

OFFERING MEMORANDUM

Retail /Office Building for Sale



**1919 Main Street (Route 6A)
W. BARNSTABLE, MA**

For Sale, \$899,000

Area

For Lease at \$20/ Sq Ft, NNN

4,306+/- Sq Ft on 0

.93+/- acres

Property Summary:

High visibility Retail / Office Building with large bright spaces suitable for a retail shop, professional offices, co-working spaces, etc. Plenty of well-lit dry storage, Large open “classroom/conference”-style space, forced hot air heat, central air conditioning multiple rest rooms, off-street parking in the rear of the building. Very near Exit 68 (formerly Exit 6) from the Mid-Cape Highway. Traffic counts are excellent in-season and out. Call today to see this excellent opportunity at the entrance of Route 132, the Gateway to Hyannis Shopping.



Property Specifications

PROPERTY DETAILS

Effective Year Built	1983, Reno:1999
Area	4,328
Address	1919 Main St, (Route 6A) West Barnstable, MA
Style	Store
Stories	1
Zoning	RF
Parcel ID	216/029
Title	Barnstable County Land Court Certificate C-132683



Area Demographics

BARNSTABLE DEMOGRAPHICS FOR 2021

Estimated Population	44,400
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Estimated Households	19,626
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Estimated Average Household	2.5
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Median Household Income	\$72,733
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Estimated Total Businesses	1,816
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FINANCIAL INFORMATION

