

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

## 2010 Cape Cod Commercial Property Sales Data

Researched and Compiled by Lo-Lene Cowgill of Carey Commercial, Inc.

### Medical

Hyannis - 46 North Street – Medical Condo. Unit 3 (4,121 SF) & Unit 5 (1,824 SF) totaling 5,945 SF sold 02-10-2010 for \$1,057,485.00. Purchased by Neurologists of Cape Cod.

Hyannis, 46 North Street – Medical Condo Unit 4 (6,591 SF) sold 02-10-2010 for \$1,351,155.00. The Cape Cod Five Cent Bank facilitated this sale and the one above. Purchased by Neurologists of Cape Cod

Hyannis – 46 North Street – Unit 7 Medical Condo consisting of 5,753 SF sold 02-10-2010 for \$1,179,365.00. Purchased by Emerald Neurology LLC, Dr. Coyle with Cape Cod Five Cent Bank as the lender.

Hyannis – 46 North Street – Unit 1 Medical Condo consisting of 4,673 SF sold 10-25-2010 for \$1,004,695.00. Purchased by Geralyn Leone LLC, Dr. Geralyn Leone with Bank of Cape Cod as the lender.

Hyannis – 46 North Street – Unit 6: a 5,800 Sf medical condo unit delivered to Hatfield Cardiology with turnkey, class A medical build out. This condo. sold 10-28-2010 for \$1,040,785.00.

\*South Dennis – 900 Route 134 Condo Unit 1-7 Building 1, Phase III consisting of 945 SF, AKA Towne Plaza Condominiums of Dennis sold 02-05-2010 at Foreclosure to Liquidation Properties Inc. for \$48,750.00.

Centerville – 1645 Falmouth Road Unit 1E This 1,064 Medical Condo Unit sold 05-14-2010 for \$180,000.00. Seller: Dentist Jeff Dwyer buyer: Diana Liu with the Bank of America helping to facilitate the sale

South Yarmouth – 1292 Route 28 AKA Amorosi Dentist Office, this 686 Sf Condo office sold 06-28-2010 for \$100,000.00. Andrew P. Kissell ApKissell Properties LLC, purchased the abutting condo. He already owns Unit #2.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Falmouth – 342 Gifford Street Unit #2 (Dental Office) consisting of 1,712 SF sold 11-18-2010 for \$146,500.00 with TD Bank helping to facilitate the deal. The office will remain as a dental office.

Brewster – 5 Bay State Court Unit 5 is a 933 SF Medical Condominium located within a one story building built in 1987 and sold 12-08-2010 for \$138,500.00

## Restaurant

Bourne – 249,253,255 Main Street aka *Mezza Luna*, parking lot, office building and residential building sold 2-09-2010 for \$525,000.00. This was obviously an in-house (change of name) flip. The properties still remain in the Cubellis family. Restaurant building is 8,1

Dennis – 1 Glendon Road AKA *THE DOG HOUSE* the building is 474 SF and is situated on a 7,405 SF lot sold 02-26-2010 for \$245,000.00 this sale included the business and real estate.

Dennisport – 605 Main Street (Route 28 ) *The Egg and I Restaurant*, sold March 17, 2010 for \$525,000. The restaurant seats 180 in a building that is 4,592 SF and built in 1965 with .60 acre parcel. Sale by R. Wayne Talley of Carey Commercial, Inc. The financing was arranged by Eric Bancroft of The Community Bank who were represented by Theodore A. Schilling, Esq. (Pictured on Right) The sellers Ken Gigante and Bob Malicia were represented by Robert Smith, Esq., of Dennisport and are pictured on the left.

South Yarmouth – 769 Main Street, Route 28 AKA *Christopher's Restaurant*, a seasonal restaurant, operating in a 10, 167 SF building built in 1927 on 1.62 Acres sold 04-22-2010 for \$1,100,000.00. The buyers are Loyal Order of Moose Yarmouth Lodge 2270 and the Community Bank helped facilitate the deal.

Hyannis – 959 Bearses Way, AKA *Bud's Country Lounge*, is a 2,838 SF building built in 1960 and situated on 0.37 Acre lot. This property and business sold 04-29-2010 for \$250,000.00 to Shankzter's Inc., Timothy Townsend & Candace Chambers.

