

# OFFERING MEMORANDUM

*End-Unit Commercial Kitchen AND Upstairs Office Unit for sale collectively at an attractive price of \$275,000.*



## KEVIN PEPE

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## Commercial Realty Advisors

- 📞 508-862-9000
- 📍 222 West Main St. Hyannis
- 🌐 ComRealty.net



40 Industry Road Units 5 & 10

FOR SALE

AREA

MARSTONS MILLS

\$275,000

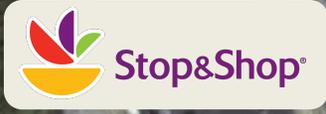
± 1,075 SF

# PROPERTY LOCATION

40 Industry Road, Marstons Mills, MA 02648



40 INDUSTRY RD,  
MARSTONS MILLS



# PROPERTY LOCATION

40 Industry Road, Marstons Mills, MA 02648



## Unit 5: Street-Facing Commercial Space

- Located on the first floor, Unit 5 is a ±623 versatile commercial space suitable for retail, office, or service users.
- As the corner unit, it is strategically positioned for maximum exposure.
- Formerly utilized as a commercial kitchen, it is currently laid out for such purposes. Note that any commercial kitchen usage is subject to Board of Health approval.
- Convenience is key with a 1/2 bath and efficient gas heating in place.



**UNIT 5 Land Court Plan: 22824-G**

**UNIT 5 Certificate of Title Number: C238-5**

**Condo Fees:** \$256 / Month for Unit 5

### **UNIT 5 PROPERTY TAXES 2025**

**C.O.M.M. FD Tax (Commercial)**

\$ 187.57

**C.O.M.M. FD Tax (Residential)**

\$ 0

**Community Preservation Act  
Tax**

\$ 29.85

**Town Tax (Commercial)**

\$ 994.91

**Town Tax (Residential)**

\$ 0

**Total: \$ 1,212.33**

# Unit 10 (AKA 18) 2nd Floor

40 Industry Road, Marstons Mills, MA 02648

## Unit 10 (also known as 18): Second Floor Office/Storage Space

- This unit, situated on the second floor, provides a dedicated space for office or storage needs.
- Please be aware that this unit is non-handicap accessible.
- Shared bathroom facilities available.

