Commercial
Realty Advisors

**OFFERING MEMORANDUM**

***Prime Retail/Industrial/Space***

**FOR SALE**

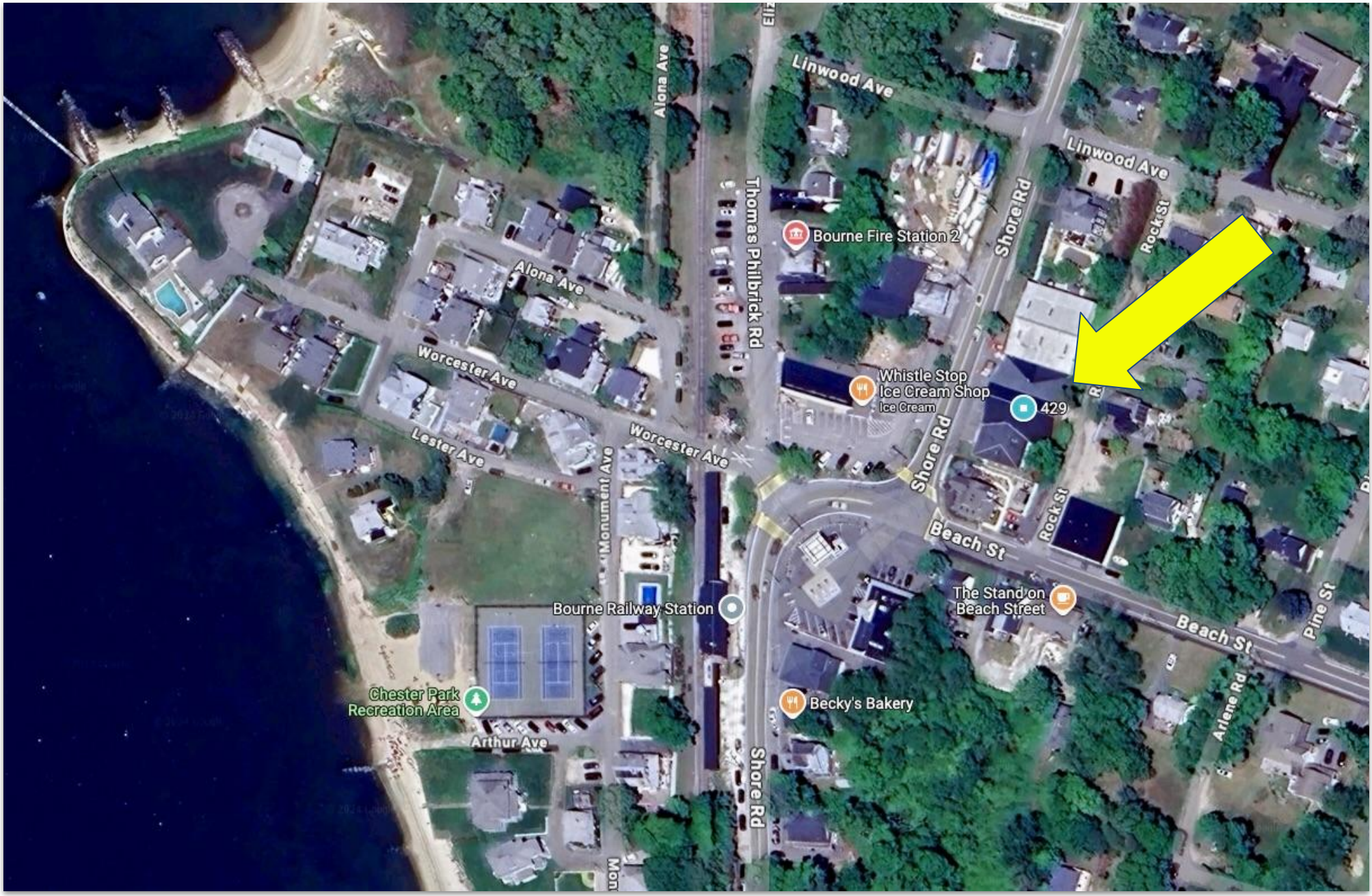

**KEVIN PEPE**

Office: 508-862-9000
Cell: 508-962-5022
KPepe@ComRealty.net
222 West Main Street, Hyannis, MA 02601
https://comrealty.net/