Price for Sale	\$899,000
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Price for Lease	\$20/Sq Ft N.N.N
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Building Assessment	\$354,300
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Total Assessed Value	563,100
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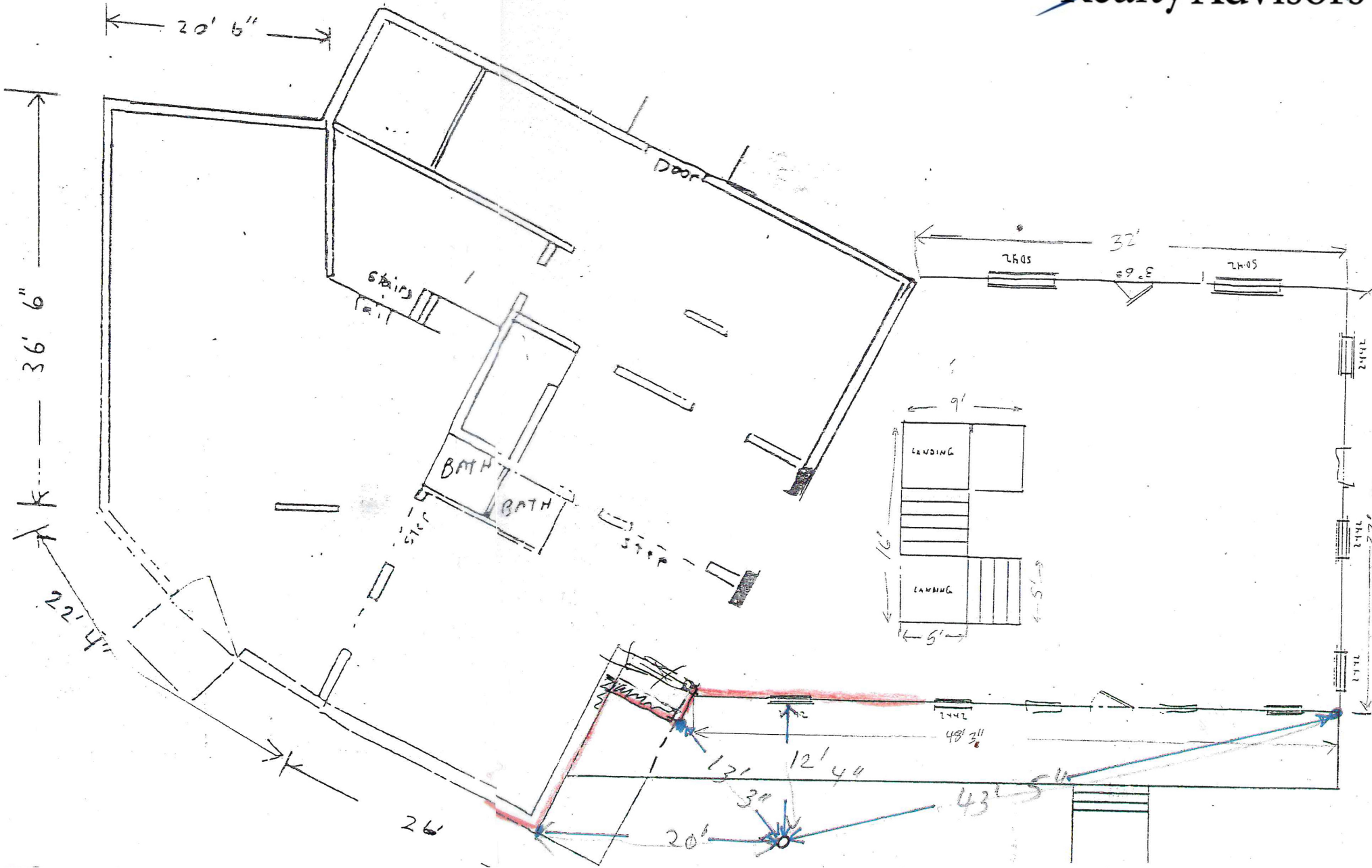
2022 Taxes	\$5,944
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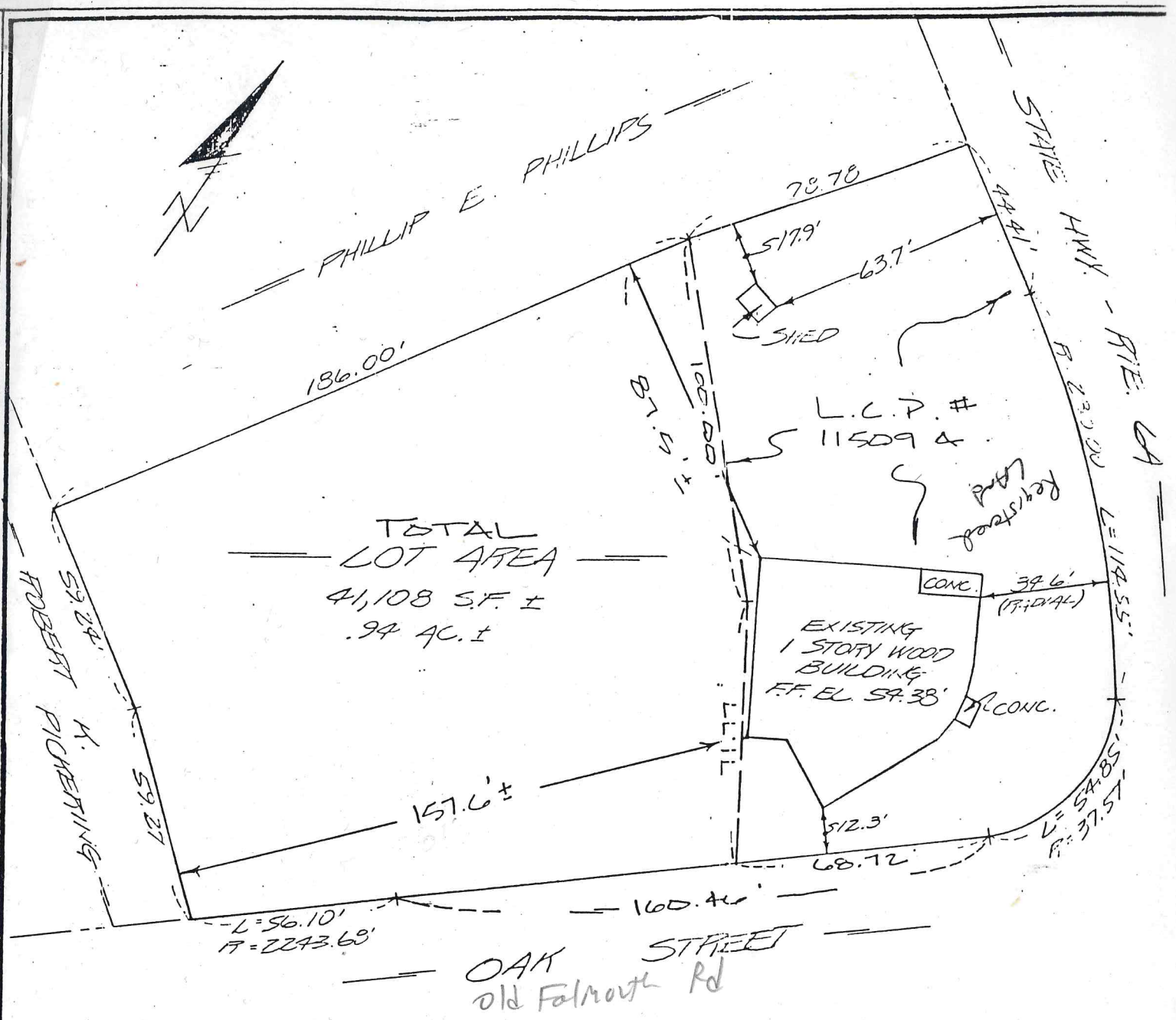


