

# OFFERING MEMORANDUM

## *Business Bay Commercial Condo For Sale*

Commercial  
**Realty Advisors**

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**FOR  
SALE**



**Renovated Bay Space with 8' Overhead Door**

1112 Main Street, Unit B13

FOR SALE

AREA

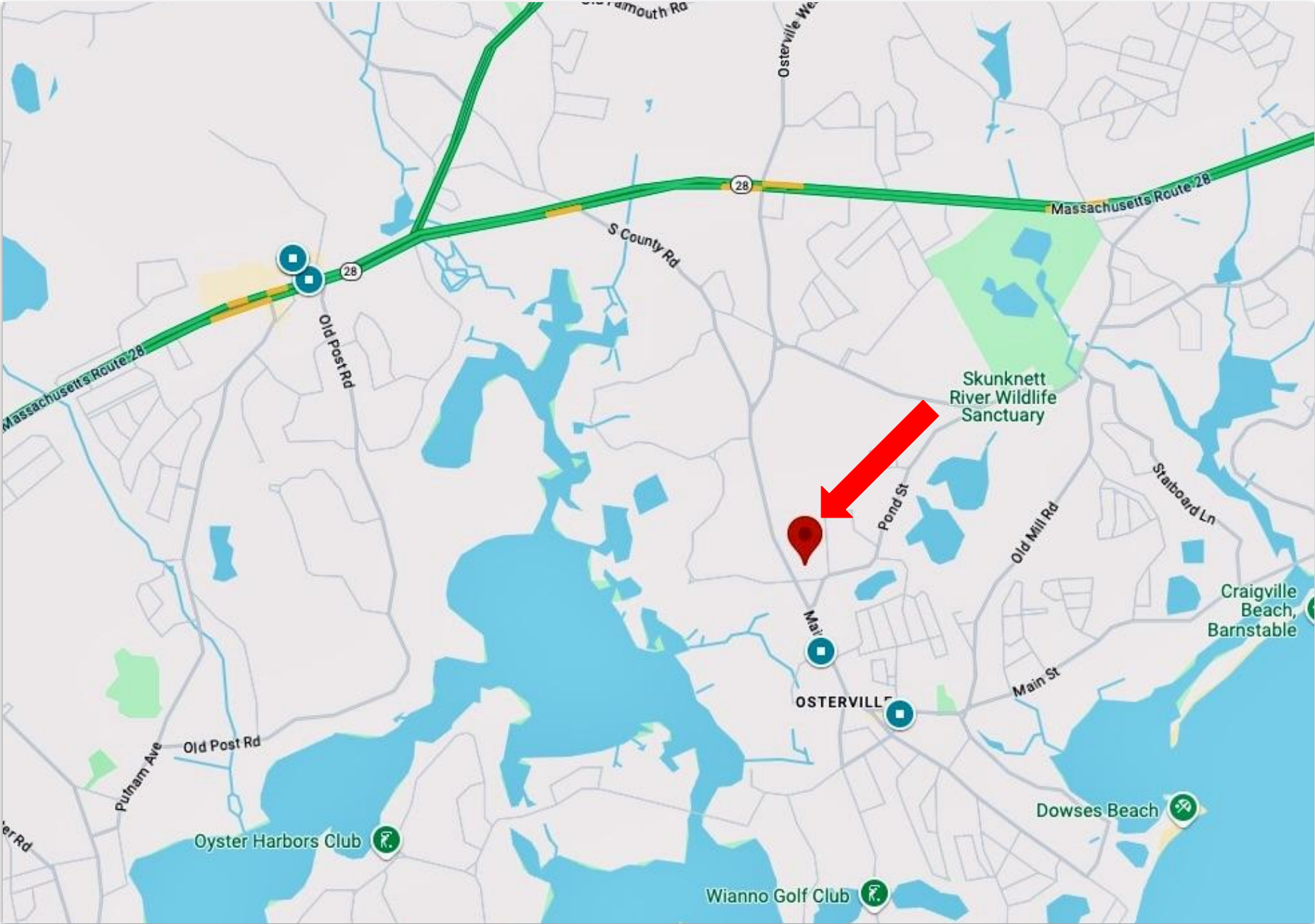