| 429 SHORE ROAD | FOR SALE | AREA |
|---|---|---|
| BOURNE, MA (MONUMENT BEACH) | $1,250,000 | +/- 13,545 SQ FT |

# PROPERTY LOCATION

**429 Main Street, Monument Beach, Bourne, MA**

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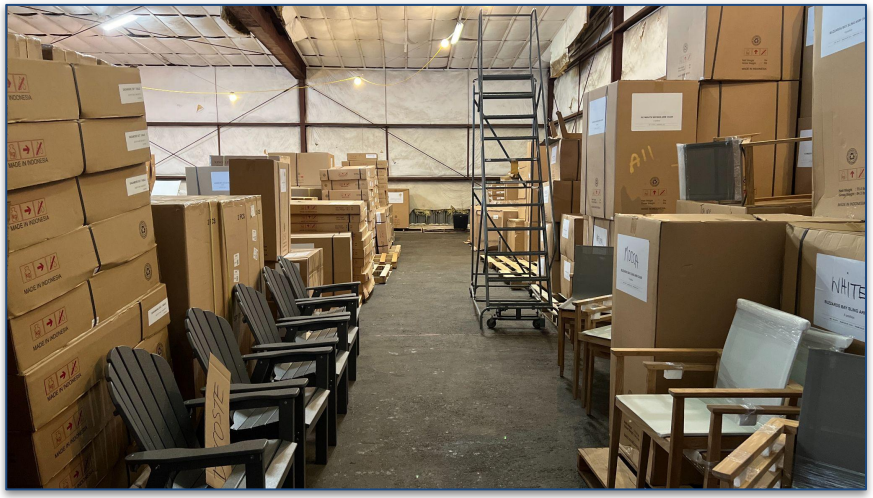
# PROPERTY MAP & SPECIFICATIONS

**429 Main Street, Monument Beach, Bourne, MA**

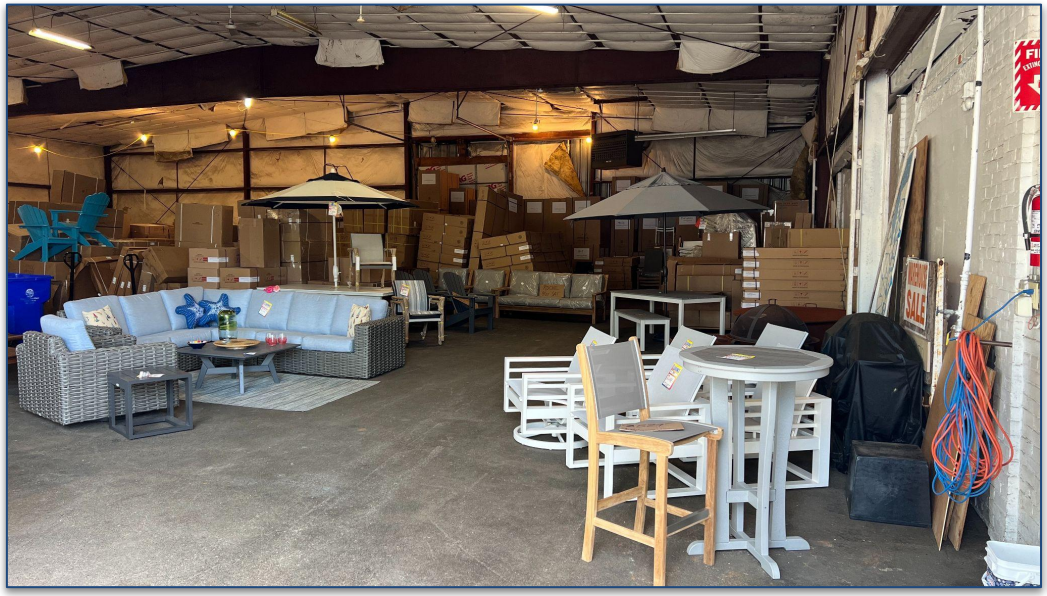
| | |
|---|---|
| **Year Built** | 1900 |
| **Size** | 13,545 SQ FT |
| **Stories** | 1 |
| **Address** | 429 Shore Road, Bourne |
| **Style** | Store/Warehouse |
| **Book/Page** | 18984/253 |
| **Use Code** | 3100 |
| **Parcel ID** | 30.4-104-0 |
| **Zoning** | VB |
| **Taxes 2025** | |
| **Total Tax** | $3,418+/- |
| **Land Assessment** | $436,900 |
| **Building Assessment** | $504,800 |
| **Detached Assessment** | $3,800 |
| **Total Assessment** | $945,500 |
| **Lot Sq. Ft.** | .19,510+/- Sq. Ft |



