Commercial Realty Advisors

OFFERING MEMORANDUM

Office Building



⑤ 508-862-9000 **ि** Fax: 508-862-9200

① Cell: 508-280-3209

RFenuccio@ComRealty.net

222 West Main Street, Hyannis, MA

ComRealty.net MA License #9578279



13 Willow St

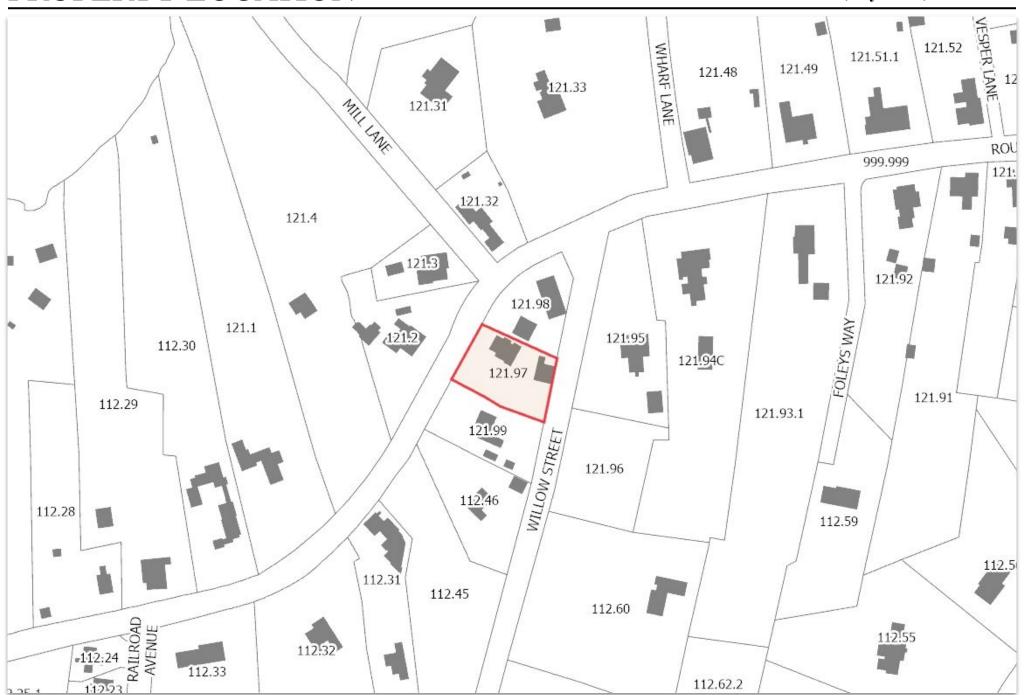
FOR LEASE

AREA

YARMOUTH PORT

\$5,000/MO Gross (Includes CAM + Utilities)

±2,389 Sq Ft



Realty Advisors

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



Year Built 1870

Size 2,389 Sq. Ft.