Falmouth – 14 Benham Road, AKA *Paul's Pizza & Seafood* this 3,776 SF Restaurant on 0.666 Acre lot sold 06-29-2010 (In-house flip) for \$405,000.00. See deeds 24648/20 & 24648/23 & 24648/25

\*Provincetown – 85 Shank Painter Road this 4,710 SF building AKA once home to Clem & Ursies Seafood Restaurant situated on a 34,892 SF lot sold 06-30-2010 for \$525,000.00

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

(foreclosure deed) The new owner Bay Ocean Properties, LLC, Christopher Townsend is operating as “**Townsend Lobster & Seafood Market**” as of 2009

Provincetown – 157 Commercial Street aka *Martin House* Restaurant – this 2,121 SF restaurant on 2,919 SF lot sold 07-16-2010 for \$600,000.00.

Falmouth – 187 Teaticket Hwy. aka Quizno’s this 1,582 SF freestanding building on 0.55 acre parcel sold at foreclosure on 09-15-2010 for 375,000.00. There is parking for more than 35 cars. And the base area of 1,584 sf includes area with kitchen, prep area dining room and 2 ADA baths.

Sandwich – 46 Route 6A (Home to the British Beer Company, Lessee) this commercial/restaurant building sold 10-12-2010 for \$1,100,000. The new landlord is Great Food Realty Trust, Evangelia Zambellis.

Yarmouthport – 715 Route 6A AKA the Village Pizza this free standing building consisting of 2,618 SF on a 0.81 parcel sold 12-06-2010 for \$490,000.00 with the seller financing of \$440K.

Bourne – 7 Bourne Bridge Approach this 5,672 SF Restaurant on 1.034 Acres sold 12-15-2010 (foreclosure deed) for \$398,000.00. (in-house buyer)

## Apartments/Multi-Family/Cottage Colony

Provincetown – 424 Commercial Street this 2,078 SF Multi-Use Res. Building was built in 1850 and has a two bedroom 2 bath apt. on the second floor. AKA Albert Merola Gallery. The property consists of 2,004 SF lot and sold 01-13-2010 for \$855,000.00

Yarmouth – 14-16 Rainbow Road this duplex (two family) consisting of 812 Sf building on 0.16 acre parcel sold 01-15-2010 for \$210,000.00 each unit has one bedroom and 1 bath.

\*Centerville – This 1,071 SF Duplex on 0.29 Acre lot has a total of 7 Rooms with 3 bedrooms and 2 two full baths. This building was built in 1930 sold 02-01-2010 for \$211,500.00 to the bank in a foreclosure.

Bourne – 35 Linwood Avenue this Antique two-family home consisting of 1,868 SF on a 24,360 SF lot sold 01-28-2010 for \$243,000.00

South Dennis – 70 Upper Country Road this two story two family Duplex/Row consisting of 2,088 SF on 7,405 SF Lot sold 01/28/2010 for \$138,000.00. Two Bedrooms/Two Baths each side.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Falmouth – 53 Meadow Lane consisting of 1,998 SF two family building built in 1950 and containing a total of 6 rooms, 4 bedrooms and two full baths on 0.209 acre lot sold 02-01-2010 for \$458,000.00

Falmouth – 8 Trickett Street this bank owned two family 984 SF ranch, with a total of 2 bedrooms and two baths (2 rooms) on 0.286 acre lot sold 02-01-2010 for \$190,000.00

Provincetown – 262-B Bradford Street consisting of 3 units totaling 2,016 Sf building on 1.154 Acre lot sold 01-29-2010 for \$544,500.00

Provincetown – 18 Pleasant Street consists of two buildings the first having 1,785 SF with 3 Rental Units and the second building having 448 SF rental unit all on 4,026 SF lot sold 02-02-2010 for \$595,000.00

\*Bourne – 25 Lake Drive consisting of a 1,196 SF two-family home on a 9,015 SF lot sold 02-05-2010 for \$136,500.00 (Foreclosure Deed) Buyer: FHLM

\*Hyannis – 64 Quaker Road this 2-family duplex totaling 1,536 SF with four bedrooms and two full baths on .52 Acre parcel, sold 2-19-2010 at Foreclosure for \$91,000.00.

