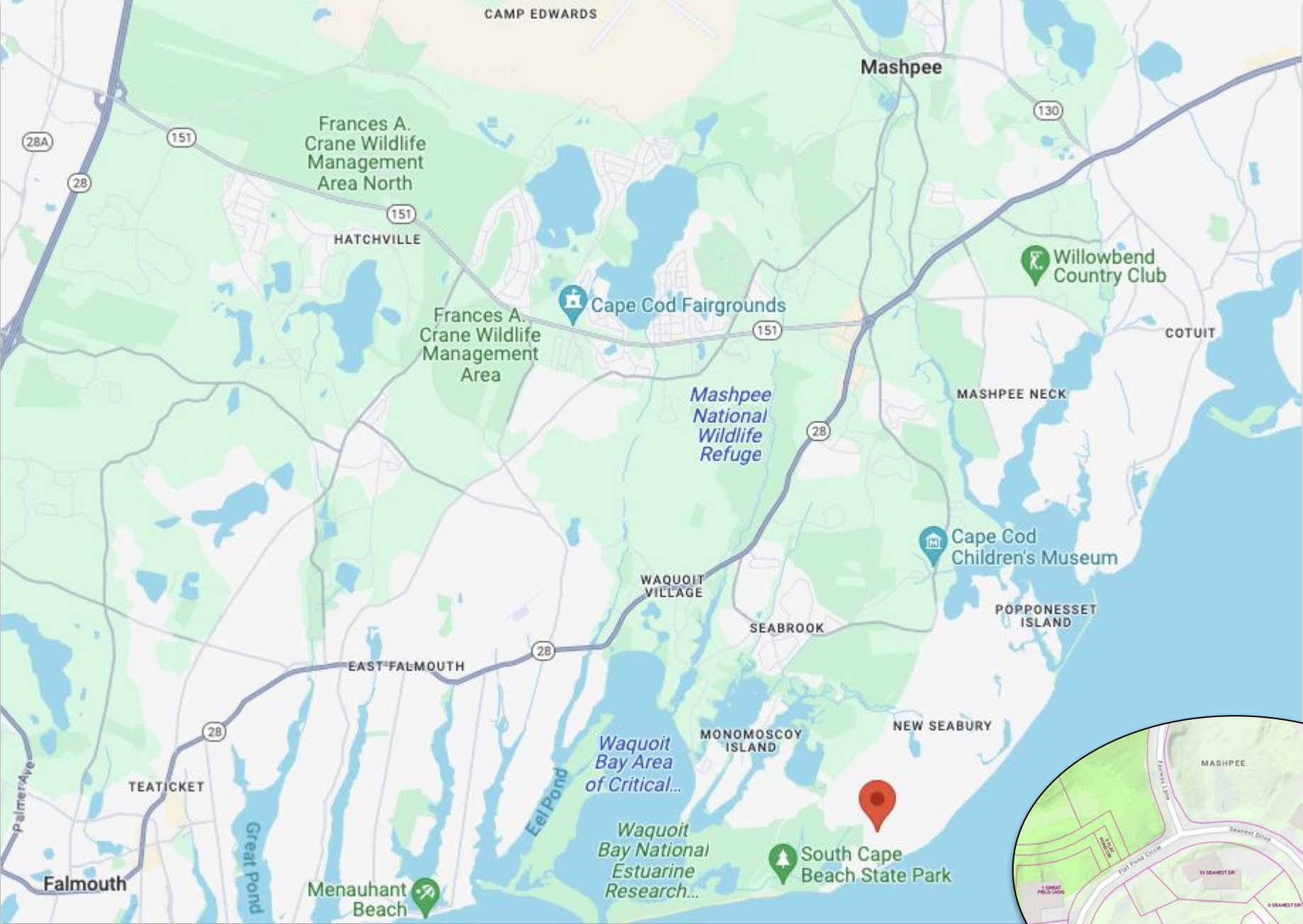
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- 📍 222 West Main Street, Hyannis, MA
- 🌐 ComRealty.net



FOR SALE: \$1,975,000
AREA: ±10,308 SF
ZONING: R3

PROPERTY LOCATION

33 Seanest Dr, Mashpee, MA 02649



PROPERTY SPECIFICATIONS

33 Seapest Dr, Mashpee, MA 02649

Parcel ID	127-108
Address	33 Seapest Dr, Mashpee, MA 02649
Style	Community Center
Book/Page	198367
Zoning	R3
Lot Size	16,248 SF
Building Size	10,308 SF
Year Built	1986