Property Images



Building Floor Plan Sketch





86-533

CERTIFIED PLOT PLAN

PREPARED FOR:
ROGERS & GRAY
INSURANCE

LOCATION: CORNER RTE 132 & RTE 6A, BARNSTABLE, MA.

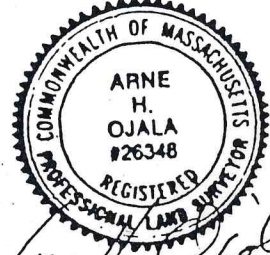
SCALE: 1" = 40' DATE: 5/1/87

REFERENCE:
L.C.P. # 11509A ~ RTE 6A LAYOUT
OAK ST. LAYOUT

I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS LOCATED ON THE GROUND AS SHOWN HEREBON.

down cape engineering
CIVIL ENGINEERS
LAND SURVEYORS
ROUTE 6A-YARMOUTH, MASS.

May 11, 1987
DATE



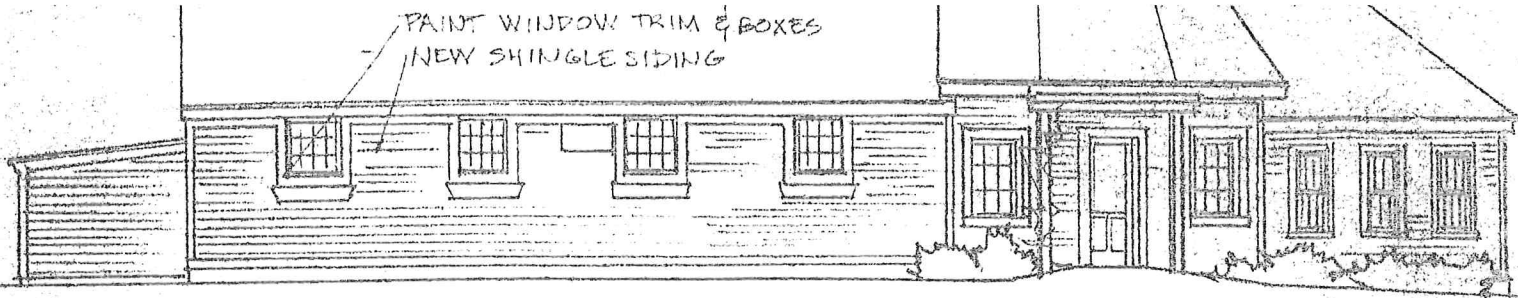
Arne H. Ojala
REG. LAND SURVEYOR

TAE
CEEN

SOUTHEAST ELEVATION A 1/8" = 1'-0"

APPROX 3'
DIA.)

E



D



EAST ELEVATION B 1/8" = 1'-0"

NOTES: REPAIR EX. TRIM

CASED 4x4 POSTS
2x4 BEVELED TOP
1x1 BALUSTERS -



1" DIA)
 SOUTHEAST ELEVATION A 1/8"=1'-0"