Hyannis – 64 Quaker Road consists of a 1,536 SF duplex having 4 bedrooms and 2 full baths sold 2-19-2009 for \$125,000.00 (See Foreclosure Deed) see above.

\*Eastham – 4955 State Highway this 1890's Antique 3-family home has a total of 2,060 living space with 5 bedrooms/3full baths on 30,056 SF parcel sold at foreclosure 2/24/2010 \$35,000.00.

Falmouth – 99 Teaticket Path this 3 family ranch style building totaling 992 Sf on 0.333 parcel lot sold 02-24-2010 for \$350,000.00. This ranch consists of 3 bedrooms/3baths total.

Marstons Mills – 401 Route 149 this 2,043 SF Two Family – Duplex on .75 Acre lot sold 02-26-2010 for \$195,000.00

West Dennis – 195 Swan River Road is a two family 1,560 Sf duplex/row on a 8,276 Sf lot consisting of 6 bedrooms 2 full baths totaling 12 rooms. Sold 03-01-2010 for \$200,000.00

\*Provincetown-Off Cemetery Road this 1,903 SF two-family built in 1940 and is situated on a 7,500 Sf lot sold 2-26-2010 at foreclosure for \$381,500.00 to the lending company. On the same day, this property was sold to a private buyer for \$277,000.00.

Bourne – 55 Adams Street this 1,632 SF two-family home totaling 5 bedrooms/2 baths on an 8.796 SF lot sold 03-05-2010 for \$200,000.00

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

East Falmouth – 574 Carriage House Road this 1,748 SF two family raised ranch styled home built in 1972 and is situated on 0.239 Acres having a total of 4 bedrooms /2 full baths. This property sold 03-15-2010 for \$158,000.00

South Yarmouth – 216 North Main Street this 2,574 SF two family home on 0.52 Acre lot consisting of 3 bedrooms/3 baths total sold 03-17-2010 for \$330,000.00.

South Yarmouth - 24-26 Seaview Avenue this two-family duplex consisting of 912 SF total 4 bedrooms 2 baths on 0.17 acre lot sold 03-19-2010 for \$172,000.00.

\*Hyannis – 62 Fresh Holes Road this 1,440 SF Duplex consisting of 4 bedrms and 2 full baths totaling 8 rooms on 0.18 acre parcel, sold 03-30-2010 for \$118,500. (Foreclosure Deed)

Falmouth – 99 John Parker Road this 1,944 SF Duplex on 0.415 Acre parcel consisting of a total of 6 rooms with 4 bedrooms and 3 baths sold 03-26-2010 for \$235,000.00

\*Falmouth – 743 Palmer Avenue this 1,664 SF two family home consisting of a total of 7 rooms and having 4 bedrooms/3baths all on 1.878 Acres sold 03-30-2010 (Foreclosure Deed) for \$251,000.00

\*Eastham – 1600 State Highway this 1,752 SF two family Antique home built in 1766 of course completely remodeled in 2001 and situated on a 39,204 SF lot sold to First Tennessee Bank & First Horizon Home Loans on 04-01-2010 (Foreclosure Deed) for \$378,551.00.

Wellfleet – 1515 Baker Avenue this 5,332 SF three family home on 31,768 SF lot sold 04-16-2010 for \$699,000.

Yarmouth – 30 Anchorage Lane this 1,352 SF duplex family home on .37 Acre lot sold 04-16-2010 for \$292,500.00. (in-house flip)

Eastham - 55 Northwest Street this 1,392 SF 2-Family home consisting of 7 rooms with 3 bedrooms/ 2baths total on 41,742 SF lot sold 04-23-2010 for \$310,000.00

Chatham – 51 Eliphamets Lane is walking distance to Mill Pond and this three family home consists of 2,404 SF built in 1942 having 1.75 stories totaling 7 bedrooms 4 baths all a 0.21 Acre lot sold 04-30-2010 for \$815,000.00

Mashpee – 31 Cambridge Drive this 1,981 SF two-family home consisting of a total of 3 bedrooms and 3 baths between the two units all on a 13,780 SF lot sold 05-10-10 for \$237,500.