Commercial Realty Advisors
222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

# INTERIOR PICTURES

**429 Main Street, Monument Beach, Bourne, MA**



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# INTERIOR PICTURES

**429 Main Street, Monument Beach, Bourne, MA**

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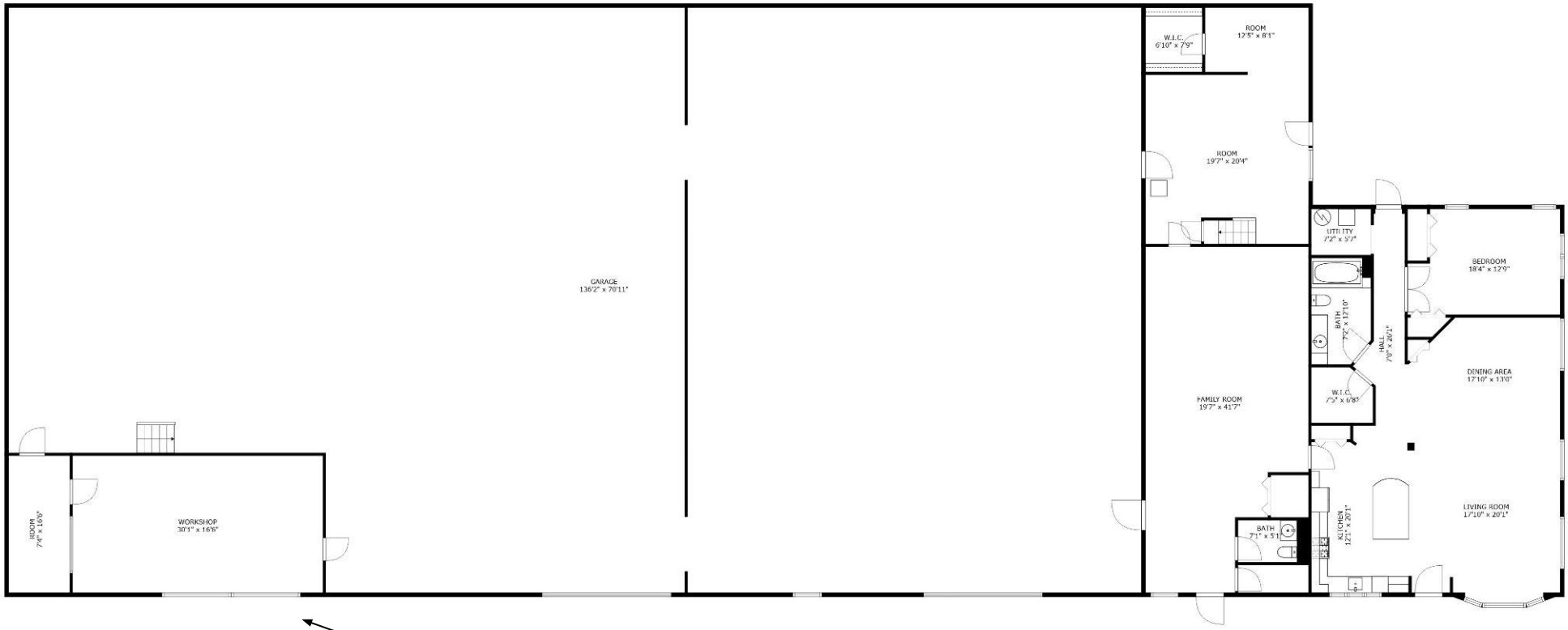
Realty Advisors

