

For further details, contact:

cjc@careycommercial.com  
508-790-8900 ext. 11

TWO STORY COMMERCIAL OFFICE BUILDING

# FOR SALE

112 + 124 WEST MAIN STREET HYANNIS MA

## Property Info

Zoning	HB	
Building Age:	35 years	
Septic/Water:	Town / Town	
Parking:	Main lot at building's entrance	
<b>Listing Price</b>	<b>\$499,000</b>	
Land Area:	112 West Main:	.34 acres
	124 West Main:	.40 acres
Building Area:	first floor	2,240+/- SF
	second floor	2,240+/- SF
	basement	2,240+/- SF
Assessed Value	112 West Main:	\$562,200
	124 West Main:	\$206,500
	Total:	\$768,700



Address 112 & 124 West Main Street, Hyannis

Price Reduced to \$499,000



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
GRENIER, MILES M & CYNTHIA A TRS STARR REALTY TRUST 2009 FALMOUTH RD CENTERVILLE, MA 02632						Description	Code	Appraised Value	Assessed Value
Additional Owners:		SUPPLEMENTAL DATA				COMMERC.	3250	344,300	344,300
		Other ID:	Plan Ref. 275/044			COM LAND	3250	202,100	202,100
		Tax Dist. 400	Land Ct#			COMMERC.	3250	15,800	15,800
		Per. Prop.	#SR			<b>VISION</b> <i>801 Visions 2008, MA</i>			
		Res Expt App	Life Estate						
		#DL 1 LOT 1	Notes:						
		#DL 2	ASSOC PID#						
		GIS ID: 22219				Total		562,200	562,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
GRENIER, MILES M & CYNTHIA A TRS		14089/ 209	07/30/2001	U	I		1 IN	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
GRENIER, CYNTHIA A & MILES M		14089/ 200	07/30/2001	U	I		0 IN	2007	3250	344,300	2006	3250	271,600
STARR, LOUISE C TR		3933/ 293	11/15/1983	Q	I	180,000		2007	3250	202,100	2006	3250	202,100
								2007	3250	15,800	2006	3250	3,400
								Total:		562,200	Total:		477,100
								Total:			Total:		409,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
0	SBX	SMALL BUSINESS EXEMPTION	0				
Total:			0				

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ASSESSING NEIGHBORHOOD					
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH	
CI09/A					

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	304,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	15,800
Appraised Land Value (Bldg)	202,100
Special Land Value	0
Total Appraised Parcel Value	562,200
Valuation Method:	I
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>562,200</b>

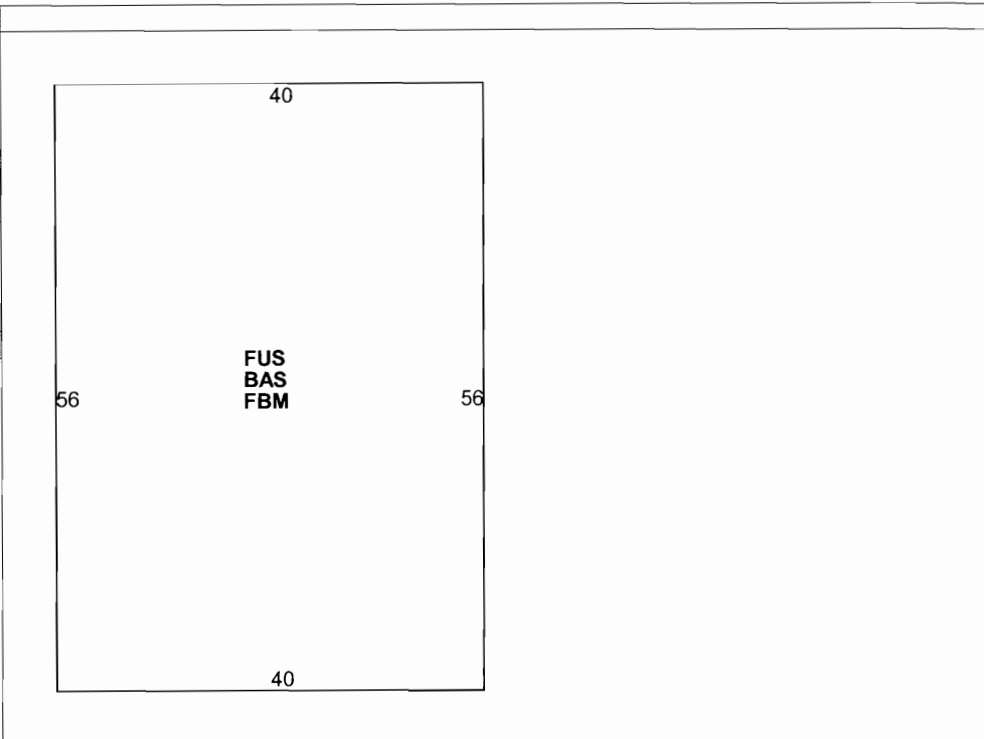
NOTES	
1 POOR CONDITION - USED FOR STORAGE	

