

OFFERING MEMORANDUM

Mixed-use Investment Property



103 Main Street
DENNIS MA

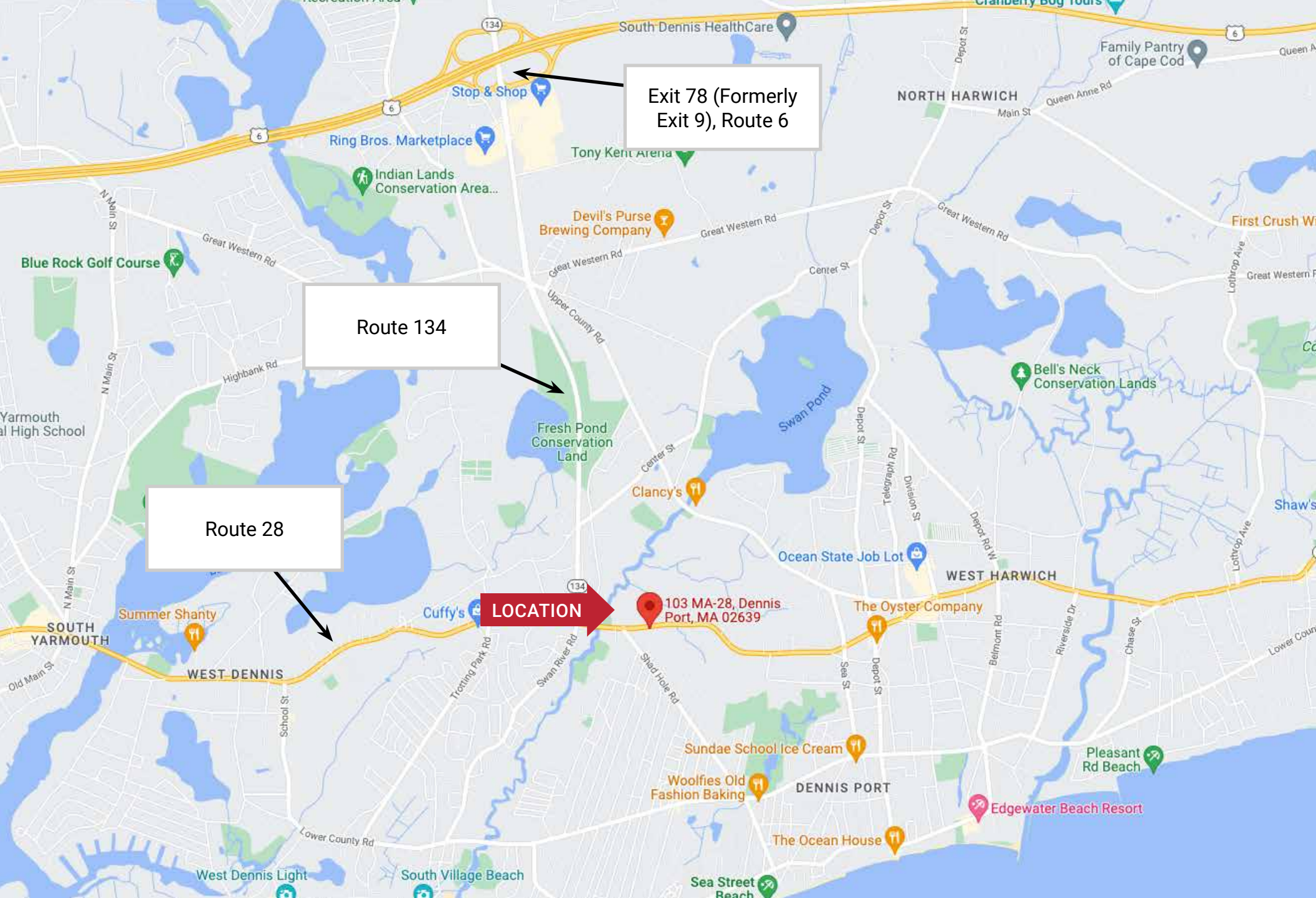
FOR SALE

Price	Area
\$799,000	3,692 +/- Sq. Ft.

