

OFFERING MEMORANDUM
24-Unit Housing Development Property



626 Main Street
DENNIS PORT MA

FOR SALE

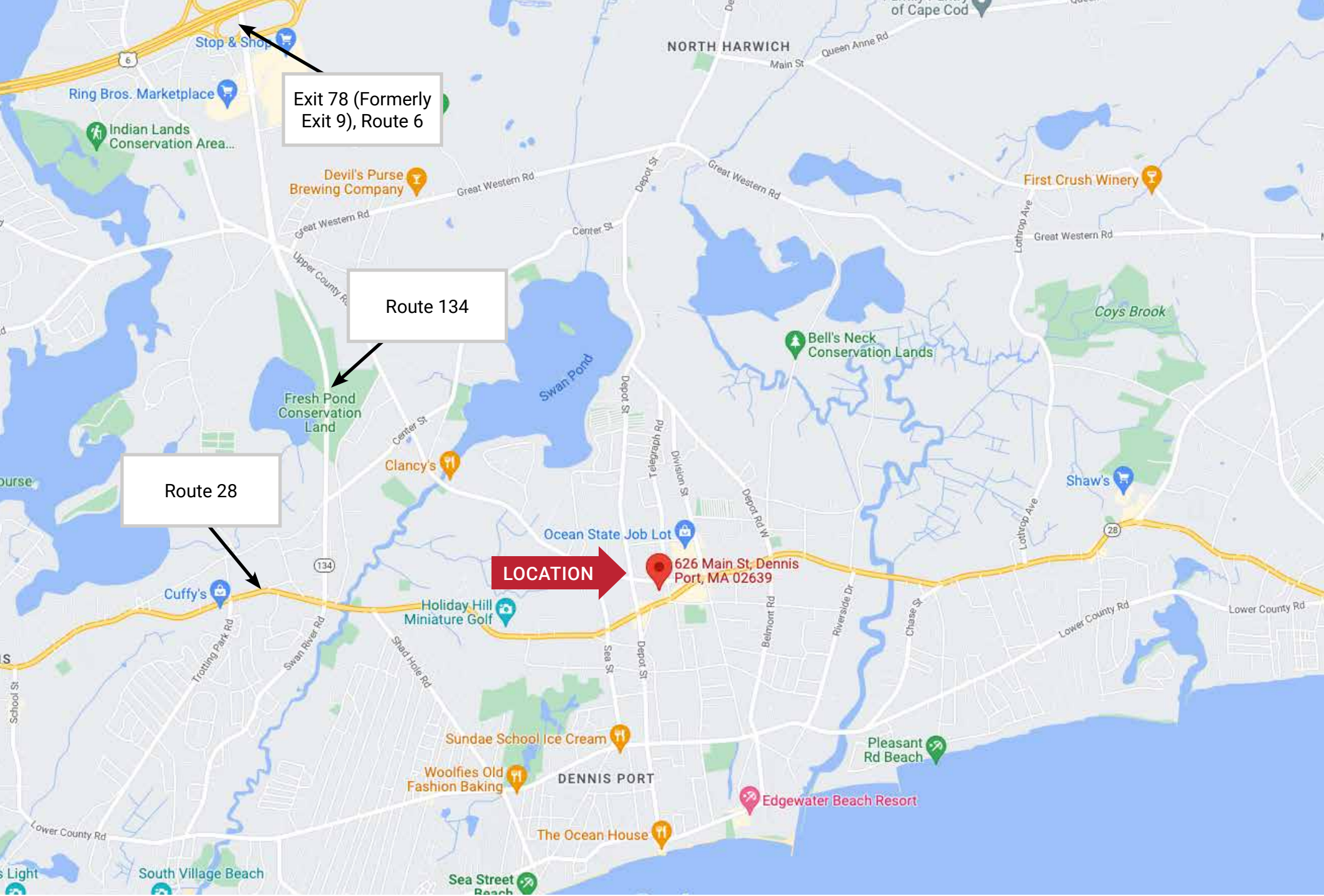
\$1,495,000

**Approved Development
Site for 24 Unit Residential
Condominium or Rental
Housing**

The development proposal has been well-supported by various town boards

This smart-growth, village-centered development site has been approved for a 24 Unit/ 28 Bedroom condominium or rental housing community along with a 750 sf commercial storefront in the heart of historic Dennis Port village. The site has dual frontage on both Main Street and Upper County Road, abuts a large public parking area, and

has front door access to a wide range of village amenities including the Dennis Public Library, village green and playground, numerous retail stores and restaurants among other amenities. Call today for more information!



