

OFFERING MEMORANDUM

**RARE* Commercial Offering FOR SALE:
Beautiful Office Building in Orleans Village*

**FOR
SALE**

BRAD KUHRTZ

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- 🌐 ComRealty.net



12 Main Street

FOR SALE

AREA

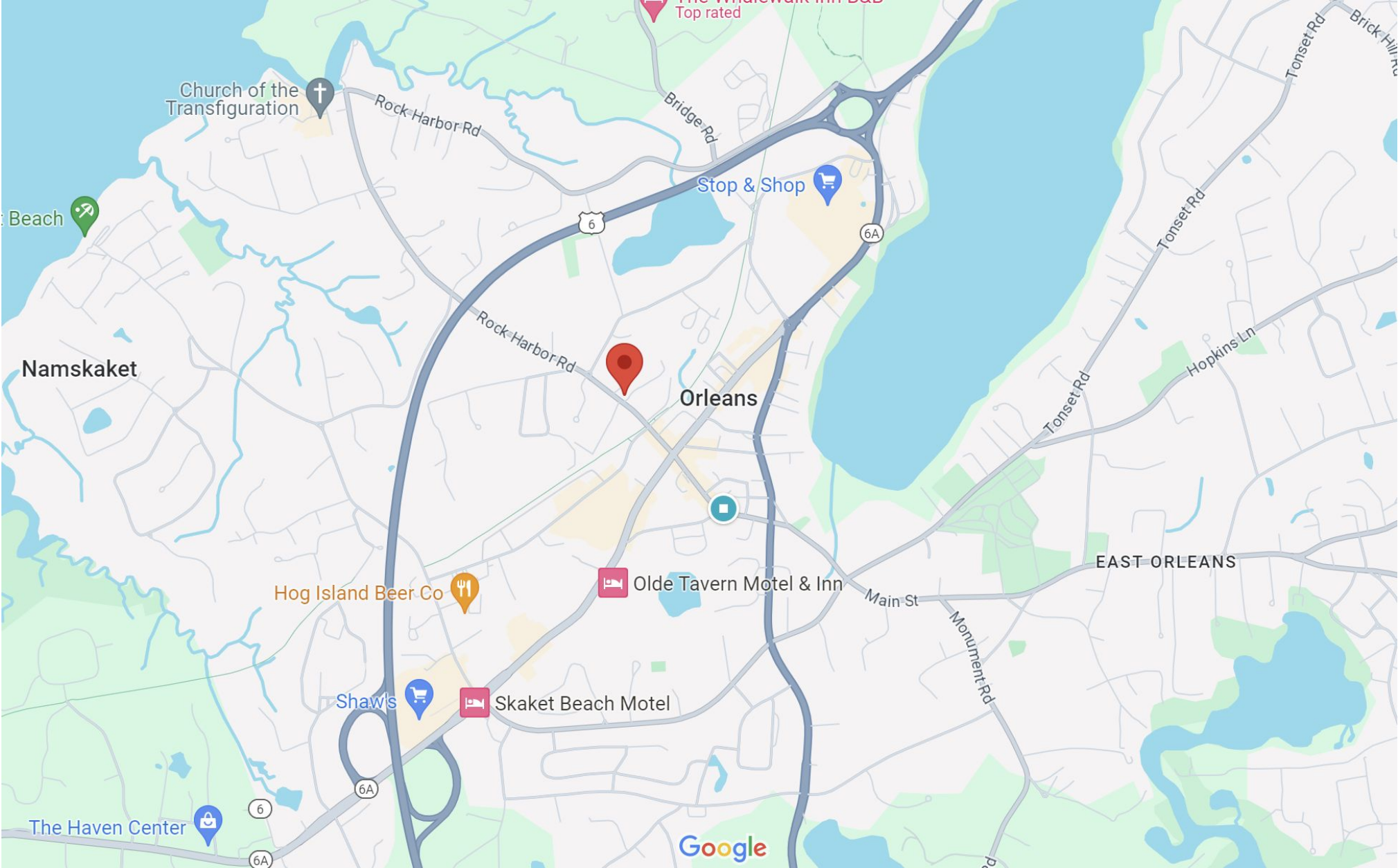
ORLEANS

\$1.3M

**+/- 4,000 Sq Ft
0.5 Acre Lot**

PROPERTY LOCATION

12 Main St, Orleans, MA 02653



PROPERTY SPECIFICATIONS

12 Main St, Orleans, MA 02653

Year Built 1990
Size +/- 4,000 sq. ft.
Acreage 0.5
Stories 2
Address 12 Main Street, Orleans, MA 02653
Style Office/Professional
Book/Page 30841-215
Parcel ID 25-57-1
Zoning VC