Investment Highlights

- ✓ 1.18 acres and in the Commercial Zone General Commercial 2 (GC2)
- ✓ Includes multiple offices on the first and second floor, reception, open work space, conference room, and showroom area

- ✓ Gas forced hot air heat/central air conditioning
- ✓ Great visibility on Route 28
- ✓ Call today to schedule a showing!



Exit 78 (Formerly Exit 9), Route 6

Route 134

Route 28

LOCATION

103 MA-28, Dennis Port, MA 02639



Hope Baptist Church

7-Eleven

Kream N Kone

Lushie Nails

Honey Dew Donuts

Cape Media Center

103 Main St, Dennis,
MA

103 MA-28

Property Description

- 1.18+/- acres
- Commercial Zone General Commercial 2 (GC2)
- Commercial building is approximately 3,692 Sq. Ft.
- Includes multiple offices on the first and second floor, reception, open work space, conference room, and showroom area.
- Gas forced hot air heat/central air conditioning
- Great visibility on Route 28
- Ample parking in front, large parking area to the rear of the building
- Located within close proximity to Routes 28 & 134
- Convenient access to the Exit 9 clover leaf on the Mid Cape Highway



Property Specifications

PROPERTY DETAILS

Year Built	1980
Area	3,692 +/- Sq. Ft.
Address	103 Main St, Dennis, MA
Style	Store
Map ID	71-2-0

VALUE

Land Value	\$343,700
Building Value	\$269,700
Detach Value	\$1,100
Other Value	\$222,900
Total Approximate Value	\$837,400