Stories 1.5

Address 13 Willow St

Style OFFICE BLD M94

Book/Page 16194/0310

Use Code 3222/3400

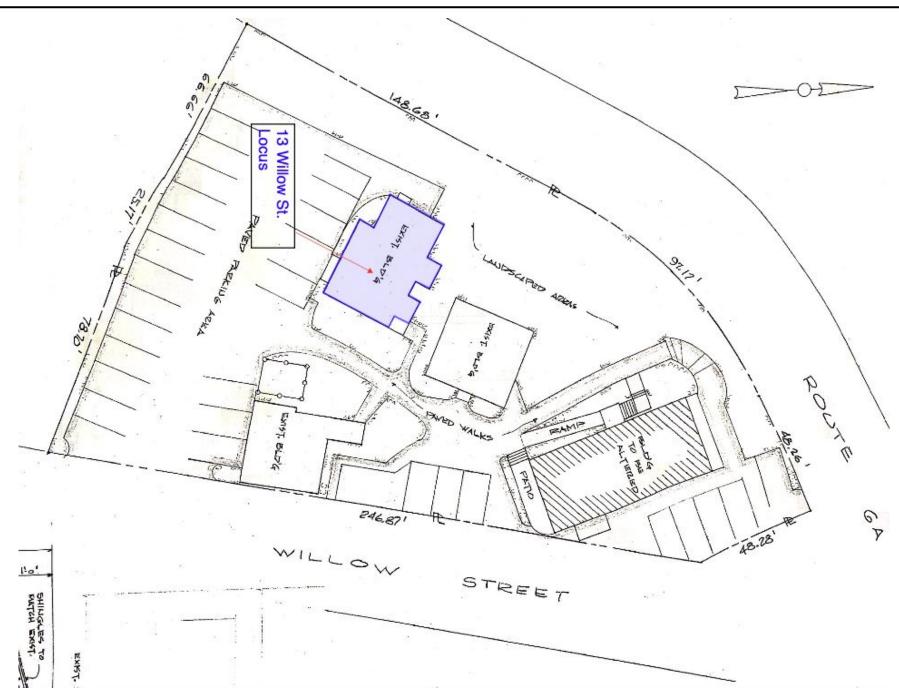
Parcel ID 121/97//

Zoning





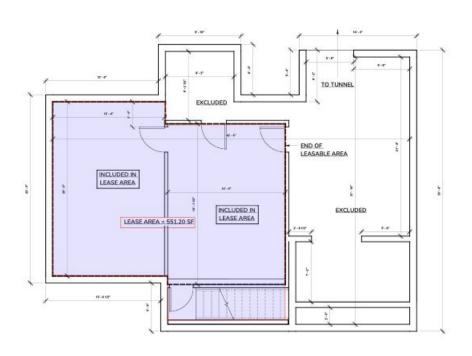


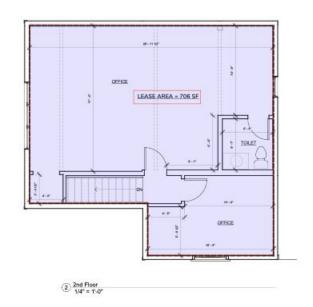


Commercial Realty Advisors 508-862-9000 | comrealty.net

222 West Main St. Hyannis, MA

В	UILDING AREA TABLE	
FLOOR	GROSS AREA	NET AREA
BASEMENT	1,299 SF	551.20 SF
FIRST FLOOR	1,276 SF	1,131.38 SF
SECOND FLOOR	771 SF	706.00 SF
TOTALS	3,346 SF	2,388.58 SF