Exit 78 (Formerly Exit 9), Route 6

Route 134

Route 28

LOCATION

626 Main St, Dennis Port, MA 02639



Ocean State Job Lot

626 Main Street,
Dennis Port, MA

Dollar Tree

UPPER COUNTY RD

SEA ST

DEPOT ST

Hydrangea House
Gift Shop

626 Main St

Rory's Market +
Kitchen

Walgreens

Brothers Pizza

Star Laundromat

MAIN ST / RT 28

The Original
Seafood

Dennis Public
Library

DIVISION ST

The Oyster
Company

PROPERTY DETAILS

The Joseph Baker House Dennisport LLC is pleased to offer for sale the entitled property located at 626 Main St. Dennisport, site of the former Improper Bostonian nightclub. This smart-growth, village-centered development site is located with a state-designated "Opportunity Zone" offering significant tax advantages to a buyer/developer. The property has been approved for a 24 Unit/ 28 Bedroom condominium or rental housing community along with a 750 sf commercial storefront in the heart of historic Dennisport village. The site has dual frontage on both Main Street and Upper County Rd., abuts a large public parking area, and has front door access to a wide range of village amenities including the Dennis Public Library, village green and playground, numerous retail stores and restaurants among other amenities.

The development proposal has been well supported by various town boards and the Dennisport Revitalization Committee and represents an outstanding, nearly shovel-ready development opportunity.

For more information, please contact Richard Fenuccio, principal, Joseph Baker House Dennisport LLC., 508-280-3209 (rfenuccio@comrealty.net).

TRAFFIC COUNTS

Annual Average Daily	6,234
Summer Average Daily	8,203
Total Peak Hour	623

(Cape Cod Commission/Estimated 2018 Traffic)

DENNIS DEMOGRAPHICS ESTIMATED 2021

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

PROPERTY DETAILS

Property Type	Development site for Residential Condominium or Rental Housing
Address	626 Main Street, Dennis Port, MA
Zoning	DPVC- Area 'B' (Dennisport Village Center)
Frontage	Main St. Dennisport Village & Upper County Rd.
Map ID	90/59
L.C. Plan Reference	23273A
Lot Size	+/- 0.80 Acres
Approvals & Permits In Place	<ul style="list-style-type: none">• Planning Board• Demolition Approval/Dennis Historic Commission• Sewage Disposal Works/Septic System Permit Approved• Stormwater Permit• State DOT Curb Cut Closure

FLOOR PLAN

FLOOR PLAN AREA TABLE	
BASMENT	4,720 GROSS SF
1ST FLOOR	9,990 GROSS SF
2ND FLOOR	10,709 GROSS SF
TOTAL:	25,419 GROSS SF

UNIT MIX TABLE						
UNIT TYPE	1ST FLOOR	2ND FLOOR	TOTAL	BEDROOM COUNT	MARKET RATE UNITS	AFFORDABLE UNITS
STUDIO	2	2	4	4	3	1
1 BEDROOM	6	10	16	16	12	4
2 BEDROOM	3	1	4	8	3	1
TOTAL:	11	13	24	28	18	6

Use Areas Legend

- CIRCULATION
- COMMERCIAL SPACE
- CORE/ STORAGE
- ONE BEDROOM
- STUDIO
- TWO BEDROOM

UNIT SQ. FOOTAGE SUMMARY:

- STUDIOS @ 500 +/- SF EA.
- 1 BEDROOM UNITS @ 600 +/- SF EA.
- 2 BEDROOM UNITS @ 750 +/- SF EA.