Area Demographics

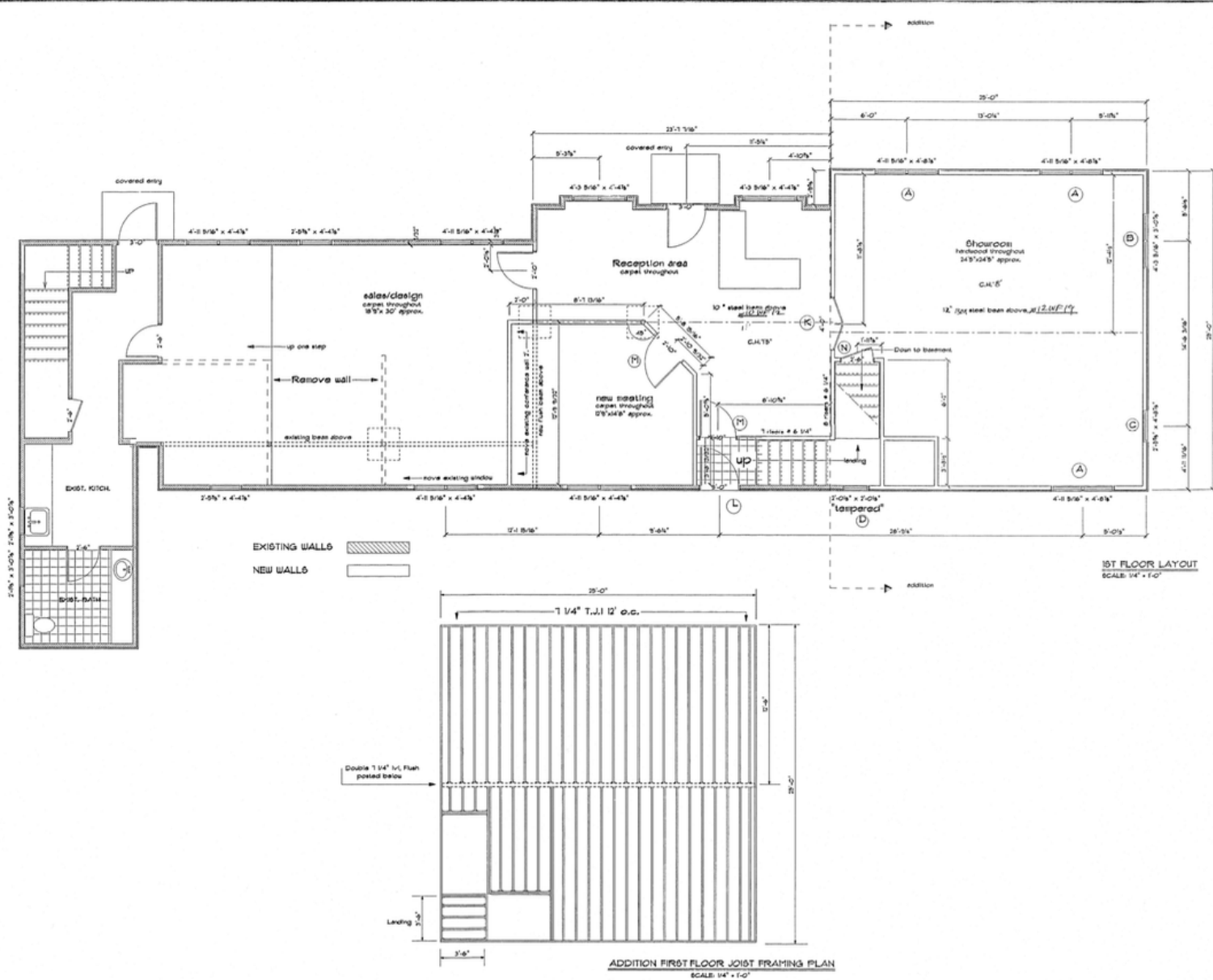
DENNIS DEMOGRAPHICS

Estimated Population	14,903
Estimated Households	6,829
Estimated Average Household Income	\$67,803
Estimated Total Businesses	602

FINANCIAL INFORMATION

Price for Sale	\$799,000
2022 Taxes	\$4,878

Floor Plan - First Floor



DATE: 5.15.04
 REVISIONS:
 DRAWING:

