

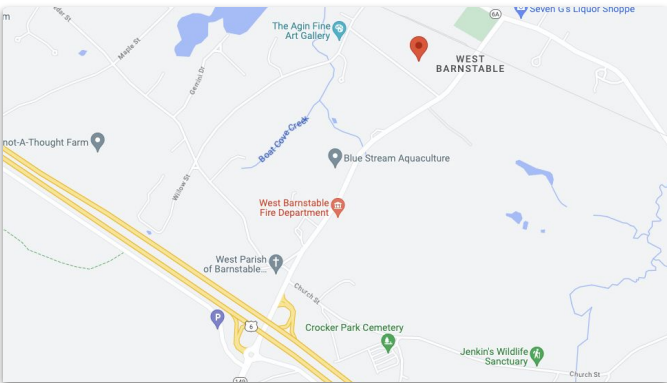
OFFERING MEMORANDUM

Income Producing Land w/Buildings



KEVIN PEPE

- Office: 508-862-9000
- Cell: 508-962-5022
- KPepe@ComRealty.net
- 222 West Main Street, Hyannis, MA 02601
- <https://comrealty.net/>



48 & 96 Lombard Ave

FOR SALE

AREA

WEST BARNSTABLE

\$5,499,000

10+ Acres

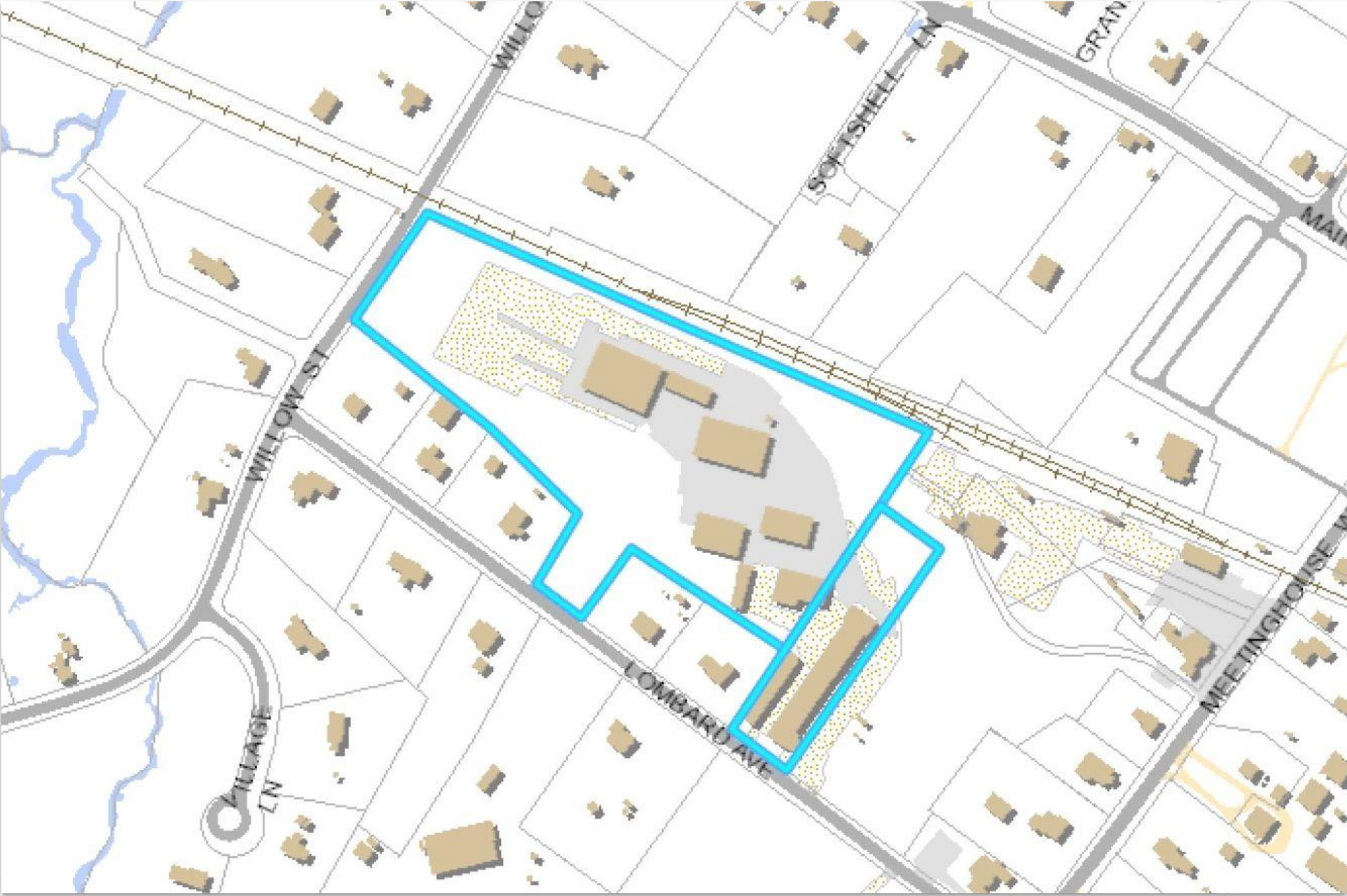
PROPERTY SPECIFICATIONS

48 & 96 Lombard Ave, West Barnstable, MA 02668

48 Lombard							
Building		Details		Land		2023 Taxes	
Building value	\$ 339,600	Bedrooms	00	USE CODE	316I	Community Preservation Act Tax	
Replacement Cost	\$430,845	Bathrooms	0 Full-1 Half	Lot Size (Acres)	2	\$ 129.63	
Model	Ind/Comm	Heat Fuel	Gas	Appraised Value	\$ 308,400	Town Tax (Commercial)	
Style	Warehouse	Heat Type	Hot Air	Assessed Value	\$ 308,400	\$ 4,320.96	
Grade	Economy Plus	AC Type	None	Outbuildings Value	\$ 24,000	W. Barnstable FD Tax (Commercial)	
Year Built	1930	Interior Floors	Ceram Clay Til	Book/Page	12675/0121	\$ 1,370.88	
Effective depreciation	35	Interior Walls	Wall Brd/Wood	Parcel ID	155/048	Total: \$ 5,821.47	
Stories	1	Exterior Walls	Wood Shingle	Zoning	SPLIT WBVBD;RF		
Living Area sq/ft	12,781	Roof Structure	Gable/Hip				