1 CONCEPTUAL FIRST FLOOR PLAN
1/8" = 1'-0"

FINAL PLANNING BOARD SUBMITTAL



FINAL PLANNING BOARD SUBMITTAL




Richard P. Fenucco

Catalyst
 Architecture Interiors
 Where visions take shape
1000 STATE STREET, SUITE 100, DENNISPORT, MA 01926
 P: 978.261.8888
 WWW.CATALYSTARCHITECTURE.COM

CLEARPATH ADVISORS LLC
1000 STATE STREET, SUITE 100
 DENNISPORT, MA 01926
 P: 978.261.8888

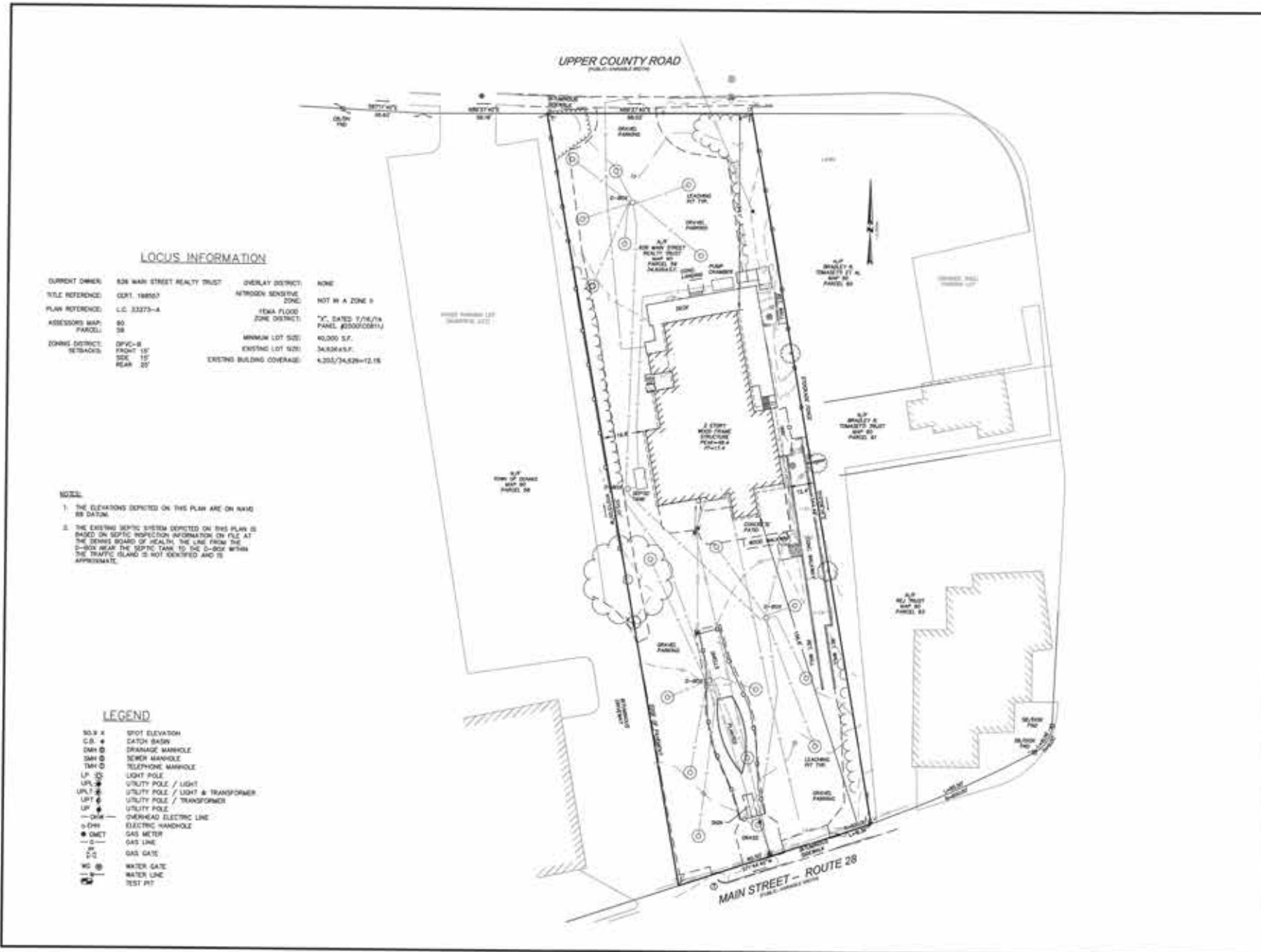
THE JOSEPH BAKER HOUSE
 PROPOSED 24 UNIT RESIDENTIAL COMMUNITY
 SCHEMATIC DESIGN & REGULATORY APPROVALS PHASE
 RICHARD P. FENUCCIO / CLEARPATH ADVISORS, LLC
 626 MAIN STREET, DENNISPORT MA