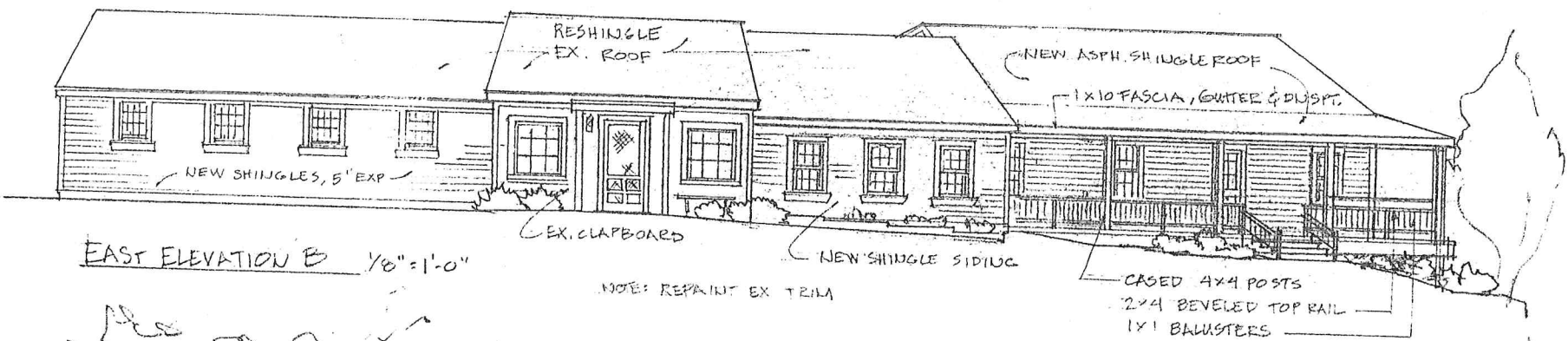
MUS (APPROX 3'
 COVER DIA.)

ID. TREE

E

IES

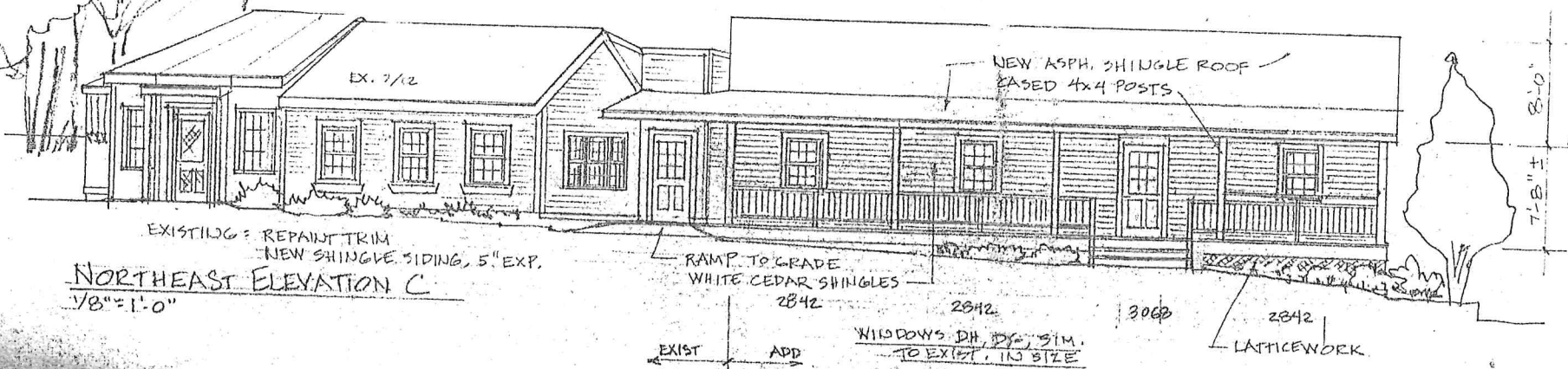
GROUND



EAST ELEVATION B 1/8"=1'-0"

NOTE: REPAINT EX TRIM

TOP RAIL



EXISTING: REPAINT TRIM
 NEW SHINGLE SIDING, 5" EXP.

NORTHEAST ELEVATION C
 1/8"=1'-0"

EXIST

ADD

WINDOWS DR. DR. SIM.
 TO EXIST. IN SIZE

LATHICEWORK

AUGU W/
 FASCIA

8'-0"
 7'-8" ±

1" DIA) SOUTHEAST ELEVATION A 1/8" = 1'-0"

MUG (APPROX 3'
COVER DIA.)