# EXTERIOR PICTURES

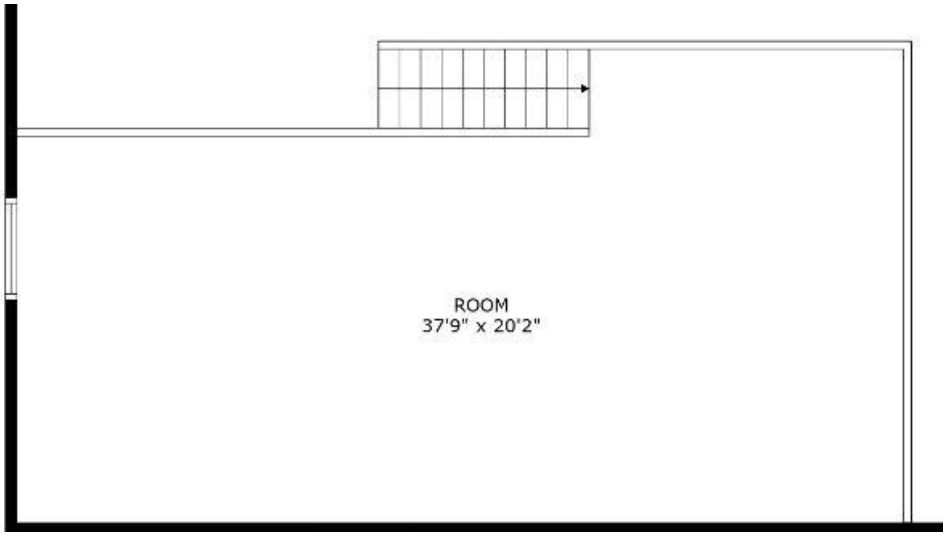
**429 Main Street, Monument Beach, Bourne, MA**

