

# OFFERING MEMORANDUM

*Office Building*

**FOR  
LEASE**

**RICHARD FENUCCIO**

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📍 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**

# PROPERTY LOCATION

11 Potter Ave, Hyannis, MA 02601



# PROPERTY MAP

11 Potter Ave, Hyannis, MA 02601



# PROPERTY SPECIFICATIONS

13 Willow Street, Yarmouth Port, MA

**Year Built** 1870

**Size** 2,389 Sq. Ft.

**Stories** 1.5

**Address** 13 Willow St

**Style** OFFICE BLD M94

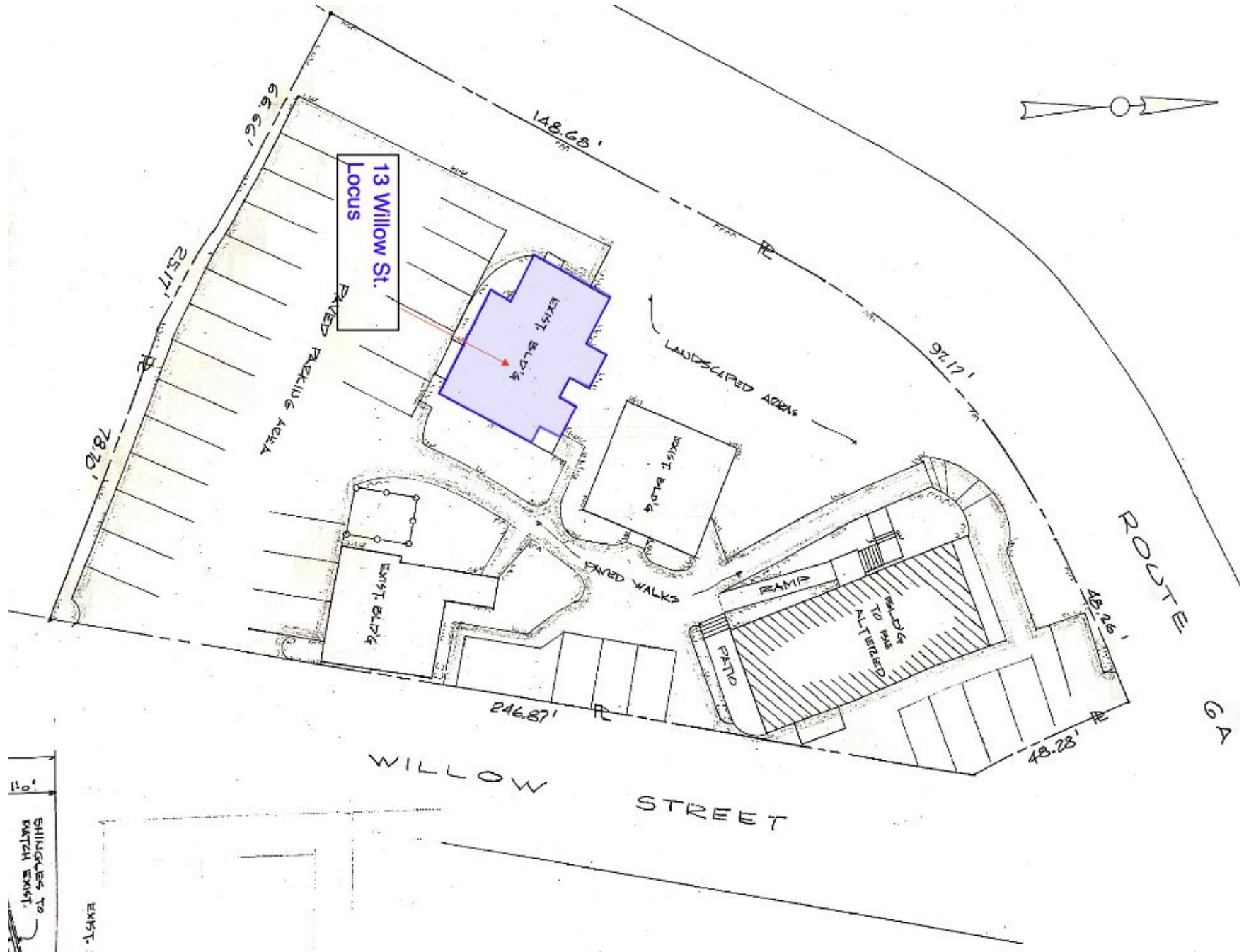
**Book/Page** 16194/0310

**Use Code** 3222/3400

**Parcel ID** 121/97//

**Zoning**

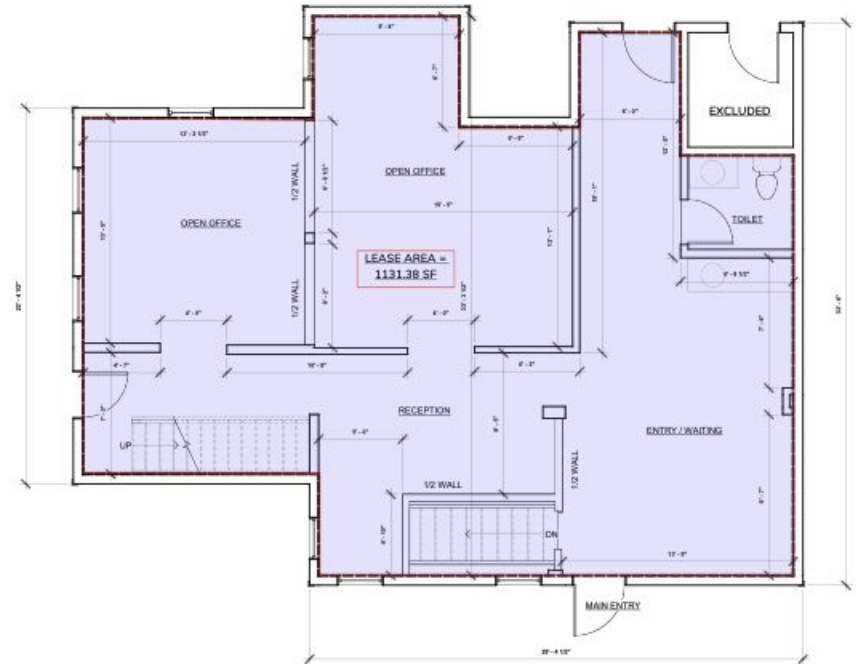
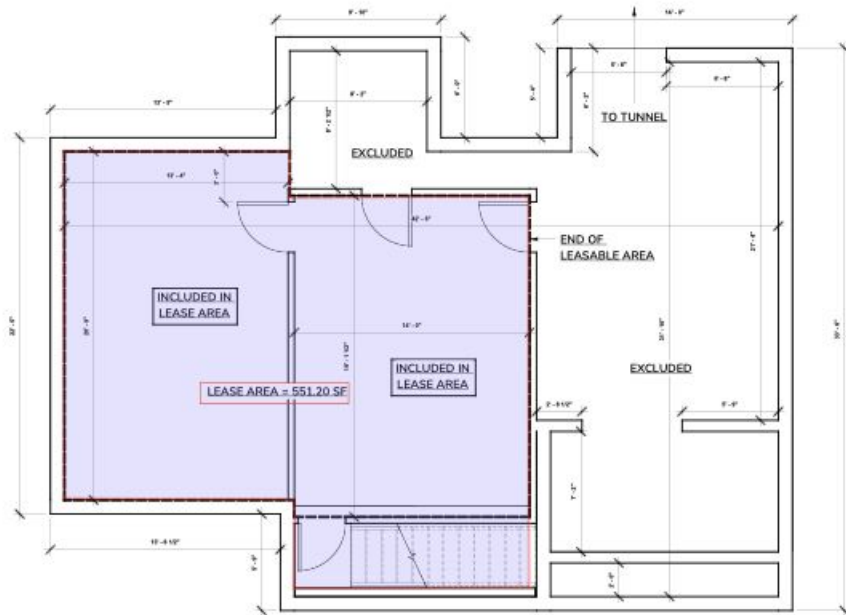
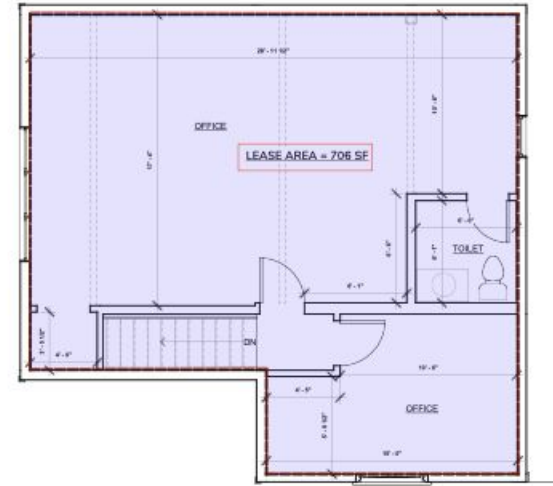




