

OFFERING MEMORANDUM

*Well-Maintained 2nd Floor Professional
Office Condo for Sale*

Commercial
Realty Advisors

Jeff Eklund

Office: 508-862-9000, ext. 115
jeklund@comrealty.net

**FOR
SALE**



**CALL TODAY TO
SCHEDULE A SHOWING!**

258 MAIN STREET UNIT D3

FOR SALE

AREA

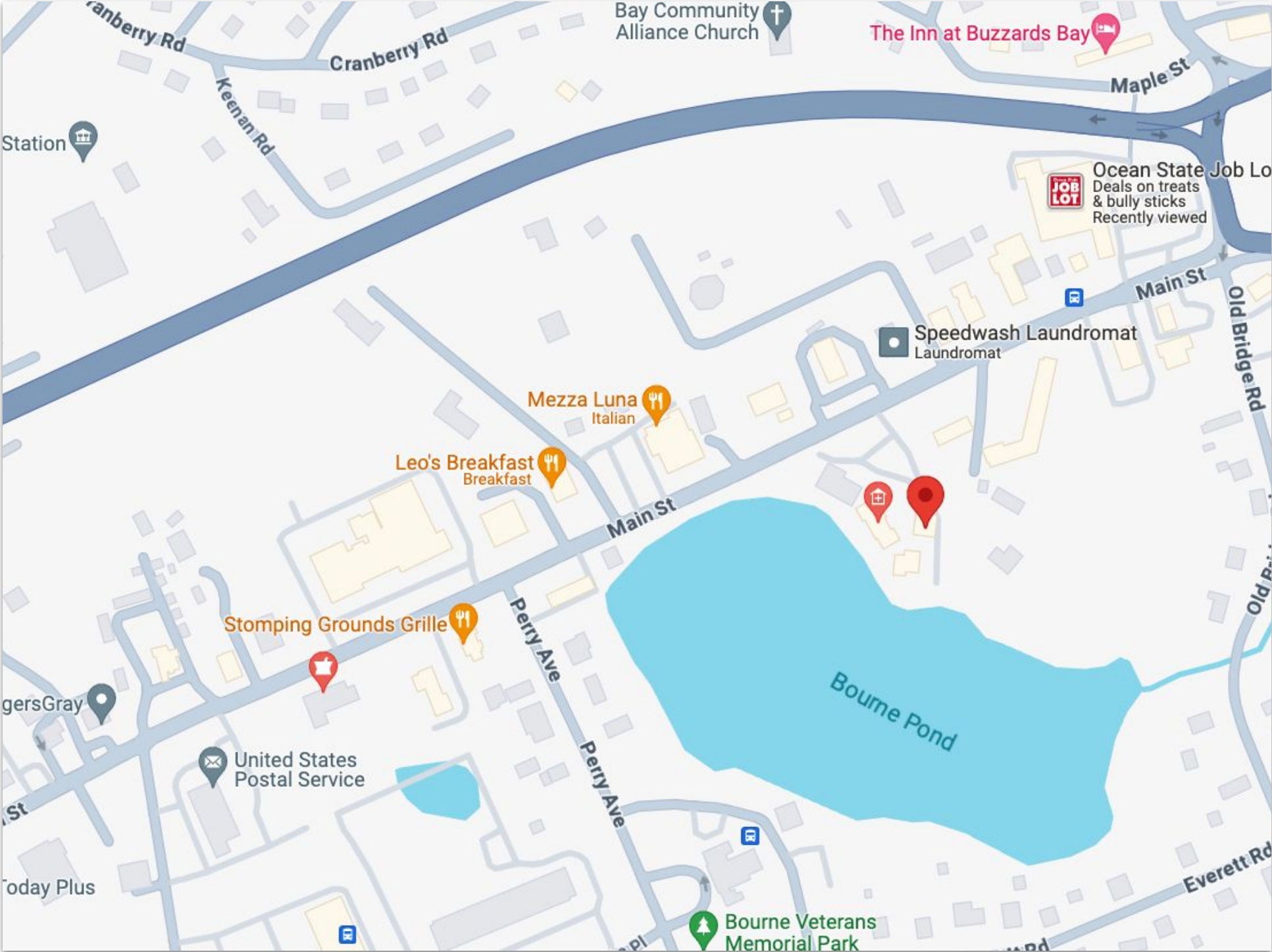
BUZZARDS BAY, MA

\$99,000

**2ND FLOOR UNIT:
800+/- SQ. FT.**

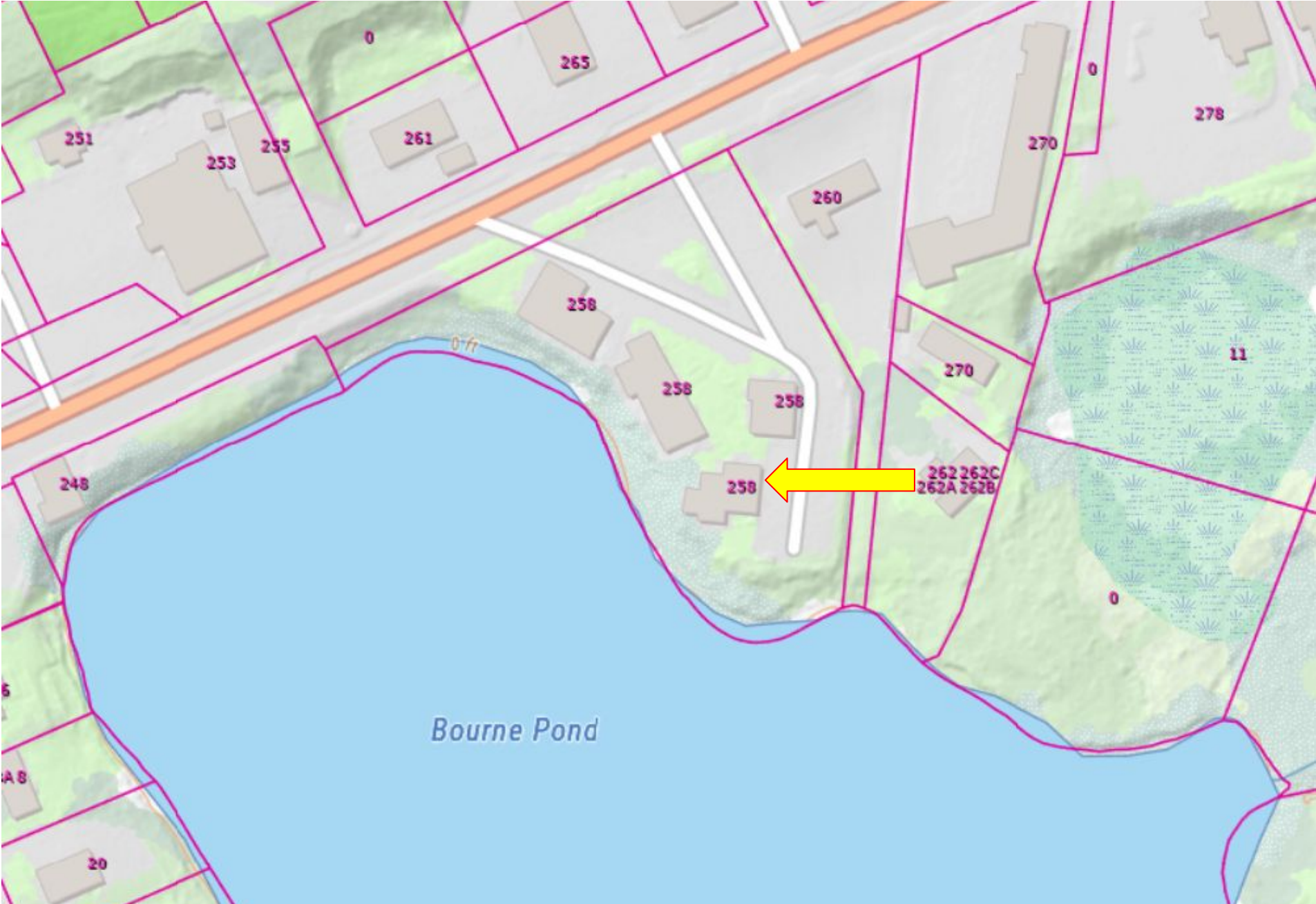
PROPERTY LOCATION

258 MAIN STREET, BUZZARDS BAY, MA



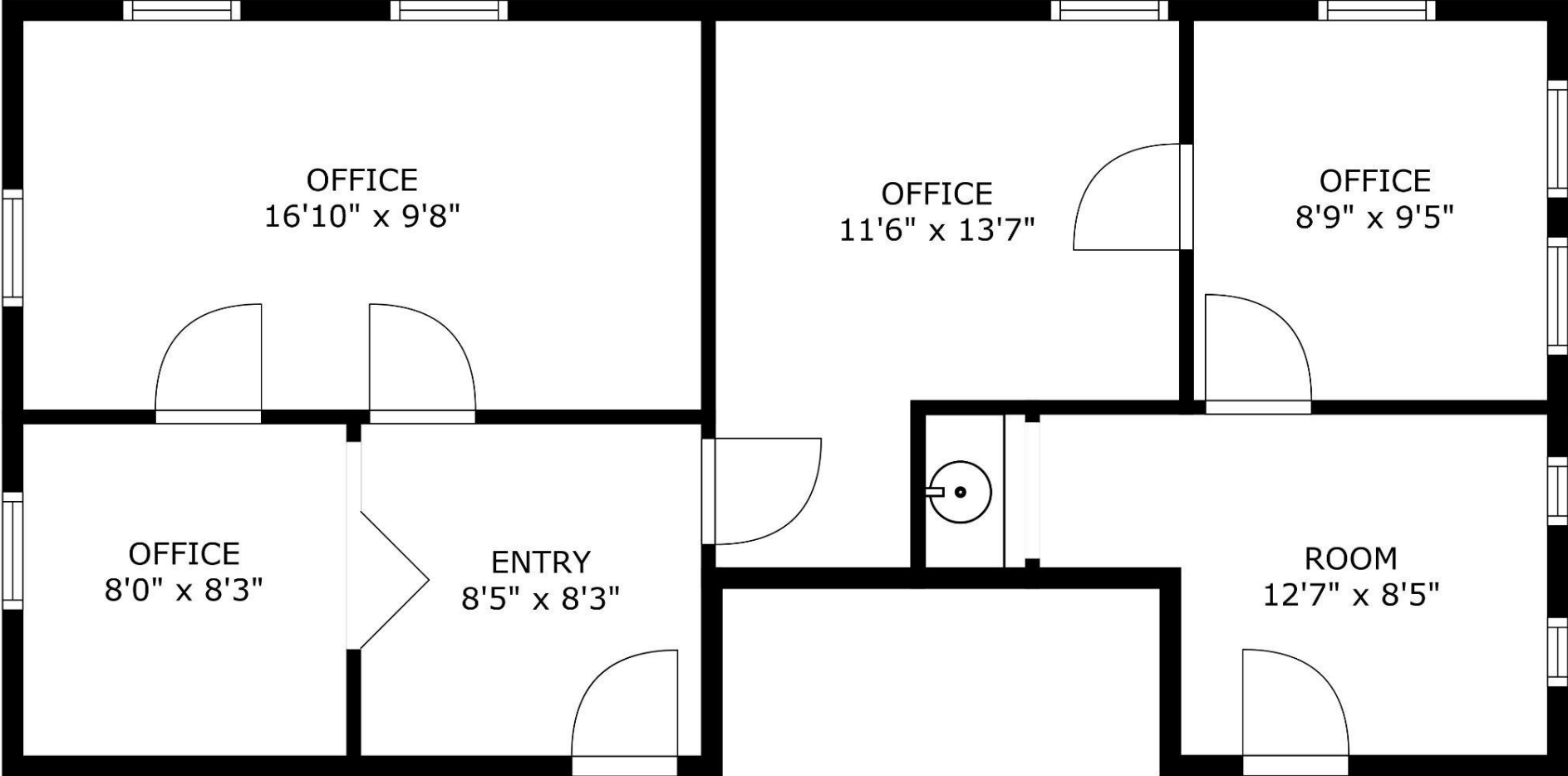
PROPERTY LOCATION

258 MAIN STREET, BUZZARDS BAY, MA



PROPERTY FLOOR PLAN

258 MAIN STREET, BUZZARDS BAY, MA



PROPERTY SPECIFICATIONS

258 MAIN STREET, BUZZARDS BAY, MA

Year Built 1983

Size +/- 800 sq. ft.

Acreage 0

Stories 2

Address 258 Main St. Buzzards Bay, MA

Style Commercial Office Condo

Book/Page C162-D3

Parcel ID 20.3-157-16

Zoning Business 2

Taxes \$648 (2024)

Fees \$345/month