Land Assessment 0

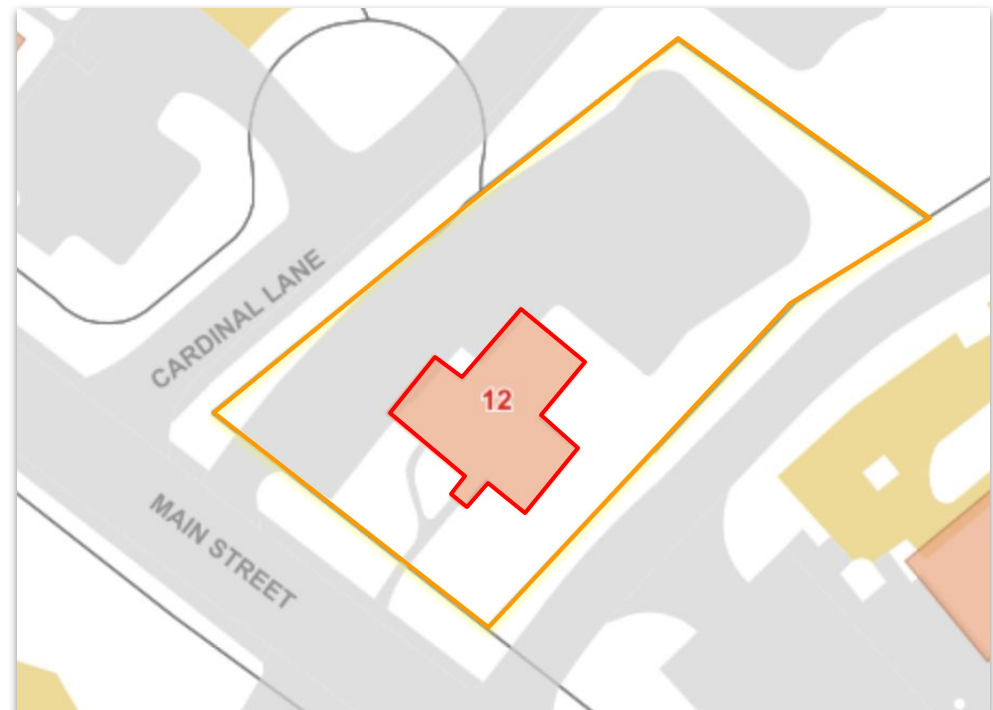
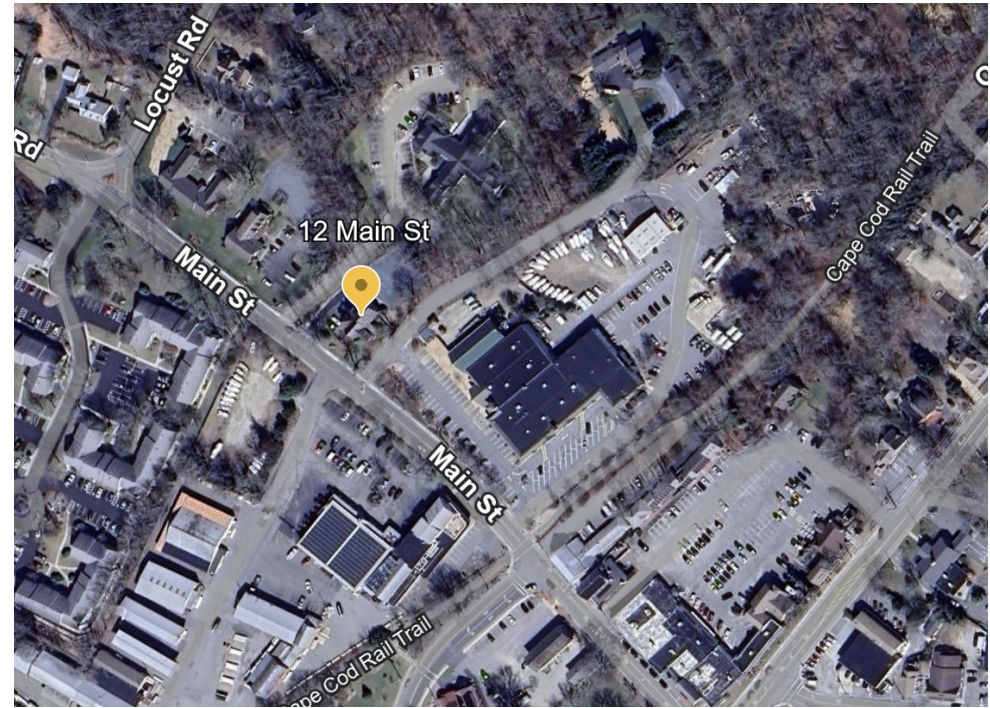
Building Assessment 812,800