BUILDING PERMIT RECORD								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
12/30/1998			GB	00	Meas/Listed

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	AC	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value	
1	325I	STORE/SHOP MDL-96	HB	4			0.34	AC	100,000.00	2.58	5	1.0000	1.00	CI09	2.30			594,480.00	202,100	
Total Card Land Units:							0.34	AC	Parcel Total Land Area: 0.34 AC							Total Land Value:				202,100

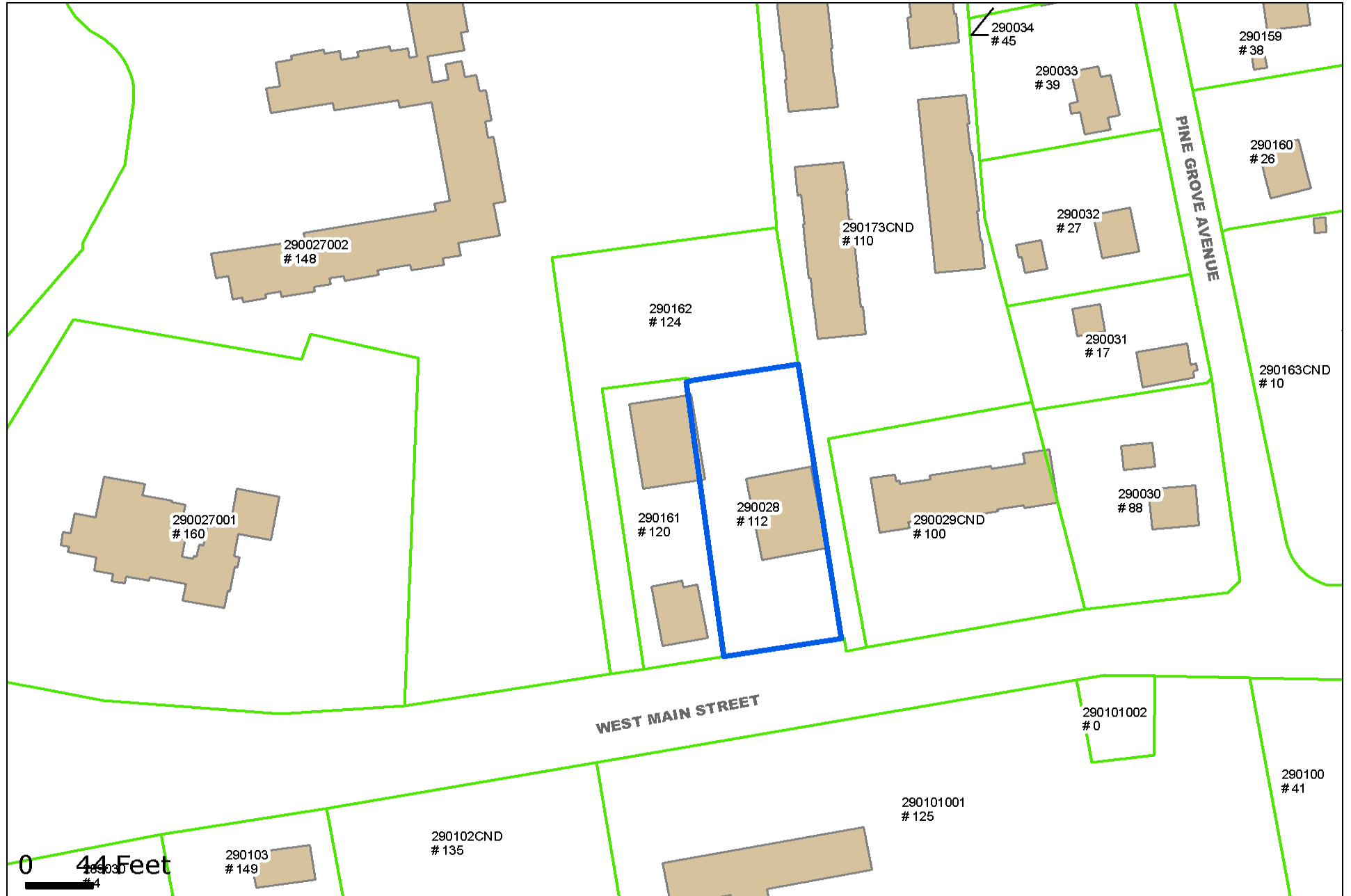
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	17		Store				
Model	96		Ind/Comm				
Grade	C		Average				
Stories	2						
Occupancy	0						
Exterior Wall 1	23		Pre-cast Concr				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2	05		Drywall				
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	04		Electric				
Heating Type	07		Elec Baseboard				
AC Type	01		None				
Bldg Use	3251		STORE/SHOP MDL-96				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Bath Split	00		0 Full				
Foundation	01		Poured Conc.				
Heat/AC	00		NONE				
Frame Type	03		MASONRY				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	08		TYPICAL				
Rooms/Prtns	02		AVERAGE				
Wall Height	10						
% Comn Wall	0						