ID. TREE

P

WES

GROUND

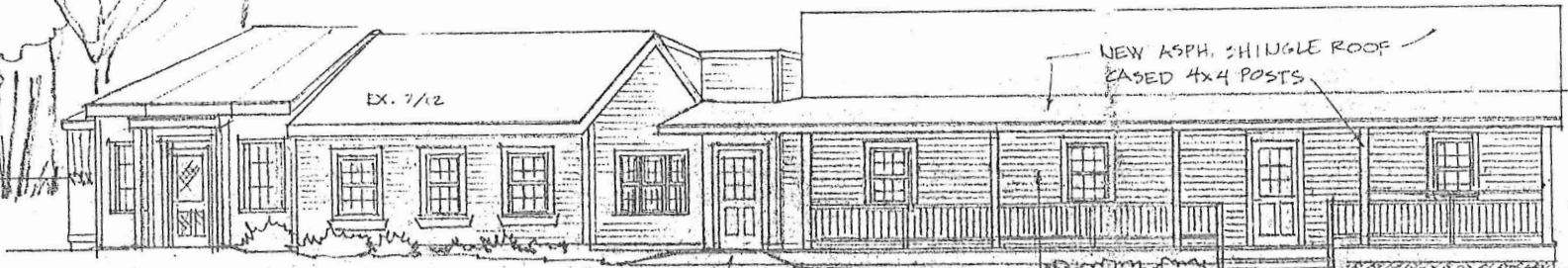


EAST ELEVATION B 1/8" = 1'-0"

NOTE: REPAINT EX. TRIM

CASED 4x4 POSTS
2x4 BEVELED TOP RAIL
1x1 BALUSTERS

TOP RAIL



EXISTING = REPAINT TRIM
NEW SHINGLE SIDING, 5" EXP.

NORTHEAST ELEVATION C
1/8" = 1'-0"

RAMP TO GRADE
WHITE CEDAR SHINGLES

NEW ASPH. SHINGLE ROOF
CASED 4x4 POSTS

8'-0"
7'-5" +

AUGU W/
FASCIA

EXIST ADD

WINDOWS DH. DSG. SIM.
TO EXIST. IN SIZE

3000

2842

LATTICEWORK

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WILSON, RONALD & AVNET, JUDITH						Description	Code	Appraised	Assessed	801 FY2022 BARNSTABLE, MA VISION
P O BOX 633						COMMERC.	3220	364,100	364,100	
PEMBROKE MA 02359						COM LAND	3220	199,000	199,000	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin		Plan Ref.						
#DL 1		PARC 1 & 2		Land Ct# 11509-A						
#DL 2				#SR						
GIS ID		F_971593_2716208		Life Estate						
				PP Acct						
				Assoc Pid#						
						Total		563,100	563,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WILSON, RONALD & AVNET, JUDITH ANN		C132	0	01-15-1994	U	I	157,000	A	Year	Code	Assessed	Year	Code	Assessed
BOWKER, PETER S & NANCY		C896	0	09-16-1982	U	I	0		2021	3220	354,300	2020	3250	298,200
										3220	199,000		3250	171,100
										3220	9,800		3250	11,900
									Total		563,100	Total		481,200
									Total		481,200	Total		481,200

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

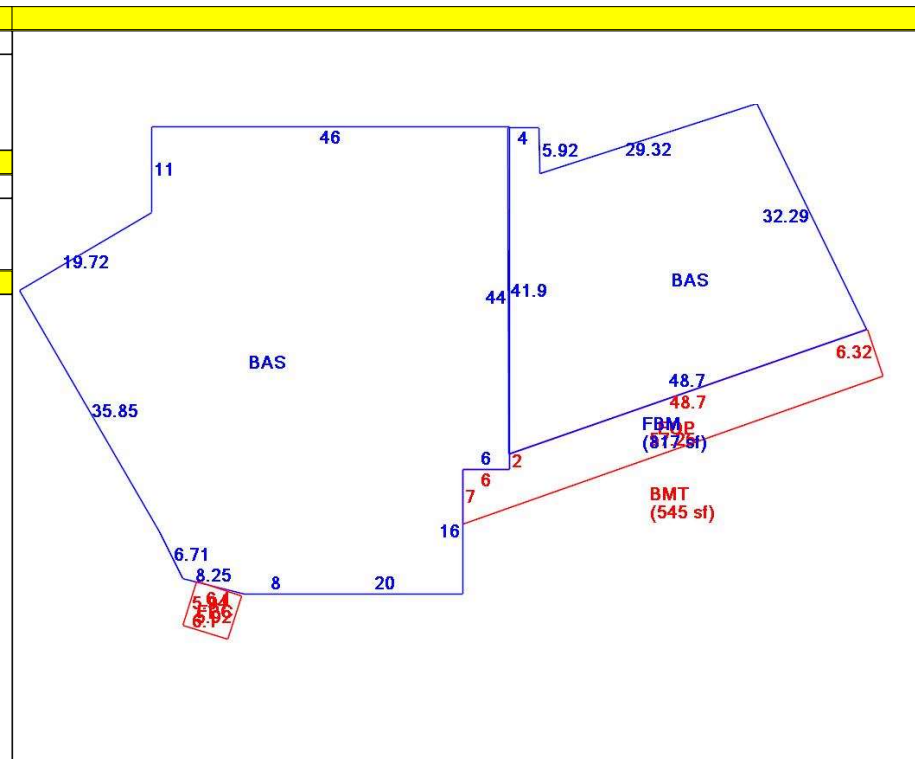
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI07			WBARNs