Detached Assessment 0

Total Assessment \$812,800

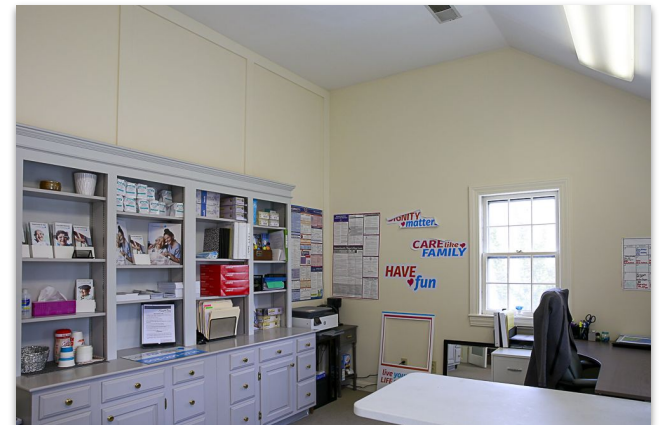
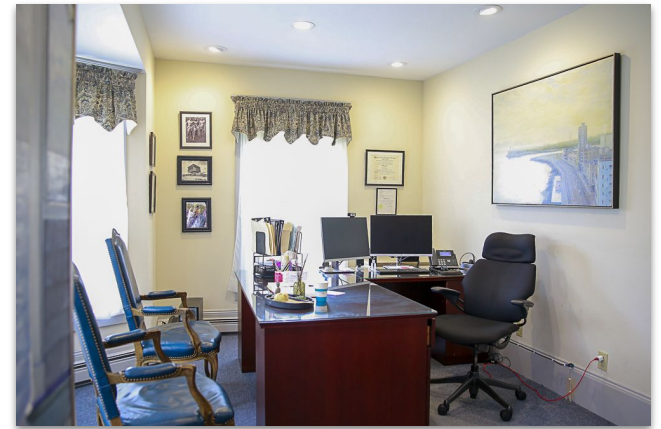
Features

- Rare Commercial Offering For Sale - Orleans Village Center
- +/- 4,000 sq. ft. two story office building in excellent condition
- .50 acre lot with plenty of parking and room for potential building expansion
- 4 current tenants (short leases), 5 individual units/6 separate condominium units
- Connected to municipal sewer
- Mixed HVAC – gas & electric heat, some portions centrally cooled
- Zoned: Village Center (VC)
- RE Tax: \$5,210.00 (6 units)
- Existing financials are available to qualified buyers who execute a non-disclosure agreement
- Asking \$1,300,000