Osterville, MA

**\$396,000**

+/- 1,200 sq. ft.  
Commercial Bay

# PROPERTY LOCATION

1112 Main Street, Unit B13, Osterville, MA



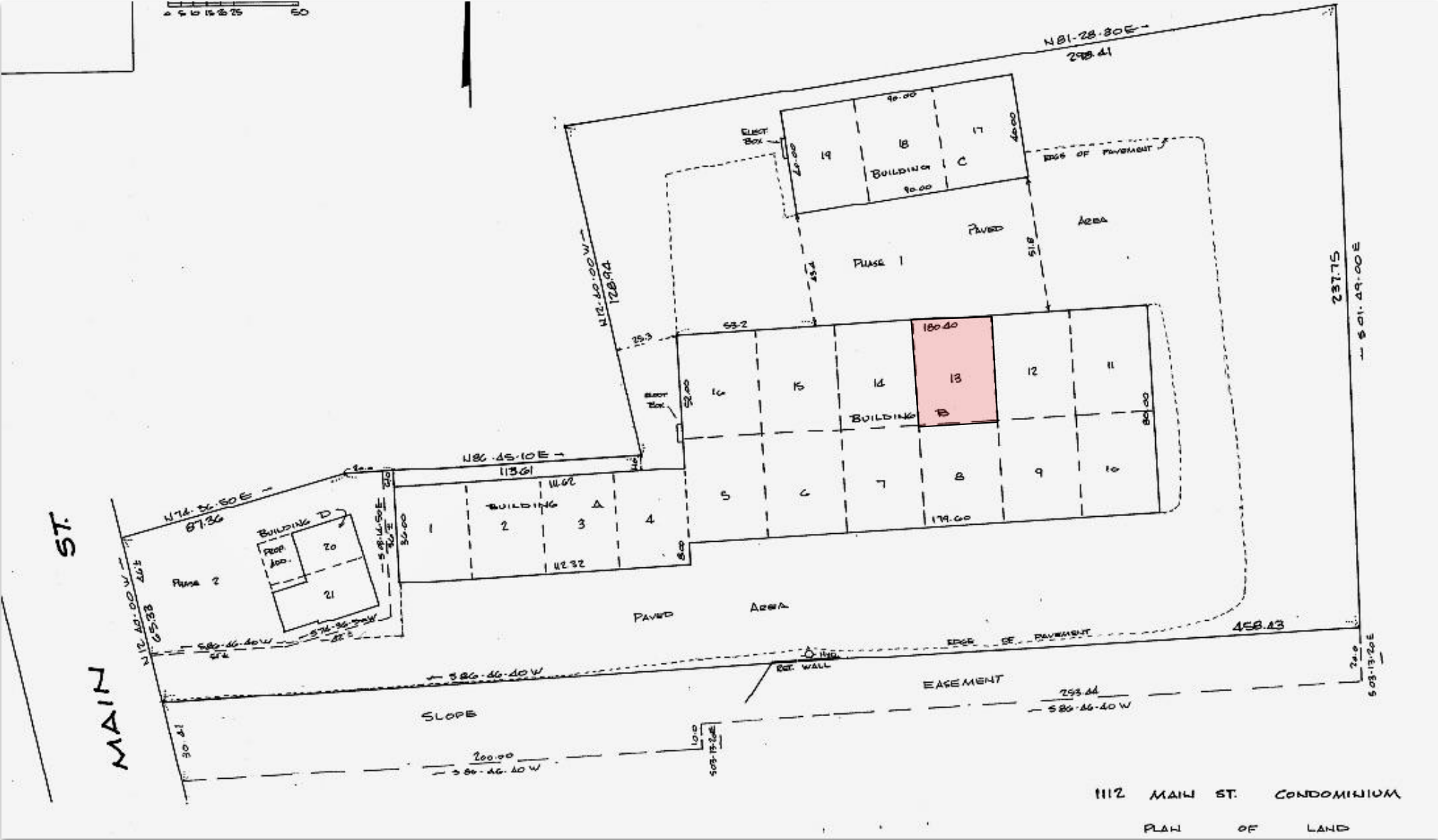
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1112 Main Street, Unit B13, Osterville, MA