# FLOOR PLANS

13 Willow Street, Yarmouth Port, MA

BUILDING 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 **13 WILLOW ST**  
Vision ID 14306

Account # 14306

Map ID 121/97///

Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 2

State Use 3160  
Print Date 9/18/2023 11:19:37 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROUTE 6A YARMOUTHPORT LLC C/O RON PFENNING MILL LN MGT 231 WILLOW ST YARMOUTH PORT MA 02675-1744		1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	815 YARMOUTH, MA  <b>VISION</b>
		4 Gas				COMMERC.	3222	42,100	42,100	
		6 Septic				COMMERC.	3400	85,800	85,800	
		<b>SUPPLEMENTAL DATA</b>				COM LAND	3400	188,900	188,900	
		Alt Prcl ID 100/ F002/ / / MISC 400 SEWER P BETTERM PLAN # 995 ZIP CODE 2675: GIS ID M_303508_828797	VOTE VOTE DATE PRIVATE  Assoc Pid#			Total		316,800	316,800	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROUTE 6A YARMOUTHPORT LL	16194 0310	01-06-2003	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BILEZIKIAN CHARLES G	16194 0308	01-06-2003	U	I	10	1F	2024	3222	42,100	2023	3222	37,900	2022	3222	34,500
ROUTE 6A YARMOUTHPORT LL	16194 0310	01-06-2002	U	I	10	1F		3400	85,800		3400	80,800		3400	80,800
BILEZIKIAN CHARLES G	0			I	0			3400	188,900		3400	166,500		3400	146,100
Total							316,800		Total		285,200		Total		261,400

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
K			

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	122,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,400
Appraised Land Value (Bldg)	188,900
Special Land Value	0
Total Appraised Parcel Value	316,800
Valuation Method	C
Total Appraised Parcel Value	316,800

NOTES							
STORAGE FOR RETAIL JUST PICKED				TOTAL VALUE + F1			
I/A				PART OF BLDG ON 2 LOTS			
FHS VACANT, OLD FINISH OFFICE NOT USED, BAS-RESTROOM WITH ONLY EXT ACCESS							

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-005508	04-04-2018	INSL	Install Insula	3,800		0		Repairs: Insulation, weatheriza
18-001711	09-25-2017	CM	Commercial	4,000		0		Alterations per approved plan
17-003767	01-26-2017	CM	Commercial	40,000		0		Alterations per approved plan
17-003477	01-05-2017	RF	Re-Roof	12,200		0		Repairs - strip and reroof 34 s
17-001097	09-01-2016	INSL	Install Insula	1,400		0		Install insulation in existing dw
12-613	10-28-2011	AL		73,800	06-28-2012	100		REPAIR ROT/BEETLE DAMA
06-890	01-06-2006	RP	Repair	20,350	06-28-2012	100		REMOVE FLOOR SECTION.

**VISIT / CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpost/Result
03-27-2014	DK			0C	Measur+Listed
01-01-2014	BH	01	1	CY	CYCLICAL 2014
06-28-2012	GM			0C	Measur+Listed
10-22-2004	GM			0C	Measur+Listed
09-14-1995	MH			0C	Measur+Listed

**LAND LINE VALUATION SECTION**

B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3400	OFFICE BLD M9			16,988	SF	11.12	1.00000	0	1.00	K	1.000	FACTOR WITH 98	0	11.12	188,900
Total Card Land Units					0.39	AC	Parcel Total Land Area: 0.39					Total Land Value		188,900		