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAVI	PAVING-ASPH			L	7,500	3.75	1985		2		100	15,800

No Photo On Record


BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FAS	First Floor	2,240	2,240		72.97	163,453
FBM	Basement, Finished	1,344	2,240		43.78	98,072
FUS	Upper Story	2,240	2,240		67.14	150,391
<b>Ttl. Gross Liv/Lease Area:</b>		<b>5,824</b>	<b>6,720</b>			<b>411,916</b>





0 44 Feet  
 1 inch = 44 feet

DISCLAIMERS: This map is for planning purposes only. It is not adequate for legal boundary determination or regulatory interpretation. Enlargements beyond a scale of 1"=100' may not meet established map accuracy standards. The parcel lines on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical features on the map such as building locations.

Map: 290 Parcel: 028  
 Owner: GRENIER, MILES M & CYNTHIA A  
 Co-Owner: STARR REALTY TRUST  
 Location: 112 WEST MAIN STREET  
 Total Assessed Value: \$562200  
 Acreage: 0.34 acres

Selected Parcel 

Abutters 

Buffer 



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
GRENIER, MILES M & CYNTHIA A T STARR REALTY TRUST 112 W MAIN ST HYANNIS, MA 02601 Additional Owners:						Description	Code	Appraised Value	Assessed Value	801 Visions 2008, MA
						COM LAND	3900	206,500	206,500	
<b>SUPPLEMENTAL DATA</b>										
Other ID:		Plan Ref. 275/044								
Tax Dist. 400		Land Ct#								
Per.Prop.		#SR								
Res Expt App		Life Estate								
#DL 1 LOT 3		Notes:								
#DL 2		ASSOC PID#								
GIS ID: 22499										
						<b>Total</b>		206,500	206,500	

# VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
GRENIER, MILES M & CYNTHIA A TRS		14089/ 209	07/30/2001	U	V	1	1N	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
GRENIER, CYNTHIA A & MILES M		14089/ 200	07/30/2001	U	V	0	1N	2007	3900	206,500	2006	3900	206,500	2005	3900	163,300
STARR, LOUISE C TR		3933/ 293	11/15/1983	Q	V	180,000										
								<b>Total:</b>		206,500	<b>Total:</b>		206,500	<b>Total:</b>		163,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
<i>Total:</i>								

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ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
CI09/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	206,500
Special Land Value	0
Total Appraised Parcel Value	206,500
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>206,500</b>