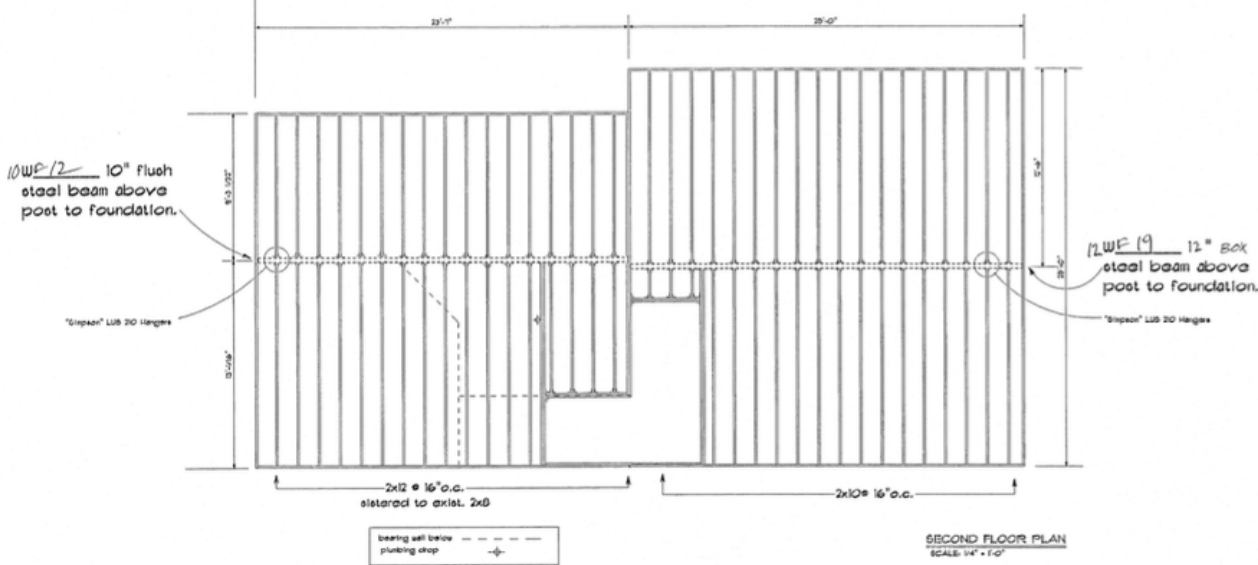
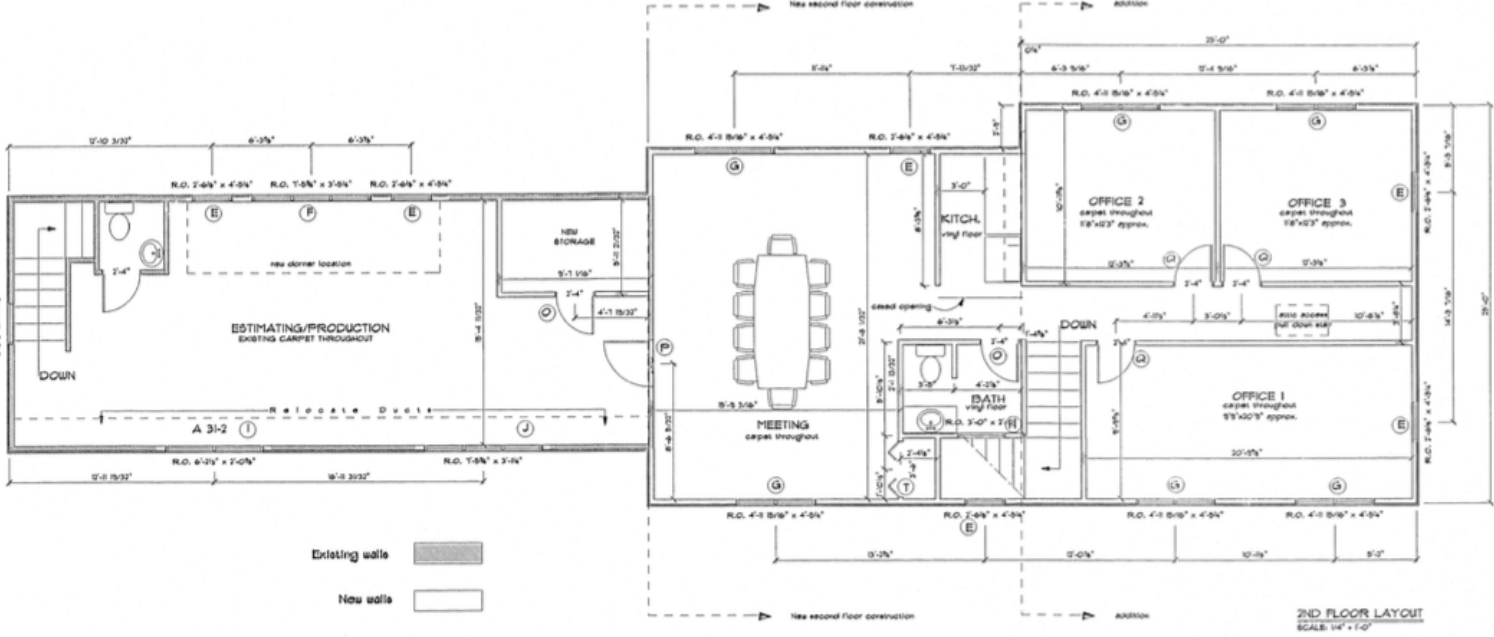
ENCORE CONST.
 103 RT. 28
 Dennisport, Ma.

SCALE: 1/4" = 1'-0"
 DRAWN BY: ENCORE CONST. CO.
 APPROVED:

A4

FIRST FLOOR/FRAMING/PLAN

Floor Plan - Second Floor




DATE: 5.15.04 REVISIONS: DRAWING:
ENCORE CONST. 103 RT. 28 Dennisport, Ma.
SCALE: 1/4" = 1'-0" DRAWN BY: ENCORE CONST. CO. APPROVED:
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SECOND FLOOR/FRAMING/PLAN



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License #6295





Commercial
Realty Advisors

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SERVICES**

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