Total Assessment \$80,800

- Located on Main Street in the heart of Buzzard's Bay, this 800 sq. ft. second-story office condo presents an excellent opportunity for your business. The well-maintained, pond-side complex offers a beautiful campus-like setting, with buildings separated by brick walkways and lush grass landscaping, creating a peaceful environment.
- This versatile unit features four offices and two entrances, making it easily subdividable to suit your specific needs. The building boasts a classic brick facade and benefits from ample parking for both clients and staff. Connected to the town sewer system, this office condo ensures hassle-free operations.
- Combining charm, functionality, and location, this space is perfect for professionals looking to establish or expand their presence in downtown Buzzard's Bay. Don't miss out on this exceptional opportunity to own a flexible office space in a convenient location at an incredible value.



FIELD CARD

258 MAIN STREET, BUZZARDS BAY, MA

Key: 4242

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 am SEQ #: 4.327

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
HYE LIFE LLC 96 RAFFAELE DRIVE WALTHAM, MA 02452		20.3-157-16	258 MAIN ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HYE LIFE LLC		09/28/2012	S	21,100	(C162-D3)
BAYVIEW LOAN SERVICING LL		10/27/2011	L	45,000	(C162-D3)
ROSMAN MARCIA		09/27/2007	F	1	(C162-D3)

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	2.040 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE			LAND	0	0
Inf1			BUILDING	80,800	77,700		
N Index			DETACHED	0	0		
			OTHER	0	0		
					TOTAL	80,800	77,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2021	RP
MODEL	30		COMM CONDOS	LIST	9/7/2021	EST
STYLE	10	1.80	OFFICE CONDO [100%]	REVIEW	9/7/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