INTERIOR PICTURES

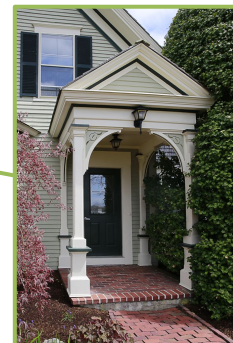
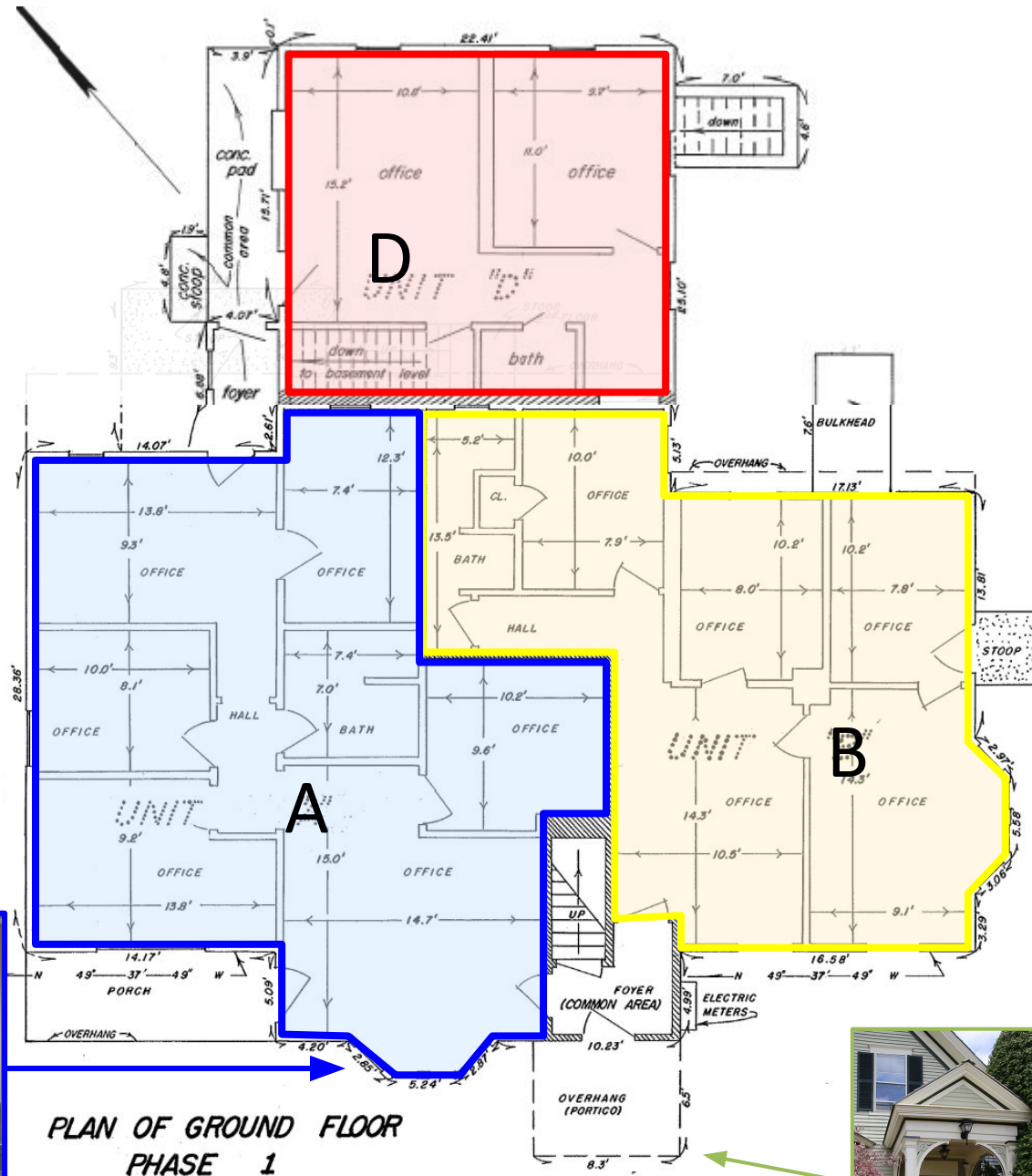
12 Main St, Orleans, MA 02653