CONCEPTUAL ELEVATIONS

SHEET NO: SD1.0
 DATE: 05.20.2024
 SCALE: 1/8" = 1'-0"
 DRAWING NO:

SD1.0

FINAL PLANNING BOARD SUBMITTAL



LOCUS INFORMATION

CURRENT OWNER: 626 MAIN STREET REALTY TRUST
 TITLE REFERENCE: CMT. 188567
 PLAN REFERENCE: L.C. 33273-A
 ASSESSORS MAP: 80
 PARCEL: 38
 ZONING DISTRICT: DPVC-B
 SETBACKS: FRONT 15', SIDE 15', REAR 20'

OVERLAY DISTRICT: NONE
 NITROGEN SENSITIVE ZONE: NOT IN A ZONE 9
 FEMA FLOOD ZONE DISTRICT: "C" DATED 3/16/14 PANEL #2500(02814)
 MINIMUM LOT SIZE: 40,000 S.F.
 EXISTING LOT SIZE: 34,826 S.F.
 EXISTING BUILDING COVERAGE: 4,305/34,826=12.1%

NOTES

1. THE ELEVATIONS SHOWN ON THIS PLAN ARE ON NAD 83 DATUM.
2. THE EXISTING SEPTIC SYSTEM SHOWN ON THIS PLAN IS BASED ON SEPTIC INSPECTION INFORMATION ON FILE AT THE DENNIS BOARD OF HEALTH. THE LINE FROM THE TANKER NEAR THE SEPTIC TANK TO THE CURB WITHIN THE TRAFFIC ISLAND IS NOT IDENTIFIED AND IS APPROXIMATE.

LEGEND

- SPOT ELEVATION
- C.B. CATCH BASIN
- D.W. DRAINAGE MANHOLE
- S.M. SEWER MANHOLE
- T.M. TELEPHONE MANHOLE
- L.P. LIGHT POLE
- U.P. UTILITY POLE / LIGHT
- U.P.T. UTILITY POLE / LIGHT & TRANSFORMER
- U.P.T. UTILITY POLE / TRANSFORMER
- U.P. UTILITY POLE
- C.E. OVERHEAD ELECTRIC LINE
- E.H. ELECTRIC HANDHOLE
- G.M. GAS METER
- G.L. GAS LINE
- G.G. GAS GATE
- W.G. WATER GATE
- W.L. WATER LINE
- R.P. TEST PIT



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNERS, DIMENSIONS AND SETBACKS TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.



RICHARD A. HEAL
 PROFESSIONAL LAND SURVEYOR

PLAN OF LAND
 626 MAIN STREET
 IN
 DENNISPORT MASSACHUSETTS (BARNSTABLE COUNTY)
 EXISTING CONDITIONS

MARCH 2, 2022

NO.	DATE	REVISION
1	3/2/22	ISSUED FOR SPB
		ISSUED FOR SPECIAL
2	3/25/22	PERMIT/PLANNING BOARD

PREPARED FOR:
 RICH FENUCCIO
 30 MORGAN WAY
 WEST BARNSTABLE, MA 02668
 RICH@CATALYSTARCHITECTS.COM

BSC GROUP
 349 Route 28, Unit D
 W. Yarmouth, Massachusetts
 02673 508 778 8919

SCALE: 1" = 20'

FILE: 50014-SP-DWG
 DWG. NO: 6782-01
 JOB. NO: 50514.01 SHEET 1 OF 8

FINAL PLANNING BOARD SUBMITTAL

UNIT MIX TABLE						
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License #6295





**REAL ESTATE
SERVICES**

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Realtor
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