Property Location														Bldg Name		Card #	1 of 2	2		te Use S	3160 9/18/2023 1	11:19:37 P			
	CURF	RENT OWN	ER		TOP			ILITIES	STRT	/ROAD	L	OCAT	TION			CURREN	IT ASSES	SSMENT							
ROUTE	6A YAR	MOUTHPOR	RT LLC	3	1 Level				1 Paved 4 Bus. Dist						scription	Code	Appr	raised		Assessed		8	315		
		INING MILL I					4 Gas							COMME		3222	2 500	42,100			2,100		15		
			LIV IVIG	d.			6 Septio		AITAL D					COMME		3400	85,800				85,800 VARMOUTH I				
231 WI	LLOW ST	ſ			All Deal ID	SUPPLEMENTAL DATA								COM LA	AND	3400		188,900	اد	188	8,900	YARMOUTH, MA			
YARMO	OUTH PO	RT MA	02675-	1744	Alt Prol ID MISC SEWER P BETTERN PLAN # ZIP CODE	400 P M 995 E 2675:			PRI	TE DATE												VIS	ION		
					GIS ID		3508_828									Total		316,800			6,800				
100000000000000000000000000000000000000		F OWNERS	Collection		BK-VOL			SALE DATE		V/I S	ALE P				2-1-		VIOUS A					2-40	4		
		MOUTHPOF	RT LL			16194 03		01-06-2003		1 1		100		Year	Code	Assessed	Year	Code	ASS	sessed	Year	Code	Assessed		
		ARLES G	27.11					01-06-2003		4 !]		10		2024	3222	42,100		3222		37,900			34,500		
		RMOUTHPOF IARLES G	RILL		-17	16194 03	310	01-06-2002	2 U	4 1		10	10 1F	1 1	3400 3400	85,800	200	3400		80,800		3400	80,800		
DILEZIN	JAN OF	ANLES G				0			- -	, ' _		V	٠ ا	$\mathbf{I} = \mathbf{J}'$	3400	188,900	4 1	3400		166,500		3400	146,100		
									- -	1										/					
										OTI	46		3115017		Total	The second second second		Total		285,200		Total	261,400		
Veer	Codo	E	EXEMP			Ame	- unit	Cade	Dagori				SMENTS		Comm		nature ackn	nowledges	a visit t	by a Data C	Collector	or Assessor			
Year	Code	+	Descr	iption	\longrightarrow	Amou	unt	Code	Descrip	tion	Numb	er	Am	nount	Comm	n Int									
		1			J	1							(
		1			J	1							(APPRA	AISED	D VALUE	SUM	MARY			
	Tabel 0.00														Apprai	sed Bldg.	Value (Ca	ard)				122,500			
Total 0.00 ASSESSING NEIGHBORHOOD															sed Xf (B)						0				
Nbhd Nbhd Name B Tracing Batch																									
_				NDI u	Name	_				Haum	49		+	Dan	CII	Apprai	sed Ob (B) Value (f	Bldg)				5,400		
Approject Land Value (Ride)															188,900										
	NOTES																								
STORA	GE FOR	RETAIL JUS	ST PIC	KED				TOTAL VA	LUE + F	1						Specia	l Land Val	lue					0		
I/A								PART OF	BLDG C	JN 2 LOT	'S					Total A	Total Appraised Parcel Value						316,800		
EHS VI	CANT C	OLD FINISH	OFFIC	'E NO	TUSED											Valuati	on Method	d					С		
	. 31																	-					107,99		
BAS-RE	ESTROO	OM WITH ON	1LY EX	TACC	CESS																				
																Total	Annraised	Parcel V	مرياد				316,800		
							INC DE	DMIT DEC	OPD							1000	Total Appraised Parcel Value 316,800 VISIT / CHANGE HISTORY								
Permit	ld Is	ssue Date	Туре		Description	Amo	OUNG PERMIT RECORD OUNT Insp Date % Comp Date Comp C							Comme	ents	-		Type			Purpost/	Result			
18-0055			INSL		stall Insula		3,800	Hip Date	0		10 001.		Renairs:	Insulation,			7-2014	DK	урс	00		sur+Listed	tosuit		
18-0017	10000000	9-25-2017		100	ommercial		4,000	Ĺ	0	93				ns per app			1-2014	BH	01	1 CY	100	LICAL 201	4		
17-0037		1-26-2017		1.0	mmercial		40,000		0	20				ns per app			8-2012	GM	\$356.00			sur+Listed	, ii		
17-0034	77 01	1-05-2017 F			-Roof		12,200		0			R	Repairs -	strip and	reroof 34	4 s 10-2	2-2004	GM		00	Meas	sur+Listed			
17-0010	97 09	9-01-2016 II		Ins	stall Insula		1,400		0	3.0		In	Install inst	sulation in	existing o	dw 09-1	4-1995	MH		00	Meas	sur+Listed			
12-613		0-28-2011 A						06-28-2012						ROT/BEE											
06-890	1.01	1-06-2006 F	3P	IRer	epair		20.3501	06-28-2012	10r	AND LINI	EVAL	UAT	EMOVE	E FLOOR	SECTIO	JN.									
							$\overline{}$								_										
B Use	Code	Description	n Z	Zone	Land Type	Land Un	nits /	Unit Price	I. Factor	r Site Inc	dex Cr	ond.	Nbhd.	Nhbd Ad	A)	Notes		Loc	ation /	Adjustmer	nt Adj	Unit Pric	Land Value		
1 3	400 O	OFFICE BLD	M9	_		16,988	SF	11.12	1.00000	0	1	1.00	К	1.000	FACTO	OR WITH 98				\top	0	11.12	188,900		
					J	1							()	/							-				
					J	(Ţ					(J	i									,		
					J	('		J					i = 1	i											
					J	('		J					i = 1	i											
					J	('		J					i = 1	i											
					J	('		J					(J	i											
			Tota	al Card	d Land Units	0.30	AC	P	arcel Total	al Land A	rea: 0.	39	ST 55	5	+			-		-	Total I	and Value	188,900		
			1000	Joanu	Land Office	0.00	רסו	10	Tool Total	Land /	Ca. 0.0	/0	$\overline{}$		- 3						1 Ottal L	and value	100,000		