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description
Style:	18	Office Bldg
Model	94	Comm/Ind
Grade	02	Below Average
Stories:	1.5	
Occupancy	1.00	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	01	Minim/Masonry
Interior Wall 2	04	Plywood Panel
Interior Floor 1	02	Minimum/Plywd
Interior Floor 2	14	Carpet
Heating Fuel	03	Gas
Heating Type	03	Hot Air-no Duc
AC Type	01	None
Bldg Use	3400	OFFICE BLD M94
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	8.00	
% Comn Wall	0.00	
1st Floor Use:	3160	

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

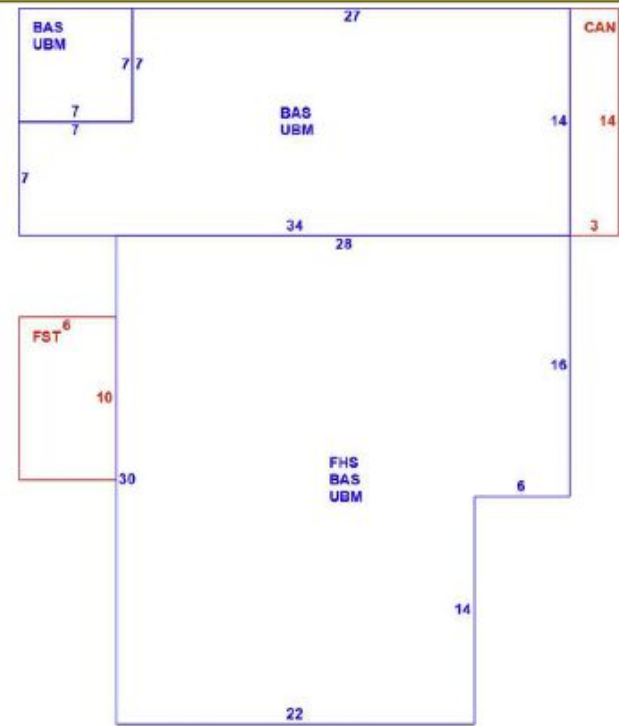
COST / MARKET VALUATION	
RCN	146,199
Year Built	1870
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	10
Ext. Comment	
Trend Factor	1
Condition	
Condition %	
Percent Good	55
RCNLD	80,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	6,000	1.35	1965		50		0.00	4,100
LT1	LIGHTS-IN W/P	L	3	690.00	1995		50		0.00	1,000
SGN3	W/INT LIGHTS	L	9	77.00	1995		50		0.00	300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,232	1,232	1,232	77.44	95,401
CAN	Canopy	0	42	8	14.75	619
FHS	Half Story, Finished	378	756	378	38.72	29,271
FST	Utility, Finished	0	60	24	30.97	1,858
UBM	Basement, Unfinished	0	1,232	246	15.46	19,049
Ttl Gross Liv / Lease Area		1,610	3,322	1,888		146,198





CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				815 YARMOUTH, MA  <b>VISION</b>
ROUTE 6A YARMOUTHPORT LLC C/O RON PFENNING MILL LN MGT 231 WILLOW ST YARMOUTH PORT MA 02675-1744		1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	
			4 Gas			COMMERC.	3222	42,100	42,100	
			6 Septic			COMMERC.	3400	85,800	85,800	
<b>SUPPLEMENTAL DATA</b>						COM LAND	3400	188,900	188,900	
Alt Prcl ID 100/ F002/ / / MISC 400 SEWER P BETTERM PLAN # 995 ZIP CODE 2675: GIS ID M_303508_828797		VOTE VOTE DATE PRIVATE  Assoc Pid#				Total		316,800	316,800	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROUTE 6A YARMOUTHPORT LL	16194	0310	01-06-2003	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BILEZIKIAN CHARLES G	16194	0308	01-06-2003	U	I	10	1F	2024	3222	42,100	2023	3222	37,900	2022	3222	34,500
ROUTE 6A YARMOUTHPORT LL	16194	0310	01-06-2002	U	I	10	1F		3400	85,800		3400	80,800		3400	80,800
BILEZIKIAN CHARLES G		0			I	0			3400	188,900		3400	166,500		3400	146,100
Total								316,800		Total		285,200		Total		261,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
K			