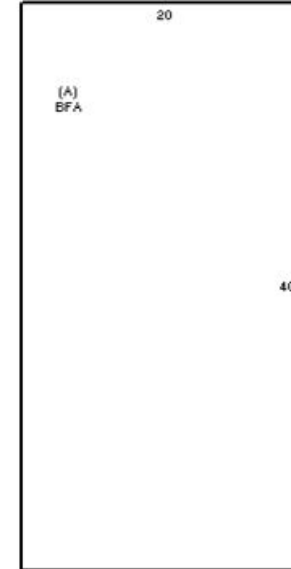
BUILDING

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	800	DETAIL ADJ	1.000
\$NLA(RCN)	\$115	OVERALL	0.846
CAPACITY		UNITS	ADJ
ROOMS	0	0	1.00
BEDROOMS	0	0	1.00
BATHROOMS	0	0	1.00
HALFBATHS	0	0	1.00
FIREPLACES	0	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	36	BB PROFESSIONAL	0.47
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	3	TOP FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	9	WARM/COOL AIR	1.00
WDK/PTA/BALC	2	NOT PRESENT	1.00
PARKING	1	OUTDOOR 1 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BFA	L	BLD FLOOR AREA	800	1983	114.70	91,764

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



TOTAL RCN	91,764
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF_YR/AGE	1983 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$80,800

258 MAIN STREET, BUZZARDS BAY, MA



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