Provincetown – 290A Commercial Street – This multi-use property has living space on the top two floors with 3 bedrooms 2 baths Living room, den, separate dining room and kitchen. The

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

lower level is fully furnished approx 900 SF with 4 rooms a full bath and washer/dryer hook up all this on a 2,274 SF lot. This property sold 06-03-2010 for \$580,000.00

Falmouth – 27 Nichols Road – this 2,177 Sf two family Raised ranch style building on 0.427 Acre lot sold 06-16-2010 for \$858,000.00. The building has a total of 10 rooms with 4 bedrooms 2 full baths.

Provincetown – 496 Commercial Street this 3,290 SF Antique 4 Unit Apartment Complex on a 9,801 SF lot sold 06-18-2010 for \$845,000.00. It is a two story colonial with a mansard roof having 13 rooms' total 5 baths 5 bedrooms 4 kitchens.

South Yarmouth – 28-30 Wampanoag Road, this 805 SF 2-family Duplex home on a 0.20 Acre lot sold 06-30-2010 for \$188,000.00.

Hyannis – 239 Scudder Avenue this 1,542 SF 2-family ranch style duplex having a total of 7 rooms 3 of which are bedrooms and 2 full baths total on 0.29 Acre lot sold 07-02-2010 for \$141,000.00

South Dennis – 50 Searsville Road – this two-family home (in-law apartment) consisting of 2,292 SF and having a total of 7 rooms, 4 bedrooms and two full baths on a 13,939 SF lot sold 07-07-2010 for \$178,500 buyer: FHLM (foreclosure deed)

Centerville – 6 Horatio Lane this two-family duplex consisting of 1,175 SF having a total of 3 bedrooms and 2 full baths 7 rooms complete on a 0.29 acre lot sold 07-08-2010 for \$175,000.00 by Special Warranty Deed issued by HSBC Bank USA.

Hyannis – 112 Center Street this 4 Unit Two Story Apartment building consisting of 4,516 Sf on a 0.11 acre parcel sold 07-09-2010 for \$280,000.00

Dennisport – 48 Arbor Way this two-family duplex consisting of 1,040 SF single storey building having a total of 4 bedrooms and two baths (6 rooms) on and 8,712 SF lot sold 07-09-2010 for \$282,000.00

Yarmouth – 122 Indian Memorial Drive this two-family, single story 1,925 SF building built in 1940 has a total of 3 bedrooms and two bath on 0.21 acre parcel sold 07-12-2010 for \$285,000.00.

Dennis – 26 Taunton Avenue this 2,044 Sf two-family home on a 12,197 SF parcel sold 07-23-2010 for \$680,000.00. This building consists of 6 bedrooms and two baths total.

Sandwich – 15 Freeman Avenue this 1,789 SF two-family home on 0.11 Acre parcel sold 07-27-2010 for \$625,000.00

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Chatham – 310 Pleasant Street this 1,369 SF two family home built in 1947 consists of 5 bedrooms and 3 baths on 0.40 Acre lot sold 08-16-2010 for \$545,000.00

Harwich – 9 Glendon Road this two-family ranch style home consisting of 1,568 SF having a total of 8 rooms with 4 bedrooms 2 baths on 17,860 SF lot sold 08-13-2010 for \$200,000.00

Orleans – 4 Half Cape Way this 2,149 SF Duplex/row home consisting of 8 rooms, 4 bedrooms/2baths total sold 08-17-2010 for \$347,900.00

\*West Yarmouth – 26 Rainbow Road this (two-family) 746 SF bungalow built in 1950 on 0.16 acre lot consisting of a total of 2 bedroom / 2 baths sold 08-13-2010 (foreclosure) for \$120,000.00 to US Bank.

Eastham – 10 Dyer Price Road this 2,549 SF two-family Antique Colonial having a total of 11 Rooms with 3 Bedrooms and 2 ½ baths sold 08-30-2010 for \$375,000.00.

West Dennis – 1 Leeward Lane this 4 unit apartment building consisting of 2,600 Sf 2 stories, 12 rooms total 7 bedrooms, 3 baths on a 9,148 SF parcel, sold 09-02-2010 for \$950,000.00.