# PROPERTY FLOOR PLANS

**429 Main Street, Monument Beach, Bourne, MA**



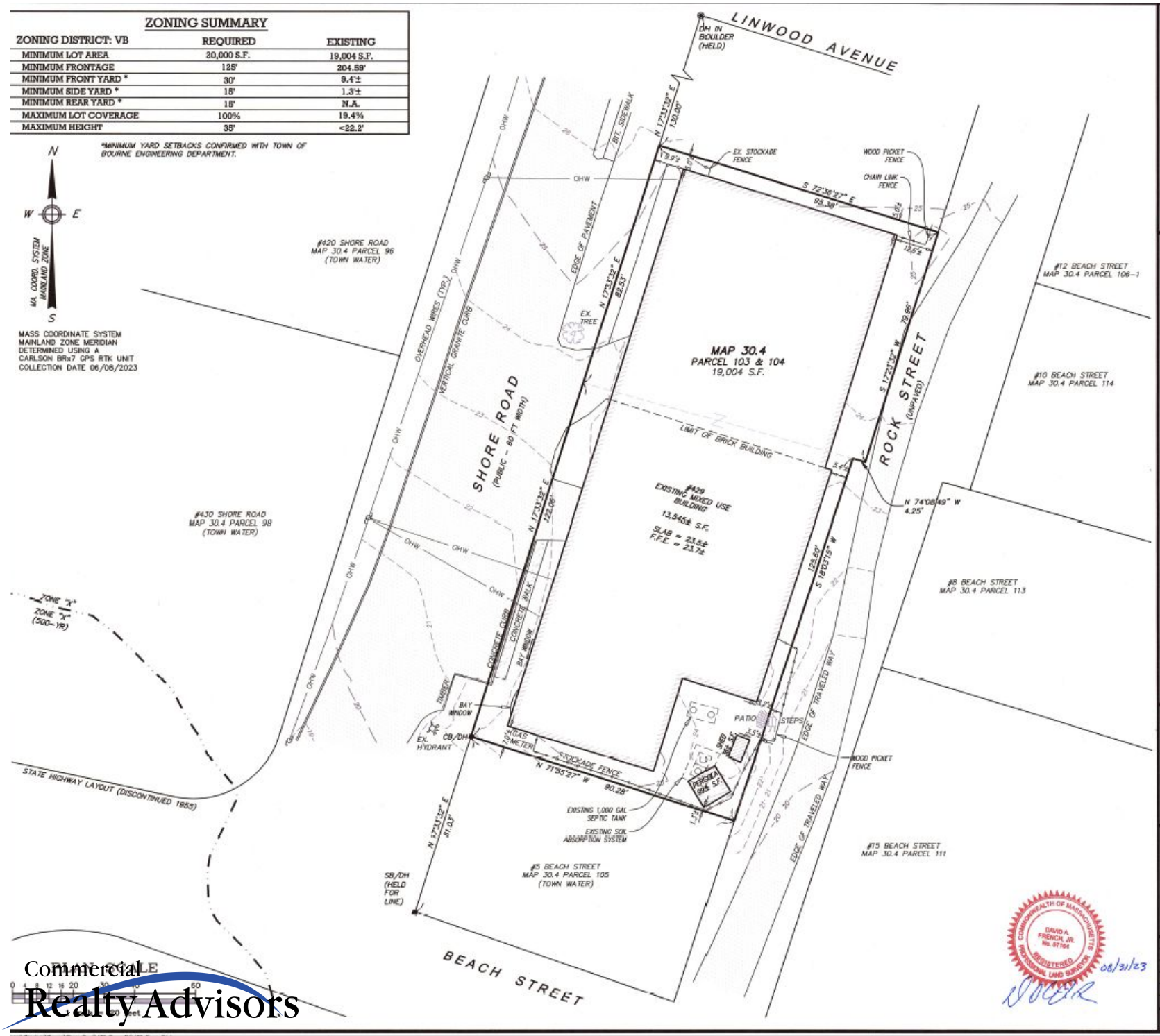

Loft Space Above



## ZONING SUMMARY

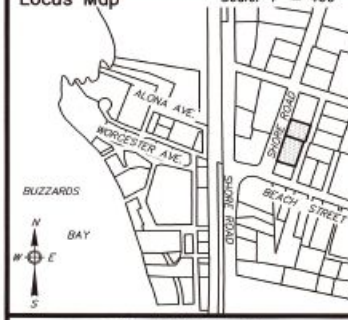
| ZONING DISTRICT: VB | REQUIRED | EXISTING |
|---|---|---|
| MINIMUM LOT AREA | 20,000 S.F. | 19,004 S.F. |
| MINIMUM FRONTAGE | 125' | 204.59' |
| MINIMUM FRONT YARD * | 30' | 9.4'± |
| MINIMUM SIDE YARD * | 15' | 1.3'± |
| MINIMUM REAR YARD * | 15' | N.A. |
| MAXIMUM LOT COVERAGE | 100% | 19.4% |
| MAXIMUM HEIGHT | 35' | <22.2' |

*MINIMUM YARD SETBACKS CONFIRMED WITH TOWN OF BOURNE ENGINEERING DEPARTMENT.




Locus Map

Scale: 1" = 400'




## GENERAL NOTES

1. LOCUS: #429 SHORE ROAD MAP 39.0 PARCELS 103 & 104
2. OWNER: DOUGLAS H. SHEARER KRISTIN T. SHEARER P.O. BOX 538 WEST FALMOUTH, MA 02574
3. DEED REF: Deed Bk: 18984 Pg: 253
4. PLAN REF: Plan Bk: 34 Pg: 103 (LOTS 10 & 11) Plan Bk: 45 Pg: 119
5. ZONING DISTRICT: VB
6. LOCUS DOES NOT FALL WITHIN THE BOURNE WATER RESOURCE DISTRICT.
7. LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
8. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25001C-0501-J dated 07/16/2014.
9. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN BOURNE, MASSACHUSETTS

Prepared For:

DOUGLAS H. SHEARER

#429 SHORE ROAD
MAP 30.4 PARCELS 103 & 104

| No. | Date | Revision Description | By |
|---|---|---|---|
| - | - | - | - |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| AUGUST 31, 2023 | RED/BEI | DFB/DAF | 1 of |