EXTERIOR PICTURES

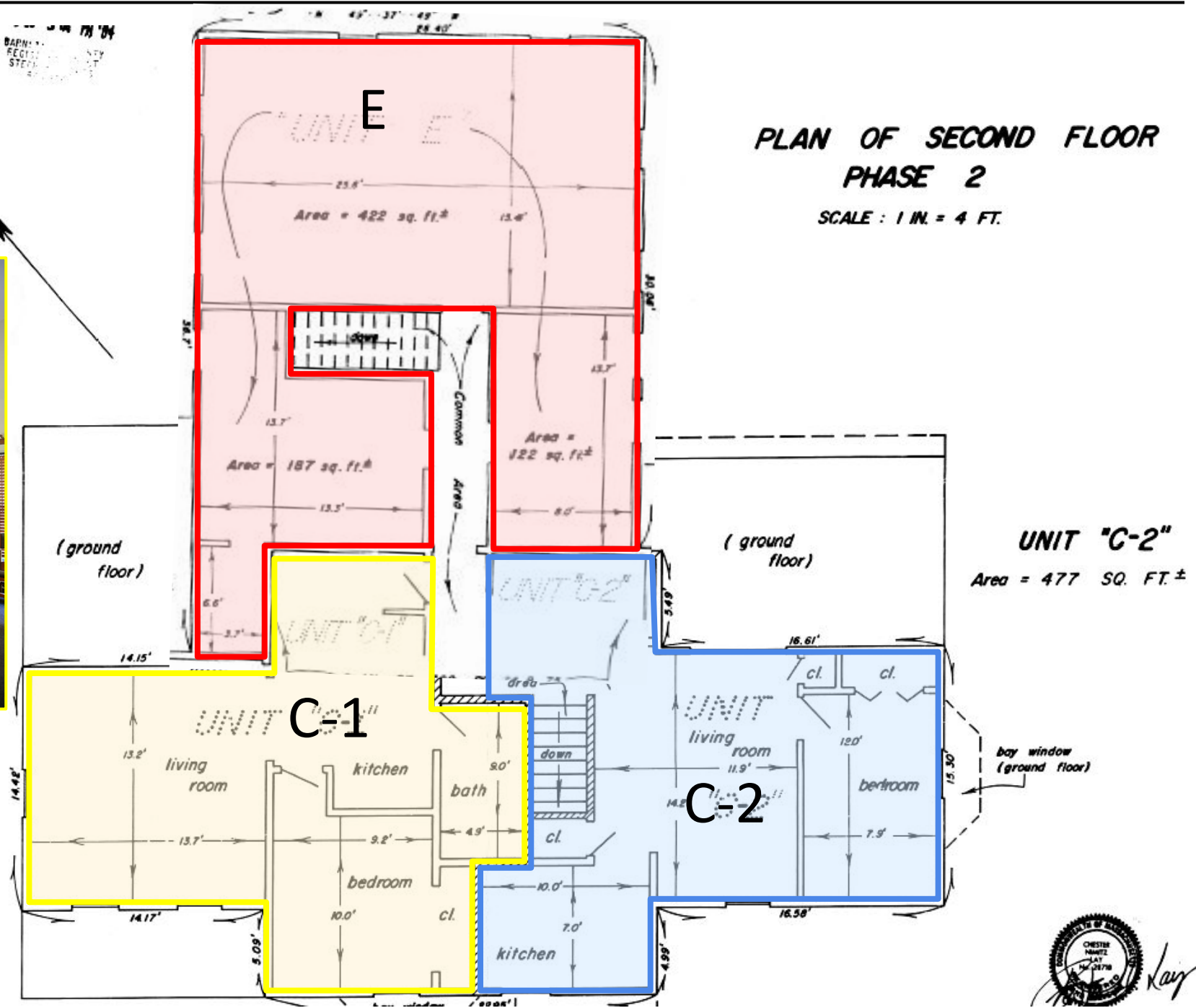
12 Main St, Orleans, MA 02653





PLAN OF SECOND FLOOR PHASE 2

SCALE : 1 IN. = 4 FT.



UNIT "C-2"
Area = 477 SQ. FT. ±



FIELD CARD

12 Main St, Orleans, MA 02653

Key: 1315

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.348

CURRENT OWNER				PARCEL ID				LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643				25-57-1				12 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SISSON SCOTT B & RANDI J				10/20/2017	F	1	30841-215				
SISSON SCOTT & SISSON RAN				04/30/1999	R	325,000	12239-303				
JONES CHARLES E JR				03/31/1999	F	1	12164-195				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	COMMERCIAL CONDO				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
138	05/04/2005	3	MAINTENANCE	10,000	08/16/2006	RJM	100	100
46	02/23/2000	5	REMODELING	2,500			100	100
57	03/25/1996	3	MAINTENANCE	500	09/09/1999		100	100

CD	T	AC/SF/UN	Ngh	Loc View	Infl1	ADJ BASE	SAF	Infl2	LPI	VC	CREDIT AMT	ADJ VALUE
100	S		CIC 1.00	1 1.00	100 1.00	352,800	1.00	100 1.00	1 1.00			

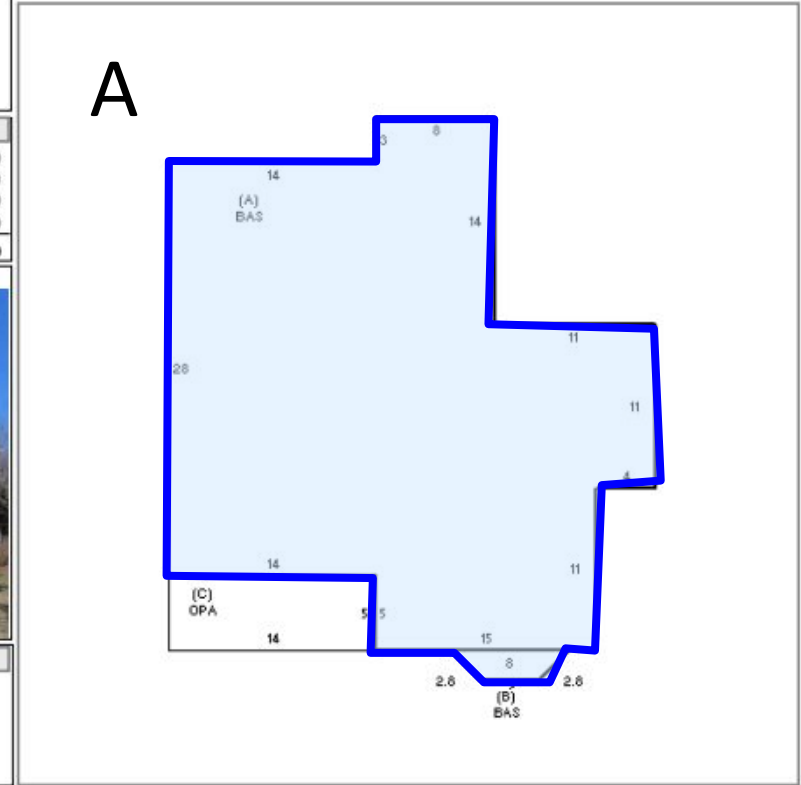
TOTAL	21.780 SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CII CONDOS	NOTE				LAND	0	0
Loc View	AVERAGE		BUILDING	189.400	177.700	DETACHED	0	0
Infl1	NO ADJUST		OTHER	0	0	TOTAL	189.400	177.700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2019	DSF
MODEL	11		CIM CONDOS	LIST	12/18/2019	EST
STYLE	3	1.00	OFFICE [100%]	REVIEW	1/2/2020	PJK
QUALITY	+	1.10	PLUS AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
DEDED SQFT 900
UNIT A--FIRST FLOOR
HOMES BY SISSON