**UNIT 18 Land Court Plan: 22824-G**

**UNIT 18 Certificate of Title Number:  
C238-18**

**Condo Fees:** \$231 for Unit 10 (AKA 18)

### **UNIT 18 PROPERTY TAXES 2025**

**C.O.M.M. FD Tax (Commercial)**

\$ 121.21

**C.O.M.M. FD Tax (Residential)**

\$ 0

**Community Preservation Act Tax**

\$ 19.29

**Town Tax (Commercial)**

\$ 642.94

**Town Tax (Residential)**

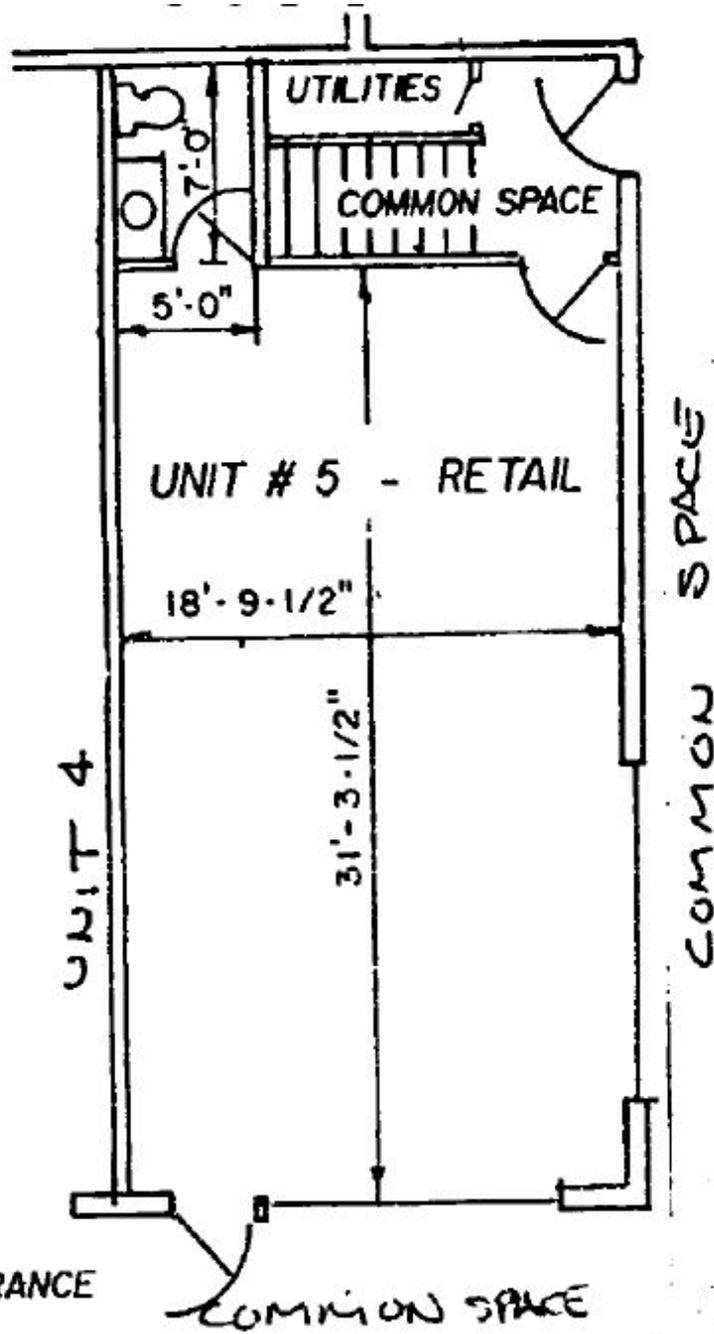
\$ 0

**Total: \$ 783.44**



# PROPERTY FLOOR PLANS

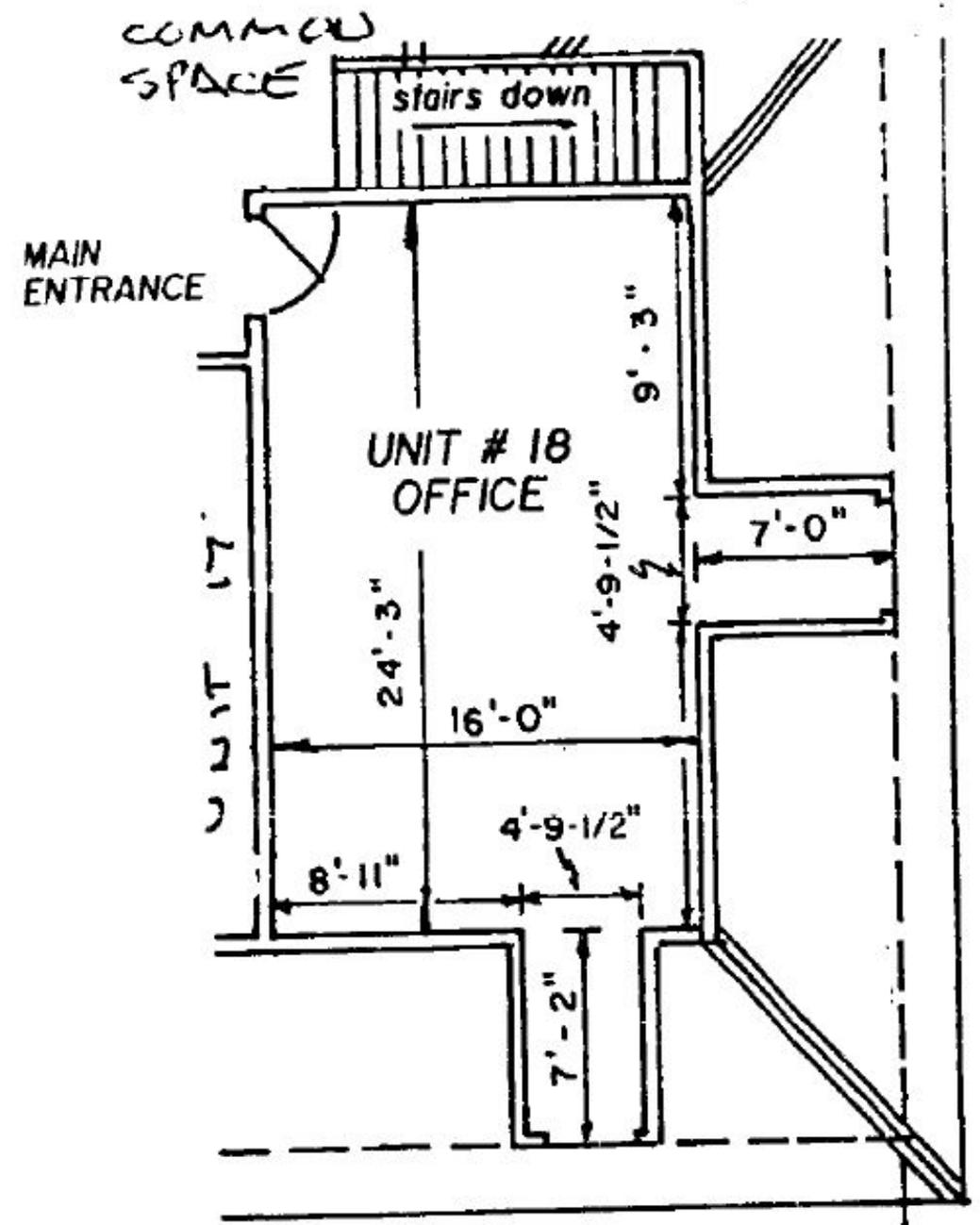
40 Industry Road, Marstons Mills, MA 02648