Key: 6425

## Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,576

**LEGAL**

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SHEARER DOUGLAS H & KRISTIN T<br>P O BOX 538<br>WEST FALMOUTH, MA 02574 | 30.4-104-0 | 429 SHORE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SHEARER DOUGLAS H & KRIST | 08/30/2004 | G | 720,000 | 18984-253 |
| WOODWARD SHIRLEY TR | 01/22/2001 | O | 345,000 | 13501-290 |
| KAUFMAN BURTON N TR | 08/09/1999 | S | 225,000 | 12462-256 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 0310 | 75 | COMMERCIAL-RESID | 6 | 1 | 1 of 1 |

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 15354 | 05/14/2015 | 3 | ALT/RENO | | 06/11/2015 | | 100 | 100 |
| 07055 | 02/07/2007 | 3 | ALT/RENO | 2,400 | 04/26/2007 | MJ | 100 | 100 |
| 06499 | 08/10/2006 | 3 | ALT/RENO | 4,624 | 01/24/2007 | MJ | 100 | 100 |
| 950647 | 12/29/1995 | 3 | ALT/RENO | 3,800 | 07/31/1996 | JS | 0 | 100 |

**LAND**

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 103 | S | 11,160 | C-6 1.00 | 100 1.00 | 100 1.00 | 455,500 | 2.02 | A 1.00 | 55 1.00 | | | 235,280 |

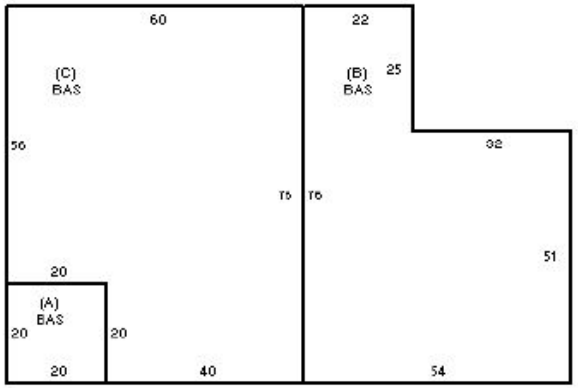
| TOTAL | 11,151 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POCASS/CATAUMET | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 235,300 | 226,200 |
| BUILDING | 307,000 | 278,000 |
| DETACHED | 300 | 300 |
| OTHER | 0 | 0 |
| TOTAL | 542,600 | 504,500 |

**DETACHED**

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| C06 | A 1.00 | 40 0.60 | | | 53 | 10.10 | 300 |

PHOTO 04/01/2021




BLDG COMMENTS

**BUILDING**

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 5 | | CIM-5 |
| STYLE | 56 | 0.89 | WAREHOUSE [53%] |
| QUALITY | A | 1.11 | AVERAGE [58%] |
| FRAME | 2 | 1.00 | MASONRY [100%] |

| | | |
|---|---|---|
| MEASURE | 4/1/2021 | RP |
| LIST | 4/1/2021 | EST |
| REVIEW | 4/1/2021 | RP |

| | | | |
|---|---|---|---|
| YEAR BLT | 1900 | SIZE ADJ | 1.000 |
| NET AREA | 7,864 | DETAIL ADJ | 0.841 |
| $NLA(RCN) | $53 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| % HEATED | 100 | 1.00 |
| % AIR COND | 0 | 1.00 |
| % SPINKLERS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 1.00 |
| EXT. COVER | 12 | BRICK VENEER | 1.05 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER | 9 | CONCRETE | 0.95 |
| INT. FINISH | 6 | MINIMUM | 0.95 |
| HEATING/COOL | 3 | RADIANT | 1.01 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| NAF | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 400 | 1900 | 51.91 | 20,763 |
| B | BAS | L | BASE AREA | 3,304 | 1900 | 51.91 | 171,504 |
| C | BAS | L | BASE AREA | 4,160 | 1900 | 51.91 | 215,937 |
| | FIX | O | XTRA FIX | 7 | | 943.86 | 6,607 |

| TOTAL RCN | 414,811 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| CDN/APP | G |

| EFF.YR/AGE | 1991 / 31 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $307,000 |

