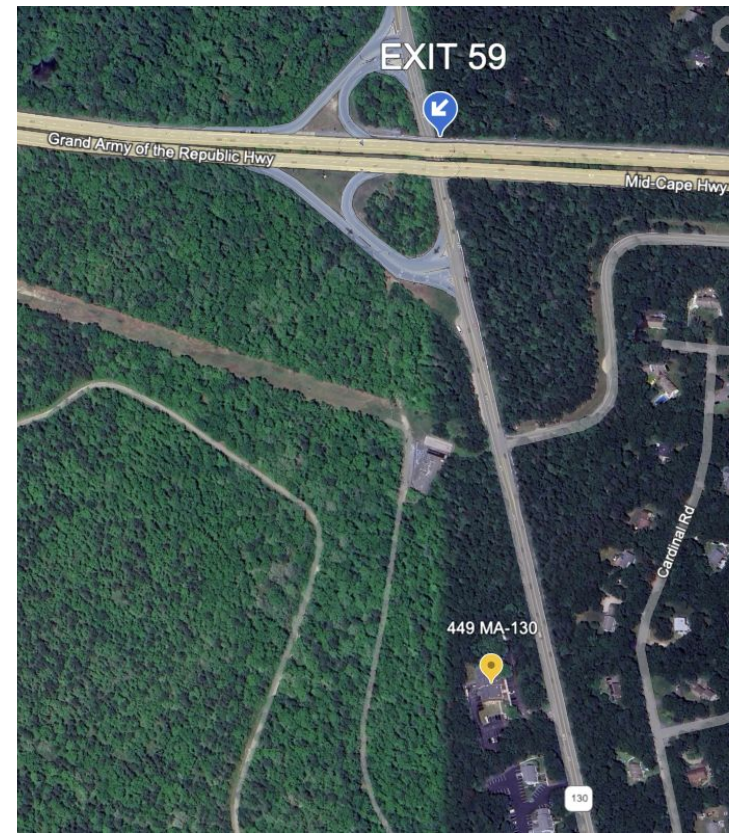


# OFFERING MEMORANDUM

Professional Medical Lab/Offices



**KEVIN PEPE**  
Cell: 508-962-5022  
KPepe@ComRealty.net  
**Commercial Realty Advisors, Inc.**  
222 West Main Street, Hyannis, MA  
Office: 508-862-9000  
ComRealty.net   