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			354,300
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			9,800
Appraised Land Value (Bldg)			199,000
Special Land Value			0
Total Appraised Parcel Value			563,100
Valuation Method			C
Total Appraised Parcel Value			563,100

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
201006143	12-07-2010	NW	New Windows	2,500		100		7 NW	11-12-2020	RB	03		16	In Office Review
37459	03-30-1999	AD	Addition	40,000	01-01-2000	100	01-01-2003		04-29-2020	GM	04		FR	Field Review
B36533	03-01-1994	RE	Remodel	5,000	01-15-1995	100		WB ALTER.	06-26-2019	SR	01		03	Cycl Insp Comp
									12-02-2014	JR	03		16	In Office Review
									07-12-2011	JR	03		16	In Office Review
									04-01-2003	GB	01		00	Meas/Listed-Interior Acces
									01-10-2002	GB	02		40	Bldg Permit N/C

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3220	STORE/RTL M94	RF	5		0.930	AC	275,000	1.03763	C	1.00	CI05	0.750		0	214,005	199,000
Total Card Land Units						0.93	AC	Parcel Total Land Area: 0.93						Total Land Value		199,000	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	17	Store							
Model	94	Commercial							
Grade	C	Average							
Stories	1								
Occupancy	1.00								
Exterior Wall 1	11	Clapboard							
Exterior Wall 2	14	Wood Shingle							
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	14	Carpet							
Interior Floor 2									
Heating Fuel	03	Gas							
Heating Type	04	Hot Air							
AC Type	03	Central							
Size Adj Tbl	3220	STORE/RTL M94							
Total Rooms									
Bedrooms	00								
Full Bathrooms	2								
Bath Split	02	0 Full-2 Half							
Rms/Partitions	02	AVERAGE							
Heat/AC	02	HEAT/AC SPLIT							
Frame Type	02	WOOD FRAME							
Baths/Plumbing	02	AVERAGE							
Ceiling/Wall	08	TYPICAL							
Common Wall	00	0%							
Wall Height	10.00								
1st Floor Use:	3251								
					MIXED USE				
					Code	Description		Percentage	
					3220	STORE/RTL M94		100	
								0	
								0	
					COST / MARKET VALUATION				
					RCN			492,060	
					Year Built			1950	
					Effective Year Built			1983	
					Depreciation Code			A	
					Remodel Rating			04	
					Year Remodeled			1999	
					Depreciation %			28	
					Functional Obsol			0	
					External Obsol			0	
					Trend Factor			1	
					Condition				
					Condition %				
					Percent Good			72	
					RCNLD			354,300	
					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
SGN2	DOUBLE SIDE	L	9	39.53	2000		62		0.00	200
SGNP	SIGN POST 6"	L	12	10.66	2000		62		0.00	100
PAV1	PAVING-ASPH	L	3,900	3.00	1994		50		0.00	5,900
PKBR	Parking Bumper	L	14	52.17	1994		50		0.00	400
PKKG	Gravel Pkg Lot	L	6,100	1.06	1994		50		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,328	4,328	4,328	102.04	441,650	
BMT	Basement Area	0	545	109	20.41	11,123	
FBM	Fin Bsmnt	409	817	327	40.84	33,369	
FOP	Open Porch	0	355	53	15.23	5,408	
FPC	Open Porch Conc. Floor	0	36	5	14.17	510	
Ttl Gross Liv / Lease Area		4,737	6,081	4,822		492,060	





For more information about this offering or if you are considering buying or Selling and Commercial Real Estate assets please contact: Kevin Pepe at 508-862-9000, ext. 105 or by email at kpepe@comrealty.net

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SERVICES**

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