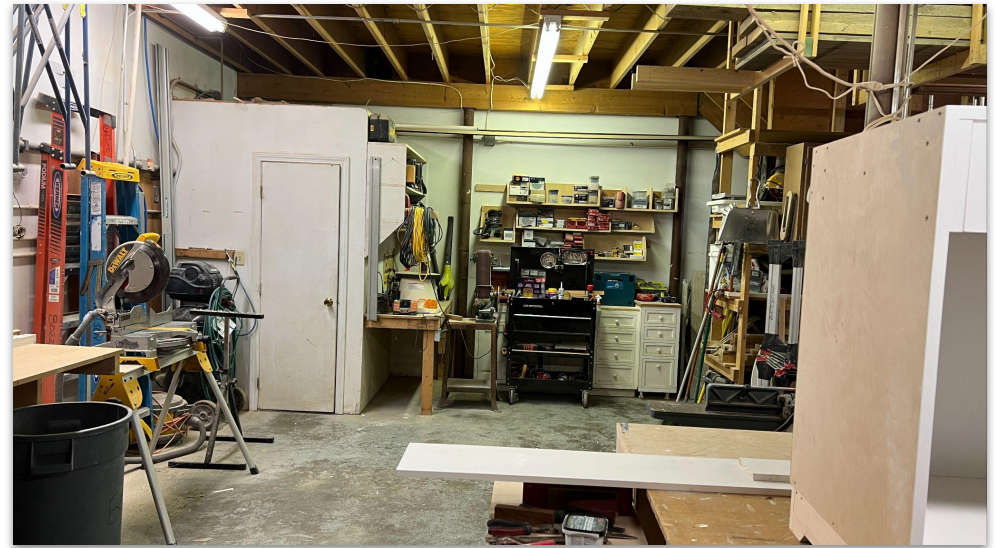
# Building Plan

1112 Main Street, Unit B13, Osterville, MA



# INTERIOR PHOTOS

1112 Main Street, Unit B13, Osterville, MA



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1112 Main Street, Unit B13, Osterville, MA



## 1. Prime Location in Osterville

- Central Access: Main Street visibility and easy access make it attractive for businesses.
- Future Growth: Located within Phase 2 CWMP Sewer Expansion (11–20 years), promising infrastructure upgrades and potential property value appreciation.

## 2. Flexible Zoning

- Split Zoning (RC;BA): Supports diverse industrial and commercial uses, broadening tenant or resale options.

## 3. Functional, Low-Maintenance Design

- Spacious 1,200 sq. ft. Layout: Single-story with minimal interior walls and concrete floors, easy to adapt for various uses.
- Durable Construction: 1984 build with low-maintenance metal/tin roof and exterior.

## 4. Strong Investment Value

- Affordable Entry: Replacement cost of \$266,898, with current building value at \$205,500, indicating appreciation potential.
- Stable Condition: Average grade and minimal depreciation make this a solid, low-risk investment.

## 5. Customization Potential

- Adaptable Space: Simple layout allows for easy tenant customization, expanding its leasing appeal.

## 6. Investment Appeal in Cape Cod's Market

- Long-Term Income Potential: Cost-effective entry in Cape Cod's commercial market with potential for rental income and appreciation as demand for industrial bay space grows.



## 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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