



COMMERCIAL PROPERTY REPORT

170 E Falmouth Hwy, East Falmouth, MA 02536



Presented by

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Commercial Realty Advisors, Inc

222 West Main Street
Hyannis 02601

170 E Falmouth Hwy, East Falmouth, MA 02536

 **FOR SALE**
 Active: 6/11/2018

List Price
\$499,000
 List Date: 6/11/2018
 List Price / sq ft:
\$207

Property Facts	Public Facts	Listing Facts
Property Type	Retail	Office
Property Subtype	Commercial Condominium (not offices)	Office/Professional
Number of Buildings	1	1
Number of Units	1	-
Number of Stories	1 story with basement	1
Building Area (sq ft)	2,415	-
Lot Size	1 acre	-
Lot Dimensions	1.00 AC	-
Year Built	1983	1983
Roofing	Asphalt	Asphalt
Heating	Forced air unit	Forced Hot Air
Cooling	Yes	Central Air
Basement	Unfinished Basement	None-Basement
Foundation	-	Other
Construction	Frame	-
Exterior Walls	Wood Siding	Other-See Remarks, Sheet Rock

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Tenant Data – Total Tenants Found: 3

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
MILLPOND DENTAL ASSOCIATES LLC SHAIKH, SURAIYA, MANAGER	–	–	Dental Practice	10/6/2011
NAGY STEVEN NAGY, STEVEN	–	–	Doctors & Medical Services	–
RUSSO PETER JAMES DMD RUSSO, PETER JAMES, DMD	–	–	Dental Practice	–

Extended Property Facts

Structure Details

Roofing	Asphalt
Number of Levels	1
Basement Features	None-Basement
Foundation Features	Other

Interior Features

Basement	None-Basement
Cooling	Central Air
Floor	Carpet
Heating	Forced Hot Air
Water	Town Water

Interior Details

Heating Fuel Type	Oil
Lower/Basement	2385 sq ft
Lower/Basement Unfinished	400 sq ft
Gross Area	5057 sq ft

Exterior Features

General	Handicap Accessible
Roof	Asphalt

Exterior Details

Lot Size - Square Feet	43560 sq ft
Lot Size - Acres	1.000 ac
Roof Type	GABLE OR HIP

Location Details

Directions to Property	From MA 28 North take third exit at traffic circle. Building on Right.
Zoning	Business 2
School District	Falmouth

Other Details

Effective Year Built	1995
Building Condition	Average

Schools (from Listing Data)

School District	Falmouth
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(based on location)

Elementary School	Teaticket Elementary School
Middle School	Morse Pond School
High School	Falmouth High School
School District	Falmouth Public Schools

Listing Facts and Details

Listing Details

Listing ID: 21804278

Original List Date: 6/11/2018

Listing Source: Cape Cod & Islands MLS

Current List Price: \$499,000

Original List Price: \$499,000

Details:

Medical Office Condo in East Falmouth MA. Well Maintained. Investment property. Financial information available from Agent

Legal:

CITY/MUNI/TWP:FALMOUTH

Price Change History

Change Date	Description	New List Price	% Change
8/23/2018	Active	\$499,000	-
7/18/2018	Pending	\$499,000	-
6/12/2018	-	\$499,000	-

Public Facts

Owner Information

Owner Name

Oshi Realty Inc

Mailing Address

62 Hawthorn Dr Edison NJ 08820

Vesting

Company/Corporation

Legal Description

APN: FALM 33 S:11 P:007 L:001U	Tax ID: -	Zoning: BU	Census Tract: 250010146.001020	Abbreviated Description: CITY/MUNI/TWP:FALMOUTH	City/Municipality/Township: East Falmouth, MA 02536
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Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$332,100	-	\$332,100	\$2,856
2017	\$332,000	-	\$332,000	\$2,832
2016	\$311,500	-	\$311,500	\$2,607
2015	\$311,500	-	\$311,500	\$2,551
2014	\$319,700	-	\$319,700	\$2,606
2013	\$283,000	-	\$283,000	\$2,275
2012	\$286,600	-	\$286,600	\$2,230
2011	\$306,400	-	\$306,400	\$2,206
2009	\$359,800	-	\$359,800	-