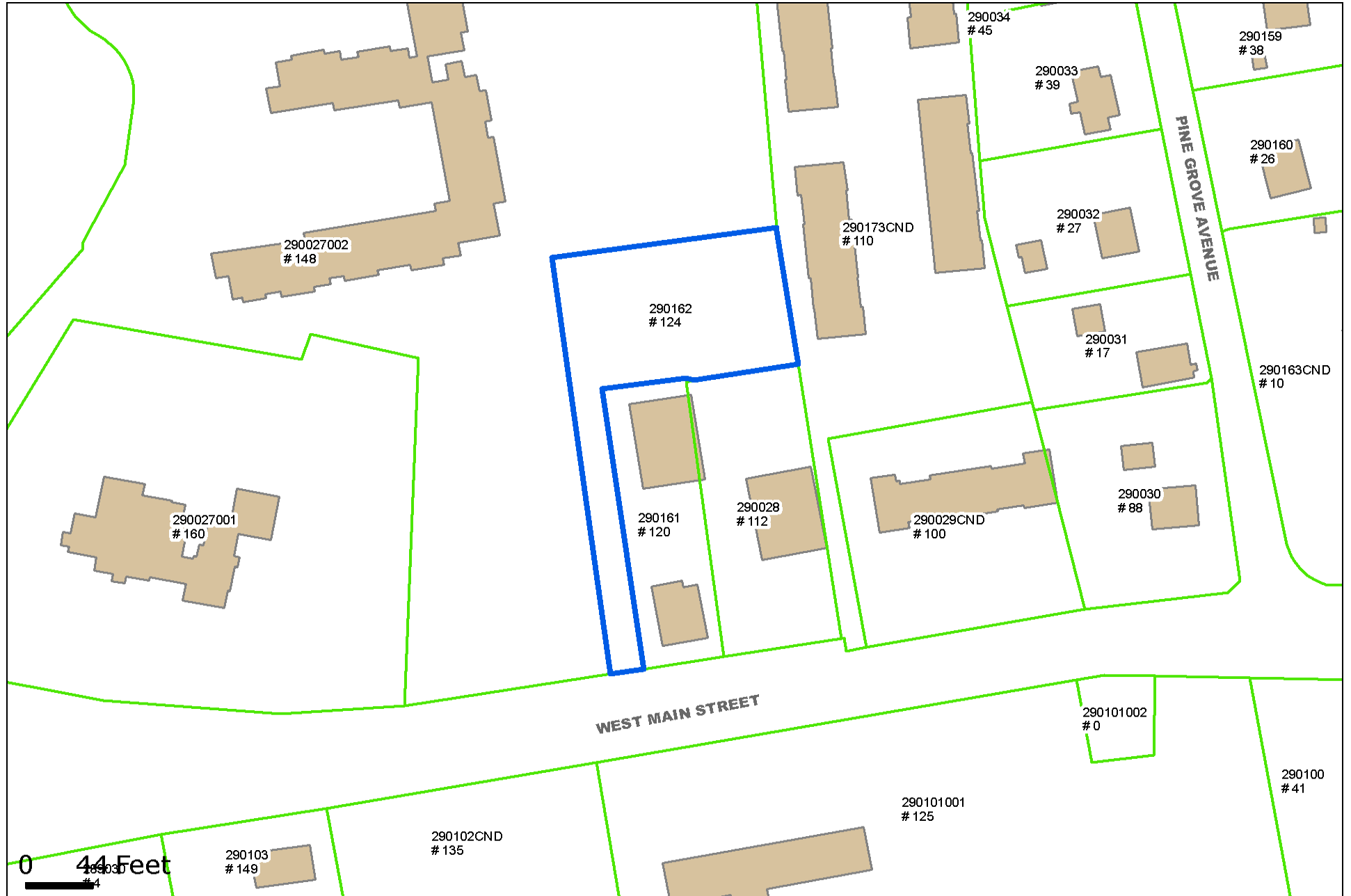
NOTES									
1									

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	3900	DEVEL LAND	SPLIT	4			0.40 AC	100,000.00	2.25	5	1.0000	1.00	CI09	2.30			516,350.00	206,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description						
Model	00		Vacant										
<b>MIXED USE</b>													
	<i>Code</i>		<i>Description</i>				<i>Percentage</i>						
	3900		DEVEL LAND				100						
<b>COST/MARKET VALUATION</b>													
	Adj. Base Rate:						0.00						
	Section. RCN:						0						
	Net Other Adj:						0.00						
	Replace Cost						0						
	AYB												
	EYB						0						
	Dep Code												
	Remodel Rating												
	Year Remodeled												
	Dep %												
	Functional Obslnc												
	External Obslnc												
	Cost Trend Factor						1						
	Status												
	% Complete												
	Overall % Cond												
	Apprais Val												
	Dep % Ovr						0						
	Dep Ovr Comment												
	Misc Imp Ovr						0						
	Misc Imp Ovr Comment												
	Cost to Cure Ovr						0						
	Cost to Cure Ovr Comment												
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>													
<i>Code</i>	<i>Description</i>	<i>Sub</i>	<i>Sub Descript</i>	<i>L/B</i>	<i>Units</i>	<i>Unit Price</i>	<i>Yr</i>	<i>Gde</i>	<i>Dp</i>	<i>Rt</i>	<i>Cnd</i>	<i>%Cnd</i>	<i>Apr Value</i>
<b>BUILDING SUB-AREA SUMMARY SECTION</b>													
<i>Code</i>	<i>Description</i>			<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>					
<b>Ttl. Gross Liv/Lease Area:</b>				0	0								

No Photo On Record



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Map: 290 Parcel: 162  
 Owner: GRENIER, MILES M & CYNTHIA A  
 Co-Owner: STARR REALTY TRUST  
 Location: 124 WEST MAIN STREET  
 Total Assessed Value: \$206500  
 Acreage: 0.40 acres

Selected Parcel 

Abutters 

Buffer 