Property Lo Vision ID	ocation 1430		ILLO	W ST	Account #	1430	6	N	lap ID 12		lg# 1	Bidg Name State Use 3160 Sec # 1 of 1 Card # 1 of 2 Print Date 9/18/2023 11:19:37 P
	CONSTRUCTION DETAIL							CONSTR	UCTION DI	TAIL (COI	NTINUED)	
Elemer	nt	Cd		Description Element Cd Description								BAS 27 CAN
Style:	1	18	Off	ice Bldg					1	044		BAS UBM CAN
Model	9	94		mm/Ind				77				
Grade		02	Below Average									
Stories:		1.5	1		-9-							7 BAS 14 14
Occupancy		1.00						- 1	MIXE	USE		7 UBM
Exterior Wa		25	Vin	yl Siding			Code	T	Descript		Percentage	
Exterior Wa		20	V.00	lyi Olullig	,		3400	OFFIC	E BLD M94		100	7 7
Roof Struct		2	Cal	hlo/Hin			0400	011101	L DED WIST		0	
		03		ble/Hip							0	34 3
Roof Cover		03		ph/F Gls.				COS	T/MARKI	T VALUA		28
Interior Wal		01		nim/Maso				000	17 MAIN	TALUA	TON	
Interior Wal		04		wood Pa			RCN			146,199		
Interior Floo		02		nimum/P	lywd		HOIN			140,13	1	FST ⁶
Interior Floo		14		rpet								rel .
Heating Fue		03	Ga	S			Year Bu			1870		16
Heating Typ	pe (03	Ho	t Air-no D	Duc				14	1870		10
AC Type	0	01	No	ne				e Year Bui				
Bldg Use	3	3400	OF	FICE BL	D M94		Depreci	ation Code	•	A		the state of the s
Total Room	ns l		0.5668					el Rating				30 FHS BAS 6
Total Bedrn	ns C	00						modeled		0.5		UBM 6
Total Baths		0						ation %		35		
Heat/AC								nal Obsol		10		
Frame Type		02			AME		Ext. Co			1027		
Baths/Plum	Frame Type 02 WOOD FRAME Baths/Plumbing 02 AVERAGE						Trend F			1		
Ceiling/Wal							Condition					14
Rooms/Prtr		02		ERAGE			Condition			100000		
Wall Height		3.00	Αν.	LINAGE			Percent			55		
% Comn W	0.153.55						RCNLD			80,400		
		0.00					Dep %					22
1st Floor Us	se:	3160						r Commer	ıt			
							Misc Im				9	
							Misc Im	p Ovr Cor	nment			
							Cost to	Cure Ovr				
									Comment			
	OB	- OUT	BUIL		YARD ITE							
Code I	Descript	tion I	J/B	Units	Unit Price	Yr Blt	Cond.	Cd % Gc	od Grade	Grade Adj	Appr. Value	all the second s
PAV1 PAV	VING-A	SPH	L	6,000	1.35	1965		50		0.00	4,100	
	HTS-IN		L	3	690.00			50		0.00	1,000	
SGN3 W/I			Ī.	9	77.00			50		0.00	300	
00			-	٦				"		0.00		
												The State of the S
				1715	Name of State of		Car Street		74 0151			海洲海滨区 三二二
				BUII	DING SUE	3-ARE	SUMM	ARY SEC	CTION		44	
Code		D	escri	ption	13/11/11	Livina	Area F	oor Area		Unit Cost	Undeprec Value	
	First Floo		,,,,,,,,				,232	1,232		77.44	95,401	
	Canopy						0	42		14.75		
FHS H	Half Stor	ry, Finish	hod				378	756		38.72	29,271	
	Utility, Fi		icu				0	60		30.97	1,858	
UBM E	Dunity, Fi	nt, Unfin	ichor	4			0	1,232		15.46		
ODIVI	baseme	nt, Uniin	isnec				ا	1,232	246	15.46	19,049	
—		_	10	12		-	040	0.000	4 000		110.100	
		T	li Gro	OSS LIV /	Lease Area	1	1,610	3,322	1,888		146,198	5)