449 Rt 130, Units 2 & 3

FOR SALE

AREA

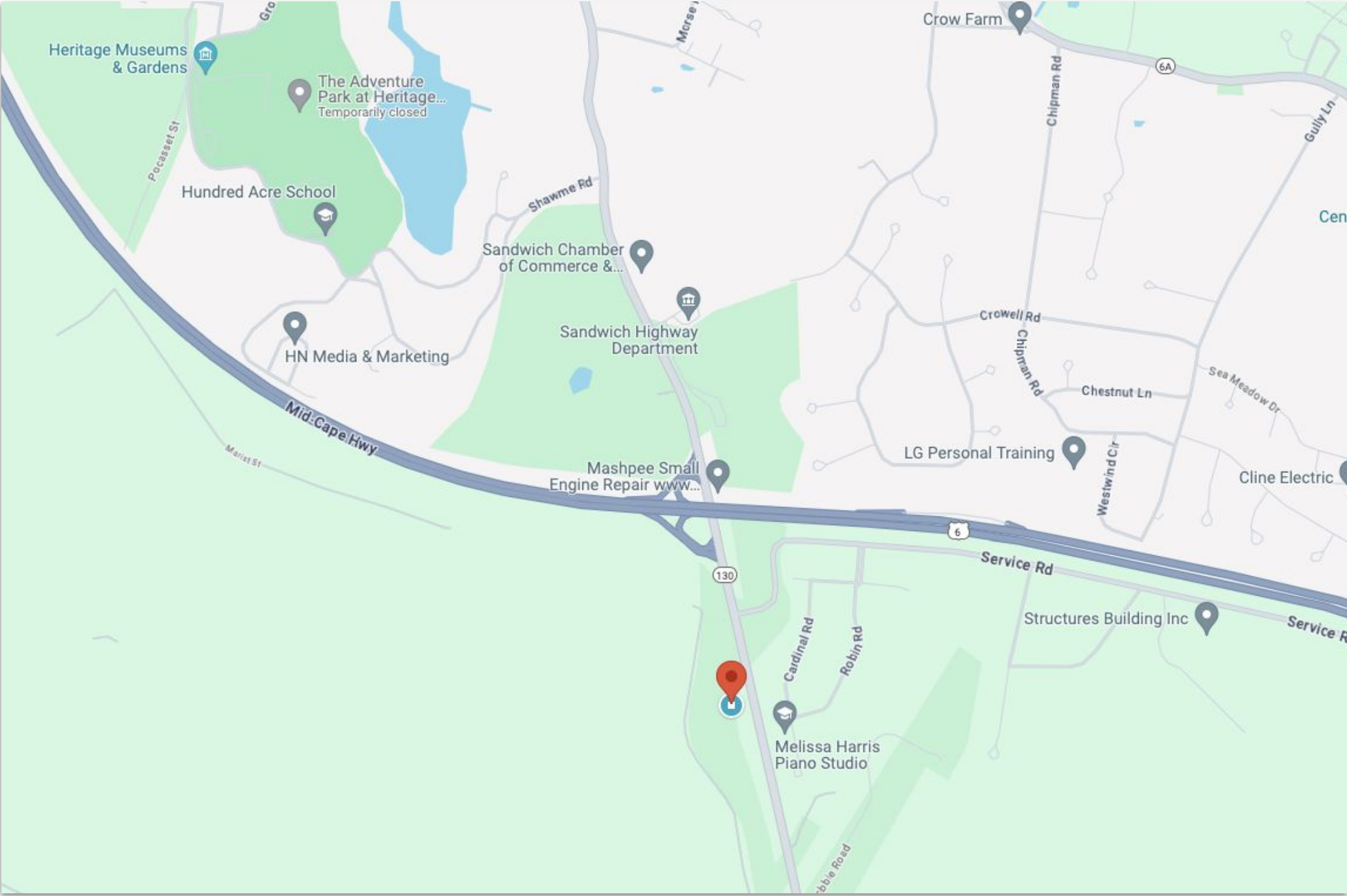
SANDWICH

\$349,000

±2,214 Sq. Ft.

# PROPERTY LOCATION

449 Route 130, Units 2 & 3, Sandwich, MA 02563

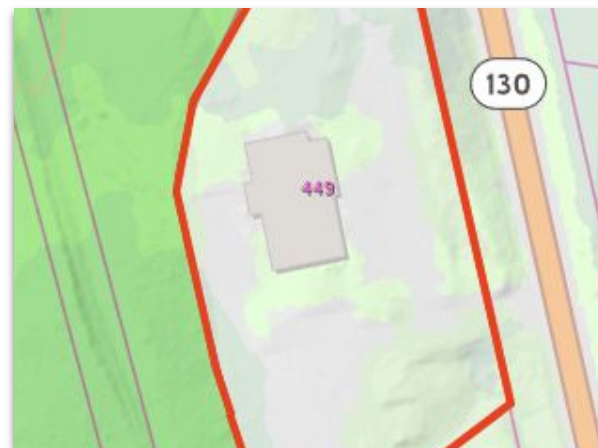




# PROPERTY SPECIFICATIONS

449 Route 130, Units 2 & 3, Sandwich, MA 02563

<b>Building</b>	32-6-2	32-6-3
<b>Model</b>	Com Condo	Com Condo
<b>Style</b>	Office	Office
<b>Grade</b>	Average	Minus Average
<b>Year Built</b>	1983	1983
<b>Stories</b>	1 Story	1 Story
<b>Net Area</b>	1,342 SF	872 SF
<b>Land Assessment</b>	\$0	\$0
<b>Building Assessment</b>	\$173,300	\$112,300
<b>Extra Features</b>	\$0	\$0
<b>Total Assessment</b>	\$173,300	\$112,300
<b>Book/Page</b>	14060-109	14060-109
<b>Zoning</b>	BL2	BL2