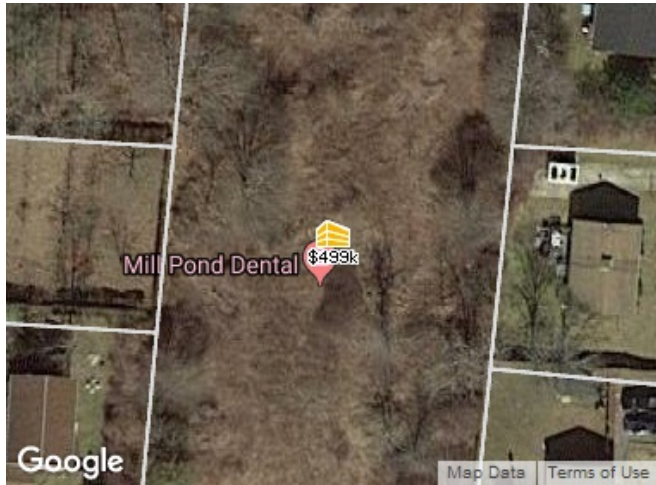
Deed Records

Recording Date	7/30/2015
Document Type	Quit Claim Deed
Sales Price	\$405,000
Sales Price Code	Full amount stated on Document
Buyer Name	OSHI REALTY INC
Buyer ID	Company
Seller Name	PETER A FRIZZELL
Seller ID	Individual(s)
Document #	36440
Total Transfer Tax	\$26
Book #	29045
Page #	117

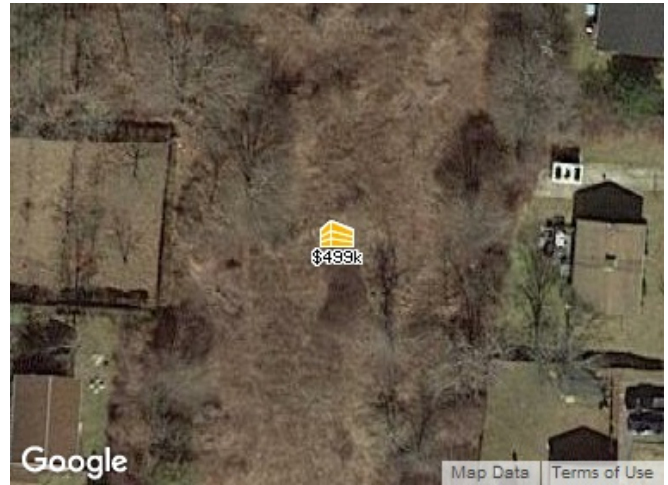
Maps



Legend: Subject Property



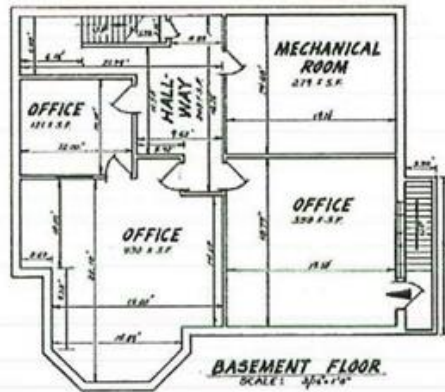
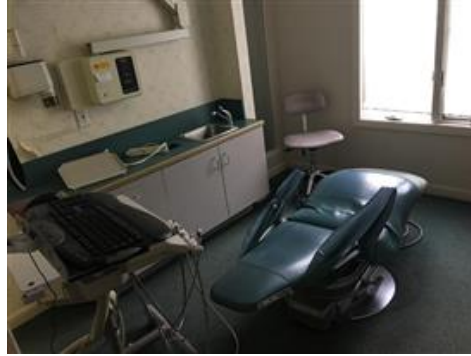
Legend: Subject Property



Legend: Subject Property

Property Photos





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1
19,258

2016 Est. daily traffic counts

Street: E Falmouth Hwy
Cross: Davisville Rd
Cross Dir: E
Dist: 0.07 miles

Historical counts

Year	Count	Type
1998	▲ 19,258	AADT
1997	▲ 21,041	AADT
1996	▲ 16,127	AADT

▲ 2
19,258

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Street: E Falmouth Hwy
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

170 East Falmouth Highway
 East Falmouth, MA
 Financials

170 East Falmouth Hwy, E. Falmouth		Notes
Tenant Business	Dental Practice	
Lease expiration	10/31/20	
Sq Footage	2,554	
Real Estate Taxes	3,000	Annual, Reimbursed by tenant
Condo Maintenance	8,292	Annual, Half reimbursed by tenant
Unit Insurance	800	Annual, Paid by Condo Association
Current Monthly Rent	3,415	Monthly
Current Annual Rent	40,985	Annual
Lessors Expense	4,146	50% of Condo Fee
Net Operating Income	36,839	
Property Price	499,000	
Cap Rate	7.38%	