South Dennis – 50 Searsville Road this (two family) 2,292 SF home with in-law apartment consist of 7 rooms total and 4 bedrooms 2 baths on a 13,939 SF parcel lot, sold 09-15-2010 for \$173,730.00. Previous bank owned.

West Yarmouth – 161-163 Berry Avenue this two-family duplex built in 1945 and consisting of a total of 4 bedrooms and 3 baths total 1,152 SF o a 0.24 Acre parcel sold 09-10-2010 for \$216,000.00

West Yarmouth – 2 Doherty Lane this 956 SF two-family duplex with a total of 4 rooms /2bedrooms & 2/baths built in 1951 on 0.16 Acre parcel sold 09-15-2010 for \$550,000.00. Walk to beach.

Hyannis – 87 Pine Avenue this two family 2,016 SF building totaling 8 rooms with 4 bedrooms and 2 full baths on 0.19 Acre parcel sold 09-21-2010 for \$169,000.00 Seller: US Bank.

Truro – 535 Shore Road this 1950 3,315 SF Two-family home consisting of a total of 12 rooms 8 bedrooms 3 baths on a 17,860 SF parcel sold 09-20-2010 for \$175,000.00.

Chatham – 151 Old Harbor Road this 2,677 SF two-family home consisting of 6 bedrooms and 2 ½ baths total on a 0.69 Acre lot sold 10-01-2010 for \$815,000.00

Falmouth – 118 Clinton Avenue this 2,285 SF antique two family home totaling 6 rooms with 4 bedrooms and 2 full baths sold 11-01-2010 for \$550,000.00 with seller financing to help facilitate the sale.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Provincetown- 71 Commercial Street is a 3,558 SF 2 story building with a total of 9 rooms 5 Bedrooms,6 full baths, total of 4 Units (as per field card) Ad on web shows this property as a 5+Unit Multifamily and is situated on a 3,211 SF lot sold 10-29-2010 for \$2,610,000.00

Provincetown – 110 Commercial Street this two family antique colonial home built in 1840 and consisting of 3,018 Sf with a total of 12 rooms 6 bedrooms/3 baths on a 3,204 SF lot sold 11-01-2010 for \$975,000.00

Sandwich – 300 Phillips Road – this two family home consisting of 1,128 SF on 0.28 Acre parcel sold 10-28-2010 for \$430,000.00

Yarmouth – 26 Prospect Avenue is a Duplex ranch style home with a total of 1,404 Sf having 04 bedrooms and 2 full baths on 0.15 Acre parcel sold 11-01-2010 for \$177,000.00

Yarmouth – 56 Boxberry Lane this 1,652 SF two family home on 0.36 Acre parcel have a total of 3 Bath Rooms and 5 Bedrooms sold 11-04-2010 for \$225,000.00

Yarmouth – 15 Rainbow Road this 864 SF two family home on 0.21 Acre parcel having a total of 2 baths and 2 bedroom total sold 11-12-2010 for \$200,000.

Falmouth – 222 Davisville Road – two family consisting of 1,788 Sf having a total of 7 rooms (3 bedrooms & 2 full baths) on a 0.275 Acre parcel sold 11-19-2010 for \$200,000.00 (Seller: FHLM)

Yarmouth – 7-9 Lorena Road this 1,028 SF Duplex on 0.17 acre parcel having a total of 3 bedrooms and 2 ½ baths split between the two units, sold 11-22-2-10 for \$227,000.00.

Dennis – 14 Hiram Pond Road this 1,386 SF two family ranch style home consisting of 7 rooms, 4 bedrooms and two baths total on a 12,632 SF parcel is within close proximity to Corporation Beach, sold 11-24-2010 for \$788,000.00

Falmouth – 574 Carriage Shop Road this 1,748 SF two family home built around 1972 and having a total of 2 bedrooms 2 baths each side on 0.239 Acre parcel sold 11-24-2010 for \$185,000.00.