YEAR BLT	1875	SIZE ADJ	1.000
NET AREA	890	DETAIL ADJ	1.000
\$NLA/RCN	\$280	OVERALL	1.275
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	1000	1.00	
% AIR COND	0	1.00	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	2	12 MAIN ST	1.25
LOC	12	1ST	1.00
HVAC	2	HOT-WATER	1.02

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	890	1875	277.56	247,031
C	OPA	N	OPEN PORCH	70		31.14	2,180

TOTAL RCN	249,210
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
MKT APPEAL	
EFF.YR/AGE	1990 / 32
COND	24 24 %
FUNC	0
ECON	0 PH1
DEPR	24 % GD 76
RCNLD	\$189,400

FIELD CARD

12 Main St, Orleans, MA 02653

Key: 1319

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.352

CURRENT OWNER				PARCEL ID				LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643				25-57-5				12 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SISSON SCOTT B & RANDI J				10/20/2017	F		1 30841-215				
SISSON SCOTT & SISSON RAN				04/30/1999	R	325,000	12239-303				
JONES CHARLES E JR				03/31/1999	F		1 12164-195				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	COMMERCIAL CONDO				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Loc	View	Inf1	ADJ BASE	SAF	Inf2	LPI	VC	CREDIT AMT	ADJ VALUE
100	S		CIC 1.00	1	1.00	100 1.00	352,800	1.00	100 1.00	1	1.00		

TOTAL	SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CII CONDOS	NOTE				LAND	0	0
Loc View	AVERAGE		BUILDING	110.800	103.900			
Inf1	NO ADJUST		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	110.800	103.900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2019	DSF
MODEL	11		CIM CONDOS	LIST	12/18/2019	EST
STYLE	3	1.00	OFFICE [100%]	REVIEW	1/2/2020	PJK
QUALITY	+	1.10	PLUS AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 DEEDED SQFT 400
 Unit D-1st floor & basement
 MICHAEL FLORES PC

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	444	DETAIL ADJ	1.000
\$NLA/RCN	\$328	OVERALL	1.275

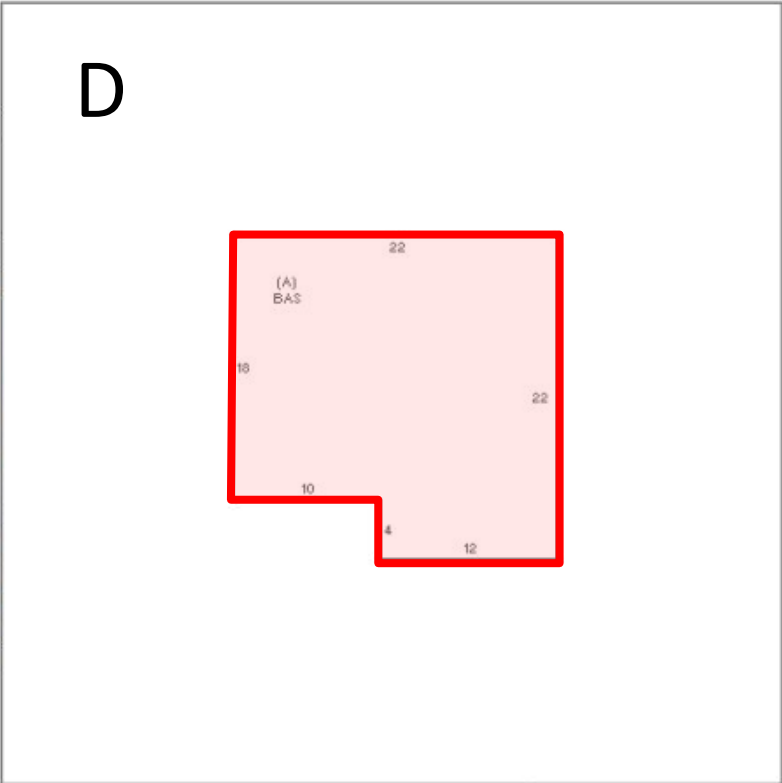
ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	2	12 MAIN ST	1.25
LOC	10	BSMT & 1ST	1.00
HVAC	2	HOT-WATER	1.02