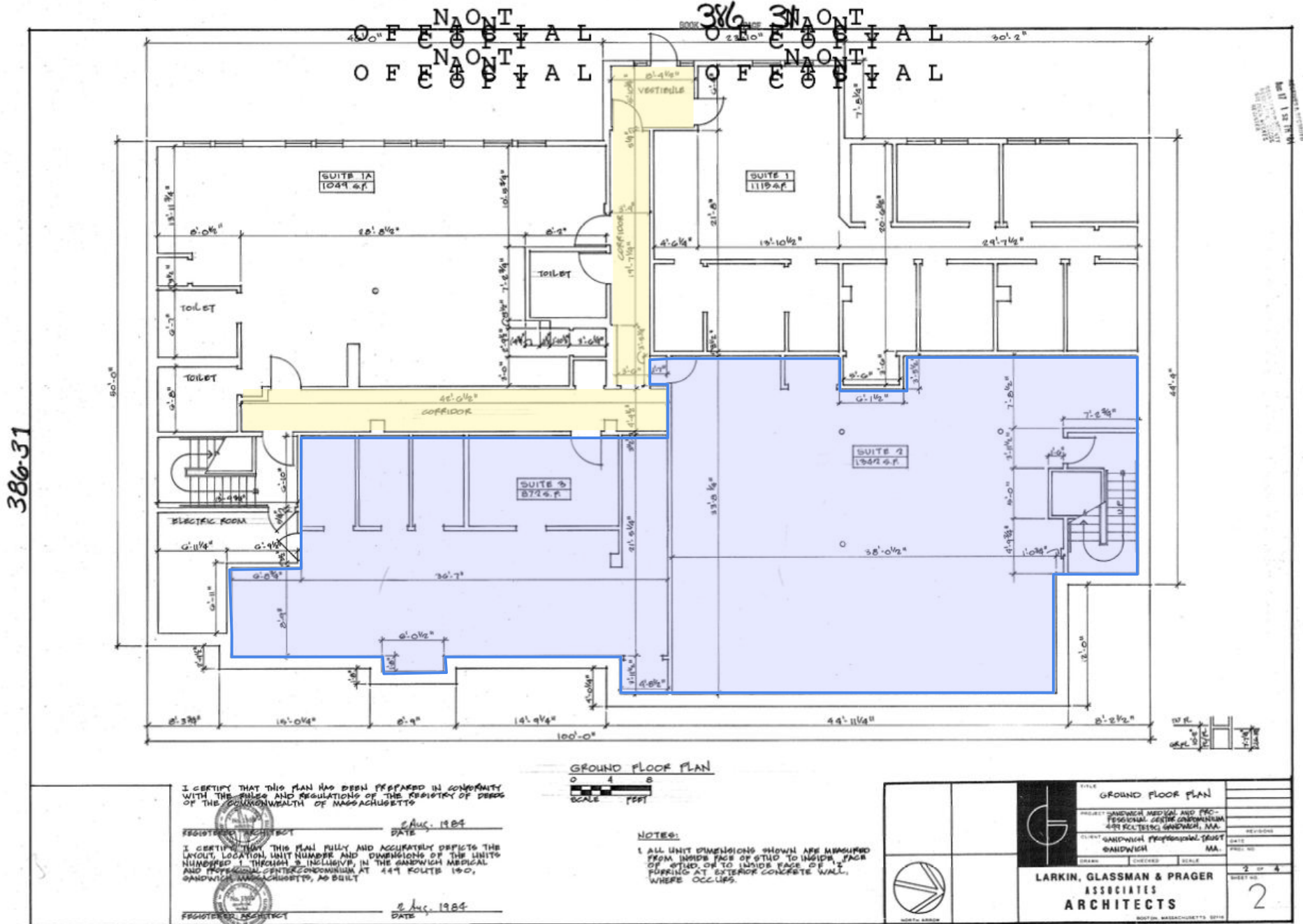


# INTERIOR PICTURES

449 Route 130, Units 2 & 3, Sandwich, MA 02563

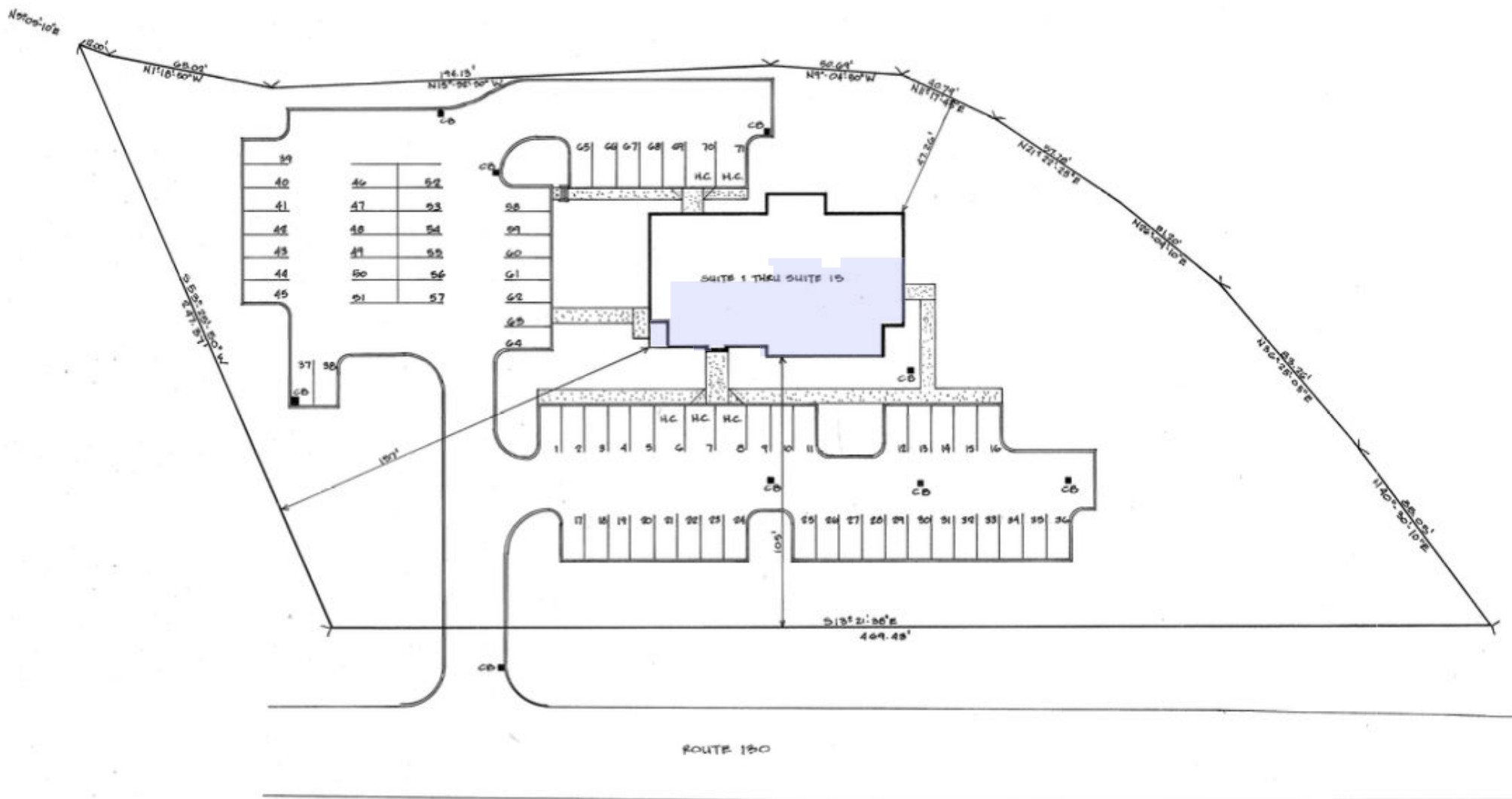






# SITE PLANS

449 Route 130, Units 2 & 3, Sandwich, MA 02563



# FIELD CARD

449 Route 130, Units 2 & 3, Sandwich, MA 02563

Key: 7091

## Town of SANDWICH - Fiscal Year 2024

12/11/2023 7:37 am SEQ #: 6.134

CURRENT OWNER		PARCEL ID		LOCATION		CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD				
ROUTE 130 NOMINEE REALTY TRUST 68 CRAWFORD ROAD COTUIT, MA 02635		32-6-2		449 ROUTE 130		3430	100	COMMERCIAL CONDO				1	1 of 1				
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
ROUTE 130 NOMINEE REALTY FRANEY, ROBERT J ET AL DO		07/20/2001 10/29/1986	F 99		14060-109 5374-206												
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
160	S		200 1.00	100 1.00	100 1.00	214,500	19.23	100 1.00	430	1.00							
TOTAL	SF	ZONING	BL2	FRNT	0	ASSESSED	CURRENT	PREVIOUS									
Nbhd	Condos	NOTE			LAND	0	0										
Inf1	NONE		BUILDING	173.300	141.300												
Inf2	100		DETACHED	0	0												
			OTHER	0	0												
					TOTAL	173.300	141.300										
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO									
BUILDING		CD	ADJ	DESC		MEASURE	BLDG COMMENTS										
MODEL	11			CI CONDO													