Hyannis – 267-269 Falmouth Road / Route 28 – two family duplex consisting of 1,476 SF totaling 8 rooms with 4 bedrooms and 2 full bath total on 0.16 Acre parcel sold 12-07-2010 for \$110,000.00

South Yarmouth –150 Unit Apartment Complex located at 1100 Alewife Circle (aka 65 Long Pond Drive aka Swan Pond Villlage) consisting of 19 buildings totaling 144,108 SF (1 building is Office) the remaining 18 are apartments 68 one bedroom stacked-flats, 44 two-bedroom

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

townhomes, 30 three-bedroom townhomes, and 8 four bedroom townhomes in attractive two-story, walk-up buildings. The buildings were built in 1978 on a 26.60 acre parcel sold 12-09-2010 for \$12,600,000.00 with Berkshire Bank holding a \$12,500,000.00 mortgage.

South Dennis – 35 Old Mayfair Road is a two family home consisting of 2, 051 SF having a total of 9 rooms 4 bedrooms and two full baths on a 19,602 parcel lot sold 12-17-2010 for \$495,000.00

Falmouth – 364 East Falmouth Highway consisting of 33 units, 122 rooms and 56 bedrooms 33 baths with a 32,391 SF apartment building on a 2.737 acre parcel sold 12-17-2010 for \$1,622,681.00

Harwich – 161 Route 28 AKA Gateway on The River, this partially completed condominium development comprises of 13 townhouses and garden-style units located on the Herring river. The total building size is 12,312 SF on a 26,136 parcel. Sold 12-27-2010 for \$1,400,000.00

## Shopping Centers/Redevelopment

Yarmouth – 845 Route 28 AKA Boch Village, consists of 13 units encompassing 21,282 SF on 2.06 Acre lot. The building was built in 1987 and is home to Exit Real Estate, The Cabinet Resource, Couches to Candlesticks, Inc. just to name a few. Sold 04-21-2010 for \$1,440,000.00

Hyannis – 77 High School Road Ext. this 19,980 SF office building on 1.02 Acre lot sold 07-23-2010 for \$2,100,000.00 to the Hyannis Fire District. At the same time they (HFY) also purchased 97 & 105 Stevens Street which consist of 1.11 Acre lot combined and a 3,482 SF office building for \$642,000.00.

South Yarmouth – 1313 Route 28 Strip Center having Multiple Tenants, Individual utilities in a 10,900 SF building on .87 acre parcel sold 8 18 2010 for \$1,065,000.00 by Carey Commercial Inc., Chuck Carey. (Wok & Roll thru Napa Auto Parts **NOT INCLUDING Ace Hardware.**

Centerville – 120 South Main Street aka (**Cape Regency – A Radius Health Care Center & Brookside at the Regency**) this 93,465 Gross SF building on 19.54 Acres sold 09-27-2010 for \$20,651,265. (in-house flip)

Sandwich – 37 Route 6A aka (Cape Heritage-Radius Health Care) 7 Acres of land and building sold 09-27-2010 for \$13,565,893.00 ( in-house flip)

Dennisport – 673 Main Street this 18,578 Sf Strip Center Shopping mall on 1.060 Acre parcel sold 10-19-2010 for \$650,000.00. The new owners are planning on extensive renovations to revitalize this landmark Cape Cod village property.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

## Office/Retail/Financial

South Yarmouth – 1292 Route 28 Unit #5 this office condominium consisting of 690 SF sold 01-04-2010 for \$72,000.00.

Hyannis – 60 North Street is a 5,670 SF Office Building (home to Cape Cod Publications ) and situated on a 0.36 acre parcel sold 01-19-2010 for \$735,000.00. Rockland Trust financed the deal.

West Hyannis port - 628 Craigsville Beach Road this mixed-use property with a 1968 SF building on 0.2 Acre lot sold 01-22-2010 for \$305,000.00. (AKA Craigsville General Store) has apt also. \$154.98 PSF

\*Hyannis – 20 Charles Street sold 02-05-2010 at auction for \$725,000.00. The buyer will be using part of the 11,200 SF building for office and work-shop with the remainder being leased. Watch for Lumber Liquidators. This property has abundant parking with 0.53 parcel lot.

East Dennis – 1555 Route 6A this 2,184 SF Commercial Building on 41,817 SF lot AKA Bank of America, sold 02-09-2010 for \$350,000.00.