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	444	1984	290.12	128,811
	BMU	N	BSMT UNFINISHED	407		41.65	16,953

TOTAL RCN	145,765
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
MKT APPEAL	

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

EFF.YR/AGE	1990 / 32
COND	24 24 %
FUNC	0
ECON	0 PH1
DEPR	24 % GD 76
RCNLD	\$110,800



D

LEGALLAND

DETACHED

BUILDING

FIELD CARD

12 Main St, Orleans, MA 02653

Key: 1317

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.350

CURRENT OWNER				PARCEL ID				LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02653				25-57-3				17 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SISSON SCOTT B & RANDI J				10/20/2017	F		1 30841-215				
SISSON SCOTT & SISSON RAN				04/30/1999	R	325,000	12239-303				
JONES CHARLES E JR				03/31/1999	F		1 12164-195				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3430	100	COMMERCIAL CONDO				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

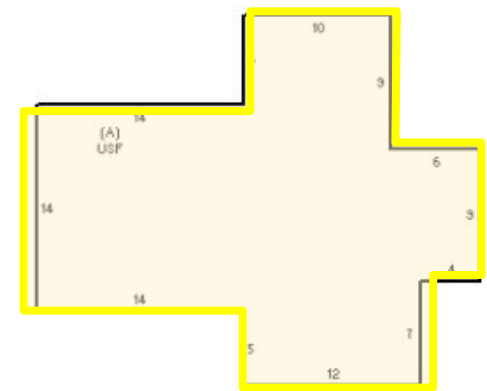
CD	T	AC/SF/UN	Ngh	Loc View	Inf1	ADJ BASE	SAF	Inf2	LPI	VC	CREDIT AMT	ADJ VALUE
100	S		CIC 1.00	1 1.00	100 1.00	352,800	1.00	100 1.00	1 1.00			

TOTAL	SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CII CONDOS	NOTE				LAND	0	0
Loc View	AVERAGE		BUILDING	112,000	105,100			
Inf1	NO ADJUST		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	112,000	105,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



C-1



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2019	DSF
MODEL	11		CIM CONDOS	LIST	12/18/2019	EST
STYLE	3	1.00	OFFICE [100%]	REVIEW	1/2/2020	PJK
QUALITY	+	1.10	PLUS AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
DEEDED SQFT 533
Unit C-1--2nd floor
HOMES BY SISSON

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	514	DETAIL ADJ	1.000
\$NLA/RCN	\$287	OVERALL	1.275

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	2	12 MAIN ST	1.25
LOC	14	2ND	1.00
HVAC	2	HOT-WATER	1.02

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	USF	L	UP-STRY FIN	514	1984	286.77	147,399

TOTAL RCN	147,399
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
MKT APPEAL	

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

EFF.YR/AGE	1990 / 32
COND	24 24 %
FUNC	0
ECON	0 PH1
DEPR	24 % GD 76
RCNLD	\$112,000

FIELD CARD

12 Main St, Orleans, MA 02653

Key: 1318

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.351

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643				25-57-4				12 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SISSON SCOTT B & RANDI J				10/20/2017	F		1 30841-215				
SISSON SCOTT & SISSON RAN				04/30/1999	R	325,000	12239-303				
JONES CHARLES E JR				03/31/1999	F		1 12164-195				

LAND

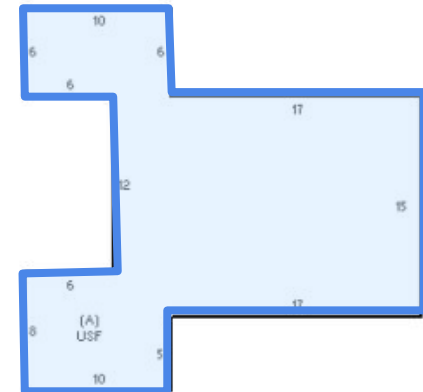
CD	T	AC/SF/UN	Ngh	Loc	View	Inf1	ADJ BASE	SAF	Inf2	LPI	VC	CREDIT AMT	ADJ VALUE
100	S		CIC 1.00	1	1.00	100	1.00	100	1.00	1	1.00		

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3430	100	COMMERCIAL CONDO		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

DETACHED

TOTAL	SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CII CONDOS	NOTE				LAND	0	0
Loc View	AVERAGE					BUILDING	97.700	91.600
Inf1	NO ADJUST					DETACHED	0	0
						OTHER	0	0
						TOTAL	97.700	91.600

C-2



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2019	DSF
MODEL	11		CIM CONDOS	LIST	12/18/2019	EST
STYLE	3	1.00	OFFICE [100%]	REVIEW	1/2/2020	PJK
QUALITY	+	1.10	PLUS AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
DEEDED SQFT 477 unit C-2-2nd floor VACANT