STYLE	3	0.97		OFFICE [100%]		LIST											
QUALITY	A	1.00		AVERAGE [100%]		REVIEW											
FRAME	2	1.00		WOOD FRAME [100%]													
YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	196,928
NET AREA	1,342	DETAIL ADJ	1,208	COMPLEX	18	2043 -SNDMEDPR	1.10		BAS	L	BAS AREA	1,342	1983	146.74	196,928	CONDITION ELEM	CD
\$NLA/RCN)	\$147	OVERALL	1,000	CONDO MODEL	99	N/A	1.00									EXTERIOR	
CAPACITY		UNITS	ADJ	VIEW/LOC	6	PLUS	1.10									INTERIOR	
STORIES	1	1.00		HVAC	1	FORCED AIR	1.00									CDN/APP	
% HEATED	100	1.00		FUEL SOURCE	99	N/A	1.00										
% AIR COND	100	1.03		FLOOR LEVEL	3	1ST FL	1.00										
% SPRINKLER	100	1.00															
																EFF.YR/AGE	1983 / 39
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$173,300

LEGAL

LAND

DETACHED

BUILDING

# FIELD CARD

449 Route 130, Units 2 & 3, Sandwich, MA 02563

Key: 7092

## Town of SANDWICH - Fiscal Year 2024

12/11/2023 7:37 am SEQ #: 6.135

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ROUTE 130 NOMINEE REALTY TRUST 68 CRAWFORD ROAD COTUIT, MA 02635				32-6-3				449 ROUTE 130			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROUTE 130 NOMINEE REALTY FRANEY, ROBERT J ET AL DO				07/20/2001 10/29/1986	F 99			14060-109 5374-206			

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 %

LEGAL LAND

CD	T	AC/SF/JN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
160	S		200 1.00	100 1.00	100 1.00	214,500	19.23	100 1.00	430 1.00			

TOTAL	SF	ZONING	BL2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	Condos	NOTE				LAND	0	0
Infl1	NONE		BUILDING	112.300	91.600			
Infl2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	112.300	91.600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	11		CI CONDO	LIST
STYLE	3	0.97	OFFICE [100%]	REVIEW
QUALITY	-	0.90	MINUS AVE [100%]	
FRAME	2	1.00	WOOD FRAME [100%]	

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	872	DETAIL ADJ	1.099	COMPLEX	18	2043 -SNDMEDPR	1.10		BAS	L	BAS AREA	872	1983	143.05	124,743
\$NLA/RCN	\$143	OVERALL	1.000	CONDO MODEL	99	N/A	1.00								
				VIEW/LOC	3	AVG	1.00								
				HVAC	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								
				FLOOR LEVEL	3	1ST FL	1.00								

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	100	1.00

TOTAL RCN	124,743
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1989 / 33
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$112,300



Commercial  
Realty Advisors

## Commercial Realty Advisors' Disclaimer

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## 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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