		tion 13 4306	WILLOW ST Map ID 121/ 97/ // Account # 14306 Bldg # 2										Vo		ldg Name c# 1 of	1	Card #	2 of	2		te Use		11:19:38 P			
	CU	RRENT		TOP	0	UT	ILITIES	STRT/	ROAD		LOCA				NAME	CURREN	T ASSES	SMEN	T	-5						
ROI	JTE 6A YA	RMOUT	HPORT L	LC	1 Level		_		1 Paved		4	Bus. D	istrict		Des	cription	Code	Appr	aised		Assessed			215		
							4 Gas								COMME		3222		42,10		4	2,100	815			
C/O	RON PFE	INNING	WILL LIN I	WGT			Sep								COMME		3400		85,800 8			85,800				
231	WILLOW	ST						UPPLEMEN	-					40	COM LA	AND	3400		188,90	00	18	8,900	YARMO	OUTH, MA		
VAE	MOUTH	PORT	MA 0267	75-1744	Alt Prol ID		002///		VOT		_						1 1					ŀ	-			
In	IIVIOOTITI	OHI	WIA UZU	75-1744	MISC SEWER F	400				ΓΕ DAT VATE	Е						1 1									
					BETTERN				PRI	VAIE							1 1									
					PLAN #	995											1 1						VIS	ION		
					ZIP CODE												1 1						• •			
								00707	Δοσ	oc Pid#				L					111000-111-1		-					
					GIS ID	M_303	_	Control of the Contro	100000								Total		316,80			6,800				
	RECORD				BK-VOL			SALE DATE		V/I 5	SALE			_	Year	Code		VIOUS A					Code	Accessed		
1.00000000	JTE 6A YA			L		6194 03		01-06-2003		UII			100 1F			7.574.5.75	Assessed	Year	Code	AS	sessed	Year		Assessed		
100,000	EZIKIAN C			, [6194 03		01-06-2003	1000	1			10 1F		2024	3222	42,100		3222		37,900			34,500		
100000000000000000000000000000000000000	JTE 6A YA EZIKIAN C			-	1	6194 03	10	01-06-2002	2 0	1	797.7777.6					3400	85,800		3400		80,800		3400	80,800		
BILL	ZIKIAN C	MARLES	G			0				1			0			3400	188,900	1	3400		166,500	1	3400	146,100		
																	200000000000000000000000000000000000000						30000	constitution of the second		
												\perp		Total	316,800		Tota		285,200		Total	261,400				
Va	- Cad			MPTIO		A		Code	Deservice				SMEN			Campan		ature ackn	owledge	s a visit l	by a Data	Collecto	r or Assesso	1		
Ye	ar Cod	e	Des	scription		Amou	unt	Code	Descrip	tion	Nu	mber	A	mou	unt	Comm Ir	nt									
																	-									
																			APPF	RAISEL	VALUE	SUM	MARY			
_					T-4-1		0.0	ᆔ							Appraised Bldg. Value (Card)									122,500		
					Total	0.0	O NEIGHBORH	HOOD				J		Appraised Xf (B) Value (Bldg)								0				
	Nbh	d	T	Nhhd	Name	AUGESS	E		IJOD	Traci	ina		T		Bato	h										
	K			1100	y				Appraised Ob (B) Value (Bidg)								5,400									
NOTES														Appraised Land Value (Bldg)									188,900			
DIE	G STRAE	DIECT	C E10 F0				IV	ALL FBGL	C INICI II								Special	Land Val	ue	1957				o		
BLL	GSIRAL	DLES L	S FIAF2					ALL FBGL	S INSUL	-										rate :						
																	l otal Ap	opraised l	Parcel V	alue				316,800		
ALL	STORAG	E FOR J	UST PICE	KED													Valuatio	n Method	i					С		
10000	OV BARI			100000000																						
NO	PLUMBIN	G I/A																								
																	Total A	ppraised	Parcel 1	Value				316,800		
T. Const. of	Street Edward		26 Del 1980	2.72	23.475 SHANK	BUILDI	NG P	ERMIT REC	ORD	100000	negy maga	25 S			e e	157		VISIT / CHANGE HISTORY								
Pe	rmit Id	Issue Da	ate Ty	ре	Description	Amo	unt	Insp Date	% Cor	% Comp Date C			e Comp			nts	D:	ate	ld	Туре	ls C	d	Purpost	/Result		
			7.75			172111			LA	ND LIN	VE V	ALUAT	ION S	ECT	TION	_	10				7.7					
В	Use Code	Des	ription	Zone	Land Type	Land Ur	nits	Unit Price	I. Factor	Site In	ndex	Cond.	Nbhd.	N	lhbd Adj		Notes		Lo	cation /	Adjustme	nt Ac	j Unit Pric	Land Value		
7 200		0.000	50.400 (co.) (co.)	THE PERSON NAMED IN CONTROL OF						20000	Name of the second		1000			200.00.00.00.00							1010360014100000			
2	322Z	СОММ	SLUG M			0	SF	12.00	1.00000	K	1	1.00			1.000							0	12	0		
			-	atal C	dlagdli'	0.00	1		wast T- t '	II on 3.3	Nec -	0.00		_		+						Total	and M-1	100,000		
			T(otai Car	d Land Units	0.00	AC	Pa	rcel Total	i Land A	۱rea:	0.39										i otal l	and Value	188,900		