MAIN ENTRANCE

COMMON SPACE

SCALE:  $\frac{1}{8}'' = 1'-0''$



MAIN ENTRANCE

COMMON SPACE

UNIT # 18 OFFICE

SCALE:  $\frac{1}{8}'' = 1'-0''$

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GEORGE, THOMAS A & REBECCA A						Description	Code	Assessed	Assessed	801 FY2026 BARNSTABLE, MA
48 CYPRESS POINT					6 Marstons Mills	COMMERC.	3270	165,100	165,100	
YARMOUTHPOR MA 02675		<b>SUPPLEMENTAL DATA</b> Alt Prcl ID Split Zonin SD-1;S&D BID Parcel ResExpt Q #DL 1 UNIT 5 #DL 2 GIS ID F_950636_2699380				Plan Ref. Land Ct# 22824-G LOT 110 #SR Life Estate PP STATU Assoc Pid#				
						Total		165,100	165,100	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GEORGE, THOMAS A & REBECCA A		C238-0	07-11-2014	U	I	175,000	1V	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BJM REALTY LLC		C238-0	03-03-2006	Q	I	140,000	00	2025	3270	163,100	2024	3270	130,000	2023	3270	130,000
WRIGHT, DANIEL JAMES TR		C238-0	01-21-1997	U	I	1	1A									
WRIGHT, MARY E		C238-0	06-15-1991	Q	I	55,000	U									
SHERMAN, CLAIRE		C238-0	09-15-1987	U	I	1	A									
						Total		163,100		Total		130,000		Total		130,000

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	165,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	165,100
Valuation Method	C
Total Appraised Parcel Value	165,100

NOTES	

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-1955	06-12-2019	836	Sign	0		100		30"X48" WALL SIGN CHEF SI FURNISH AND INSTALL 6' KI INSTALLATION OF WET CHE	04-29-2020	GM	04		FR	Field Review	
19-692	04-29-2019	888		8,800		100			08-22-2018	SR	02			03	Cycl Insp Comp
19-580	04-26-2019	881	Alt-Int work-Co	3,500		100			04-19-2017	TR	22			22	Change of Address
									09-29-2006	JS	03			16	In Office Review
									08-06-1999	GB	01			00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	3270	RETAIL CONDO	SPLI	3	Marstons	0 SF	0.00	1.00000	5	1.00	0003	1.000			0	0		
Total Card Land Units						0	0 SF	Parcel Total Land Area						0.00	Total Land Value			0