APPRAISED VALUE SUMMARY	
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Appraised Land Value (Bldg)	188,900
Special Land Value	0
Total Appraised Parcel Value	316,800
Valuation Method	C
Total Appraised Parcel Value	316,800

NOTES	
BLDG STRADDLES LTS F1&F2	ALL FBGLS INSUL
ALL STORAGE FOR JUST PICKED	
RENOV BARN ALL	
NO PLUMBING I/A	

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
Comments							

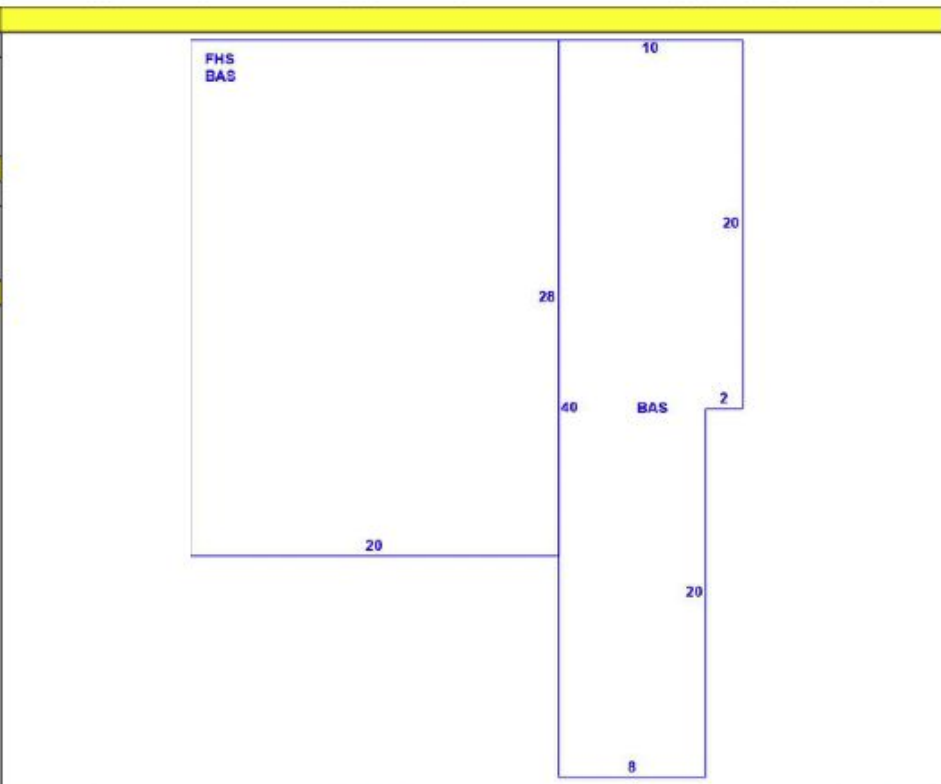
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
2	322Z	COMM BLDG M			0 SF	12.00	1.00000	K	1.00		1.000			0	12	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.39					Total Land Value		188,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	48	Warehouse			
Model	96	Ind/Comm			
Grade	02	Below Average			
Stories:	1.5				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished	RCN		63,785
Interior Floor 2	02	Minimum/Plywd			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc	Year Built		1880
AC Type	01	None	Effective Year Built		None
Bldg Use	322Z	COMM BLDG M96	Depreciation Code		G
Total Rooms			Remodel Rating		
Total Bedrms	00		Year Remodeled		
Total Baths	0		Depreciation %		24
Heat/AC	00	NONE	Functional Obsol		10
Frame Type	02	WOOD FRAME	Ext. Comment		
Baths/Plumbing	00	NONE	Trend Factor		1
Ceiling/Wall	00	NONE	Condition		
Rooms/Prtns	02	AVERAGE	Condition %		
Wall Height	10.00		Percent Good		66
% Corn Wall	0.00		RCNLD		42,100
1st Floor Use:	322Z		Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	920	920	920	53.15	48,902	
FHS	Half Story, Finished	280	560	280	26.58	14,883	
Ttl Gross Liv / Lease Area		1,200	1,480	1,200		63,785	



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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