Property Vision ID	143	306		OW ST	Account #	1430			apID 12	Bldg	g# 2	Bldg Nar Sec # 1	ne of 1	Card# 2	of 2	State Use 3160 Print Date 9/18/2023 11:19:38 P	>
		ONSTR	UCTI							ETAIL (CON							
Style: Model Grade	lodel 96 Ind/Comm						Eler	nent	Cd	Des	cription		FHS BAS			10	
Stories:		1.5	100	SIOW AVG	age												
Occupan	су	1.00								D USE							
Exterior V	Vall 1	25	Vii	nyl Siding	9		Code		Descrip		Percentage						
Exterior V		l	_				322Z	COMM	BLDG M9	6	100					20	
Roof Stru		03		able/Hip	10						0						
Roof Cov Interior W		03		sph/F GIs				cos	T/MARK	ET VALUAT					28		
Interior W		01	IVII	inim/Mas	onry				7 1117 11 11 1						20		
Interior FI		03	C	oner-Finis	shed		RCN			63,785							
Interior FI		02		inimum/P													
Heating F		03		as	.,		100 12000			4945046						40 BAS 2	
Heating T		03	Ho	ot Air-no I	Duc		Year Bui			1880						BAS	
AC Type		01		one				Year Built		0							
Bldg Use		322Z	C	OMM BL	DG M96		Remode	tion Code		G							
Total Roo							Year Ren										
Total Bed		00					Deprecia			24				20			
Total Bath	าร	0	l NI	ONE			Function	al Obsol		10							
Heat/AC Frame Ty	200	00 02		ONE OOD FR	AME		Ext. Con			1000						20	
Baths/Plu	ımbina	00		ONE	MIVIE		Trend Fa			1							
Ceiling/W		00		ONE			Condition										
Rooms/P		02		/ERAGE			Condition			66							
Wall Heig		10.00					RCNLD	Good		42,100							
% Comn		0.00					Dep % C	Ovr									
1st Floor	Use:	322Z					Dep Ovr	Comment								8	
		1					Misc Imp	Ovr									
		1					Misc Imp	Ovr Com	ment			A TALL					
		1					Cost to C										
_	- 0	B - OUT	RIII	I DING 8	VARD ITE	MS(I)	/XF-BI	Cure Ovr C	FYTRA F	EATURES(E	1)						
Code	Descri		L/B	Units	Unit Price	Yr Blt	Cond. C	d % God	od Grade	Grade Adj	Appr. Value	7 7 7 7			-		
-															1		
												*			Alle		_
														12	Marie 1		
														100			
																	di
																DY IN	
												A COLOR					
						100	*****/**		1 1 1			1					
					LDING SUE							1					
Code	First FI		Descr	ription		Living		or Area	Eff Area	Unit Cost	Undeprec Value	The state of the s				and the same of	
BAS FHS		loor lory, Finis	had				920 280	920 560	920 280	53.15 26.58	48,902 14,883			THE R. LEWIS			
rns	Hair St	ory, Finis	nea				280	560	280	26.58	14,883	1815					
												A 318					
															100		
												-					
					14 10 10												
		-	tl Gr	ross Liv /	Lease Area		1,200	1,480	1,200		63,785	The second second	Paris			THE RESERVE OF THE PARTY OF THE	-2



Commercial Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein.

Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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.









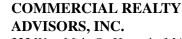












222 West Main St. Hyannis, MA 508-862-9000 | comrealty.net