Gross Area sq/ft	14,277	Roof Cover	Asph/F Gls/Cmp				
96 Lombard							
Building		Details		Land		2023 Taxes	
Building value	\$ 609,400	Bedrooms	00	USE CODE	3130	Community Preservation Act Tax	
Replacement Cost	\$150,078	Bathrooms	0 Full-0 Half	Lot Size (Acres)	8.34	\$ 316.12	
Model	Ind/Comm	Heat Fuel	Oil	Appraised Value	\$ 869,200	Town Tax (Commercial)	
Style	Warehouse	Heat Type	Hot Air	Assessed Value	\$ 869,200	\$ 10,537.48	
Grade	Economy	AC Type	None	Outbuildings Value	\$160,200	W. Barnstable FD Tax (Commercial)	
Year Built	1935	Interior Floors	Concr Finished	Book/Page	12675/0121	\$ 3,343.15	
Effective depreciation	40	Interior Walls	Minimum	Parcel ID	155/014	Total: \$ 14,196.75	
Stories	1	Exterior Walls	Wood Shingle	Zoning	RF		
Living Area sq/ft	4,590	Roof Structure	Gable/Hip				
Gross Area sq/ft	4,590	Roof Cover	Asph/F Gls/Cmp				

PROPERTY MAP

48 & 96 Lombard Ave, West Barnstable, MA 02668



Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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.



SCAN THE QR
CODE TO VISIT
COMREALTY.NET!



**COMMERCIAL REALTY
ADVISORS, INC.**
222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295
 **MLS**
MULTIPLE LISTING SERVICE