# 429 Main Street, Monument Beach, Bourne, MA

**Key: 6424** — **Town of Bourne - Fiscal Year 2024** — 12/18/2023 6:02 pm SEQ #: 6,575

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SHEARER DOUGLAS H & KRISTIN T<br>P O BOX 538<br>WEST FALMOUTH, MA 02574 | 30.4-103-0 | 429 SHORE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SHEARER DOUGLAS H & KRIST | 08/30/2004 | G | 720,000 | 18984-253 |
| WOODWARD SHIRLEY TR | 01/22/2001 | G | 345,000 | 13501-290 |
| KAUFMAN BURTON N TR | 08/09/1999 | S | 225,000 | 12462-256 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 3160 | 100 | OTHR STORAGE,WAREHSE | 6 | 1 | 1 of 1 |

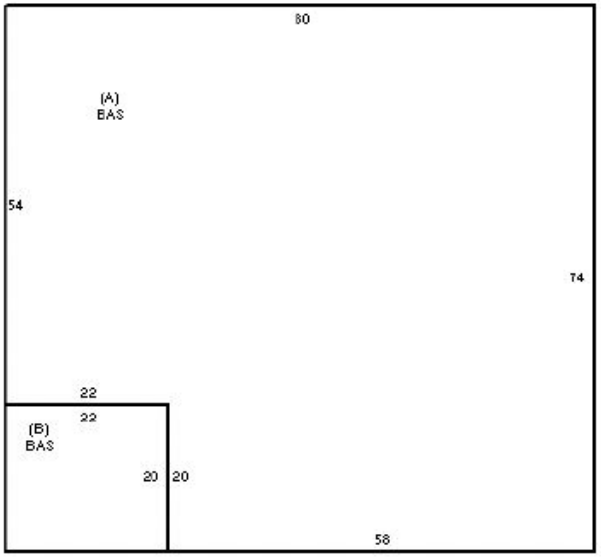
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 01149 | 04/04/2001 | 3 | ALT/RENO | 25,000 | 04/01/2002 | MJ | 100 | 100 |
| 9900784 | 12/22/1999 | 7 | SIGN | 500 | 11/28/2000 | EB | 100 | 100 |
| 940581 | 11/28/1994 | 3 | ALT/RENO | 5,200 | 01/09/1998 | JS | 0 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 103 | S | 8,000 | C-6 1.00 | 100 1.00 | 100 1.00 | 455,500 | 2.41 | A 1.00 | 55 1.00 | | | 201,550 |

| TOTAL | 8,015 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POCASS/CATAUMET | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 201,600 | 193,800 |
| BUILDING | 197,800 | 168,500 |
| DETACHED | 3,500 | 3,200 |
| OTHER | 0 | 0 |
| TOTAL | 402,900 | 365,500 |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| C06 | A 1.00 | 20 0.80 | | | 95 | 10.10 | 800 |
| SP1 | A 1.00 | A 0.75 | | | 45 | 78.60 | 2,700 |

PHOTO 04/01/2021

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 5 | | CIM-5 |
| STYLE | 56 | 0.82 | WAREHOUSE [93%] |
| QUALITY | + | 1.05 | AVERAGE + [93%] |
| FRAME | 4 | 0.98 | METAL [100%] |

| | | |
|---|---|---|
| MEASURE | 4/1/2021 | RP |
| LIST | 4/1/2021 | EST |
| REVIEW | 4/1/2021 | RP |

| | | | |
|---|---|---|---|
| YEAR BLT | 1900 | SIZE ADJ | 1.000 |
| NET AREA | 5,920 | DETAIL ADJ | 0.747 |
| $NLA(RCN) | $45 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| % HEATED | 100 | 1.00 |
| % AIR COND | 0 | 1.00 |
| % SPINKLERS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 1.00 |
| EXT. COVER | 19 | PREFAB METAL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 10 | METAL | 1.00 |
| FLOOR COVER | 9 | CONCRETE | 0.95 |
| INT. FINISH | 6 | MINIMUM | 0.95 |
| HEATING/COOL | 3 | RADIANT | 1.01 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| NAF | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 5,480 | 1900 | 45.15 | 247,431 |
| B | BAS | L | BASE AREA | 440 | 1900 | 45.15 | 19,867 |

| TOTAL RCN | 267,298 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| CDN/APP | G |

| EFF.YR/AGE | 1991 / 31 | | |
|---|---|---|---|
| COND | 26 | 26 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 26 | % GD | 74 |
| RCNLD | | | $197,800 |

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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508-862-9000 | comrealty.net

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