INTERIOR PICTURES



EXTERIOR PICTURES



FIELD CARD

33 Seanest Dr, Mashpee, MA 02649

Key: 10981

Town of Mashpee - Fiscal Year 2023

11/29/2022 2:35 pm SEQ #: 10.833

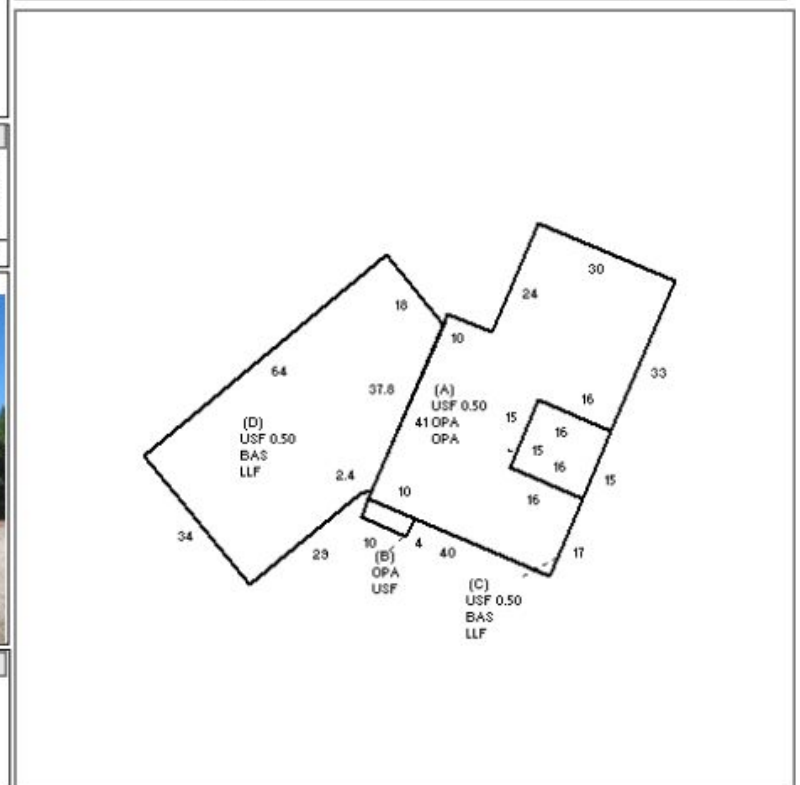
CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
CAPE & ISLANDS VETERANS OUTREACH CENTER INC % REGINA GIAMBUSSO 247 STEVENS ST- STE E HYANNIS, MA 02601				127-108-0				33 SEANEST DR				3560	100	MISC PUBLIC SER				1	1 of 1
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CAPE & ISLANDS VETERANS				02/26/2019	F		(198367)				C-20-0179	03/02/2020	45	I & E FORMS		07/02/2021	MRB	100	100
NAM VETS ASSOCIATION OF T				10/04/2012	K	100	(198367)						45	I & E FORMS		07/09/2020	CJS	100	100
DOREEN GRACE FUND INC				11/04/1982	K	1	(90096)						3	REMODEL	98,502	08/20/2020	TCK	100	100
													45	I & E FORMS		07/19/2019	CJS	100	100
													45	I & E FORMS		07/23/2018	JRS	100	100

LAND

CD	T	AC/SF/UN	Area	Infl-1	Infl-2	ADJ BASE	SAF	Tooo	Loi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,245	NSC 1.00	100	1.00	100	1.00	434,700	2.13	100	1.00	NG3 2.10	344,880

TOTAL	16,248 SF	ZONING	R3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Area	NEW SEABURY CI	N NAM VETS // 810sqft PENINSULA COUNCIL LEASING O IS REASON FOR INFL1 & INFL2 -- OTHERWISE T EXEMPT E				LAND	344.900	353,800
Infl-1	NO ADJUST					BUILDING	343.800	345,000
Infl-2	NO ADJUST					DETACHED	8,400	7,600
						OTHER	0	0
						TOTAL	697,100	706,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	05 0.95		600	14.69	8,400



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2018	MRB
MODEL	5		CIM	LIST	4/12/2018	EST
STYLE	95	0.90	COMMUNITY CTR [100%]	REVIEW	9/22/2020	MR
QUALITY	A-	1.40	V GOOD- [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
NAM VETS // 800 sq ft of building plus use of the facilities & parking leased as of 7/1/18 to Peninsula Council.

YEAR BLT	1986	SIZE ADJ	0.880	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	881,504	
NET AREA	10,308	DETAIL ADJ	0.923	FOUNDATION	4	BSMT WALL	1.00	A	OPA	N	OPEN PORCH	240		24.67	5,921	CONDITION ELEM	CD	
\$NLA/RCN	\$86	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	OPA	N	OPEN PORCH	240		24.67	5,921			
				ROOF SHAPE	8	IRREGULAR	1.02	+	USF	L	UP-STRY FIN	2,190	1986	98.69	216,127			
				ROOF COVER	2	WOOD SHINGLE	1.01	B	OPA	N	OPEN PORCH	40		24.68	987			
				FLOOR COVER	3	WW/ CARPET	1.00	+	LLF	L	LOWER LEVEL FIN	4,059	1986	59.24	240,437			
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	4,059	1986	98.69	400,575			
				HEATING/COOLING	11	HOT WT/COOL AIR	1.05		FIX	O	XTRA FIXTURES	10		1,153.60	11,536			
				FUEL SOURCE	2	GAS	1.00											
																	EFF.YR/AGE	1990 / 31
																	COND	51 51 %
																	FUNC	10 COST TO CURI
																	ECON	0
																	DEPR	61 % GFD 39
																	RCNLD	\$343,800

BUILDING

CAPACITY

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	17	1.00
BEDROOMS	0	1.00
BATHROOMS	2	1.00
UNITS	1	1.00
HALFBATHS	0	1.00
% HEATED	100	1.00
% A/C	100	1.00
% SPRINKLERS	0	1.00

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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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