Property Location 40 INDUSTRY ROAD  
 Vision ID 3883 Account # 386255

Map ID 058/ 028/ 00R/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1 Card # 1 of 1

State Use 3430  
 Print Date 1/23/2026 10:58:38 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GEORGE, THOMAS A & REBECCA A						Description	Code	Assessed	Assessed	801 FY2026 BARNSTABLE, MA  <b>VISION</b>
48 CYPRESS POINT					7 Osterville CU	COMMERC.	3430	105,100	105,100	
YARMOUTH POR MA 02675		<b>SUPPLEMENTAL DATA</b>								
		Alt Prcl ID	Split Zonin SD-1;S&D	Plan Ref.	Land Ct# 22824-G LOT 110					
		BID Parcel	ResExpt Q	#SR	Life Estate	PP STATU				
		#DL 1	UNIT 18	Assoc Pid#						
		#DL 2								
		GIS ID	F_950636_2699380							
						Total		105,100	105,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GEORGE, THOMAS A & REBECCA A		C238-0	07-11-2014	U	I	175,000	1V	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BJM REALTY LLC		C238-0	03-03-2006	Q	I	50,000	00	2025	3430	105,400	2024	3430	104,300	2023	3430	104,300
WRIGHT, MARY E TR		C238-0	01-24-1997	U	I	1	1A									
WRIGHT, MARY E TR		10582	01-24-1997	U	I	1	1A									
WRIGHT, D JAMES		X238-0	08-15-1993	Q	I	5,000	U									
								Total	105,400		Total	104,300		Total	104,300	

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

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Nbhd	Nbhd Name	B	Tracing
0003			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	105,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	105,100
Valuation Method	C
Total Appraised Parcel Value	105,100

**NOTES**

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-26-2021	BM	03		16	In Office Review
										04-30-2020	GM	04		FR	Field Review
										08-22-2018	SR	02		03	Cycl Insp Comp
										04-19-2017	TR	22		22	Change of Address
										09-29-2006	JS	03		16	In Office Review
										08-06-1999	GB	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	3430	OFF CONDO M-	SPLI	3	Marstons	0 SF	0.00	1.00000	5	1.00	0003	1.000		0.0000	0	0

Total Card Land Units						0	SF	Parcel Total Land Area						0.00	Total Land Value			0
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	56	Condo Office								
Model	06	Com Condo								
Grade	C	Average								
Stories	1	1 Story								
Occupancy	0									
Interior Wall 1	05	Drywall								
Interior Wall 2										
Interior Floor 1	14	Carpet								
Interior Floor 2										
Heat Fuel	03	Gas								
Heat Type	04	Hot Air								
AC Type	01	None								
Bedrooms	00									
Full Baths	0									
Half Baths	0									
Extra Fixtures										
Total Rooms	1	1 Room								
Bath Style										
Kitchen Style										
Master Deed L										
Bath Split	452	0 Full-0 Half								
Foundation	00	Conc. Slab								
AC Type Alt	03									
Sewer Occupan										
<b>CONDO DATA</b>										
Parcel Id		104200	C 0036		Owne 4.6					
		SHERMSIX	B 1	S 1						
Adjust Type	Code	Description	Factor%							
Condo Fir			100							
Condo Unit			100							
<b>COST / MARKET VALUATION</b>										
Building Value New		136,496								
Year Built		1987								
Effective Year Built		1994								
Depreciation Code		A								
Remodel Rating										
Year Remodeled										
Depreciation %		23								
Functional Obsol		0								
External Obsol		0								
Trend Factor		1								
Condition										
Condition %		77								
Percent Good		77								
Cns Sect Rcnd		105,100								
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
FUS	Upper Story	452	452	429	301.98	136,496				
Ttl Gross Liv / Lease Area		452	452	429		136,496				

FUS  
(452 sf)

## 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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