SIGN

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	443	DETAIL ADJ	1.000	COMPLEX	2	12 MAIN ST	1.25	A	USF	L	UP-STRY FIN	443	1984	290.11	128,521
\$NLA/RCN)	\$290	OVERALL	1.275	LOC	14	2ND	1.00								
				HVAC	2	HOT-WATER	1.02								
CAPACITY		UNITS	ADJ												
STORIES		1	1.00												
% HEATED		100	1.00												
% AIR COND		0	1.00												
% SPRINKLER		0	1.00												

TOTAL RCN	128,521
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
MKT APPEAL	
EFF.YR/AGE	1990 / 32
COND	24 24 %
FUNC	0
ECON	0 PH1
DEPR	24 % GD 76
RCNLD	\$97,700

FIELD CARD

12 Main St, Orleans, MA 02653

Key: 1320

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.353

CURRENT OWNER				PARCEL ID				LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643				25-57-6				12 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SISSON SCOTT B & RANDI J				10/20/2017	F	1	30841-215				
SISSON SCOTT & SISSON RAN				04/30/1999	R	325,000	12239-303				
JONES CHARLES E JR				03/31/1999	F	1	12164-195				

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3430	100	COMMERCIAL CONDO		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Loc	View	Inf1	ADJ BASE	SAF	Inf2	LPI	VC	CREDIT AMT	ADJ VALUE
100	S		CIC 1.00	1	1.00	100 1.00	352,800	1.00	100 1.00	1	1.00		

TOTAL	SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CII CONDOS	NOTE				LAND	0	0
Loc View	AVERAGE		BUILDING	154.300	144.700			
Inf1	NO ADJUST		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	154.300	144.700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2019	DSF
MODEL	11		CIM CONDOS	LIST	12/18/2019	EST
STYLE	3	1.00	OFFICE [100%]	REVIEW	1/2/2020	PJK
QUALITY	+	1.10	PLUS AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

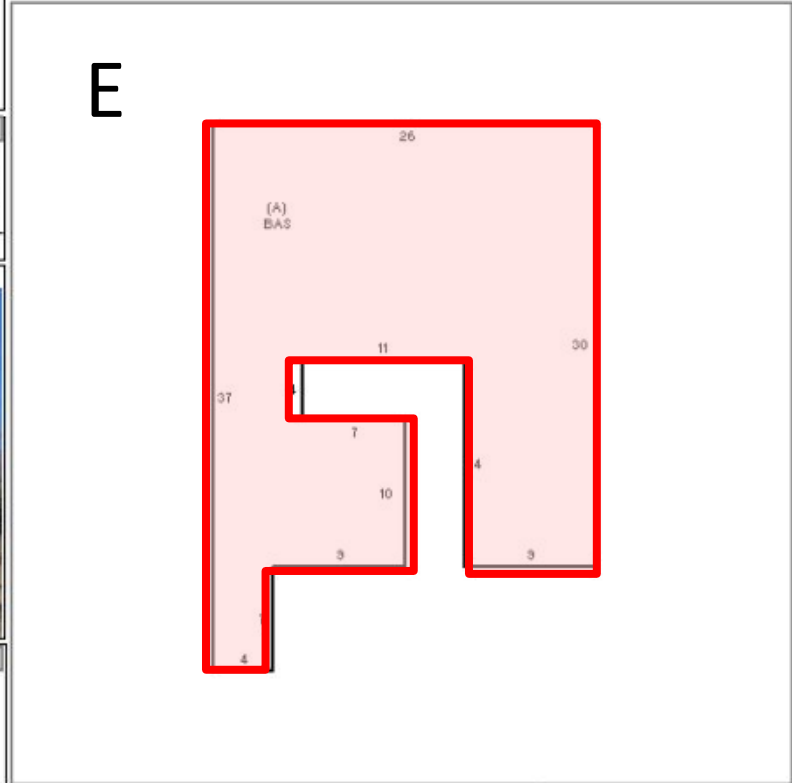
BLDG COMMENTS
 DEEDED SQFT 731
 Unit E--2nd floor
 MARK BERSON ATTY,
 VACANT

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	724	DETAIL ADJ	1.000
\$NLA/RCN	\$280	OVERALL	1.275

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	2	12 MAIN ST	1.25
LOC	14	2ND	1.00
HVAC	2	HOT-WATER	1.02

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	724	1984	280.35	202,975

TOTAL RCN	202,975
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
MKT APPEAL	
EFF.YR/AGE	1990 / 32
COND	24 24 %
FUNC	0
ECON	0 PH1
DEPR	24 % GD 76
RCNLD	\$154,300



Commercial
Realty Advisors

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