Orleans – 57 Route 6A Condo Units 2, 3, & 7 these office condo units sold 02-05-2010 for \$105,000.00. Units 2 & 3 are both 370 Sf each and located in the Center Section of Building A, First floor. Unit 7 consists of 731 SF and is located on the Second Floor Building A, Center Section. Units 1 through 5 have immediate access to the common area boardwalk. Units 6 & 7 have immediate access to the common area hall and stairway northwest side of building A.

Provincetown – 376 Unit 1 Commercial Street this 676 SF basement retail shop has 1 bath and 1 storage area included in the retail shop space. Common Area consists of stairs to common ground. Sold 02-09-2010 for \$265,000.00

West Barnstable – 2429 Meetinghouse Way AKA Former West Barnstable Trading Company sold 03-08-2010 for \$112,500. The building is 2,114 SF Zoning: Village Business B. Private Septic, Private Water on .44 Acre parcel (Town Trust Land) with long term lease of \$750.00 per month.

Yarmouth Port – 411 Main Street (Route 6A) this 13,993 SF Office Building on 1.43 Acres sold 03-09-2010 for \$640,000.00 The Dedham Institute for Savings helped facilitate the sale.

West Yarmouth – 518 Route 28 (Mrs. Mitchell's Gift Shop & behind is a RE office. Pine Shores) This retail building plus office total 7,070 SF on 1.52 Acre lot sold 3/12/2010 for \$695,000.00 \$98.30 per sq. ft.

Chatham – 30 Market Place is a commercial building used for office / apartment / Retail

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Multi – Use consisting of 2,112 SF on .024 Acre lot sold 03-24-2010 for \$375,000.00. ( See foreclosure deed 03/10/2010)

Hyannis – 599 Main Street this multi- mixed-use property (4 bldgs) consisting of store / Apt. / Rest. Commercial property totaling 6,566 SF on .33 Acre lot sold 03-31-2010 for \$639,000.

Chatham – 2435 Main Street Unit #A this 319 SF office condominium sold 03-29-2010 for \$215,000.00

Falmouth – 155 Katharine Lee Bates Road & 0 Gifford St (Off) this 9,317 Sf office building on Katharine Lee Bates Road was remodeled on the second floor plus an elevator was added all in 2005 this property plus 0 Gifford Street (off) which abuts consists of 0.693 Acre total of 4 parcels sold 03-30-2010 for \$949,000.

Harwich – 1150 Queen Anne Road Unit #1 this 4,655 SF Commercial Condo is located on the first floor (aka Barn & Barrel Country Store) sold for \$380,000.00 on 03-25-2010.

Harwich Port – 466 Unit 6 & 7 (aka Harwichport Professional Condo.) sold 04 –07- 2010 each for \$65,000.00 to the same buyer. (Two separate sales) Condo 6 has a net area of 1,134 SF while Unit 7 has 1,161 SF.

Wellfleet – 2207 State Highway Route 6 this 2,020 SF Multi-Use Commercial building (home to Eric’s Restaurant 1<sup>st</sup> floor with studio apt. on 2<sup>nd</sup> floor) on a 19,600 SF lot sold 04-02-2010 for \$445,802.

Orleans – 161 Unit C Route 6A this 557 SF 1<sup>st</sup> floor office condo sold 04-16-2010 for \$100,000.00.

Truro – 12 Meetinghouse Road this 2,040 two story multi-use commercial building on 8,712 SF parcel lot sold 04-16-2010 for \$675,000.00. As per field card the 1<sup>st</sup> floor is office space with an Apt. on the second floor.

Orleans – 167 Route 6A consists of both a multi-use 2,736 SF commercial building (office bldg) on 15,682 SF Lot plus a separate commercial dev. 16,553 SF lot which abuts. Deed refers to parcel 1 and parcel 2.

Waquoit – 78 Parsons Lane this mixed use primary residential / commercial property built in 1945 has 3,509 SF and is home to the “Dog House” and situated on 1.173 Acre lot sold 04-30-2010 for \$300,000.00

Wellfleet – 355 Main Street consisting of 1,758 SF 1+1/2 stories / 2 Units total on an 8,276 SF lot. The first floor is home to Pickle & Puppy Gift Shop and the second floor is a 1 bedroom living quarters. This property sold 04-30-2010 for \$537,500.00.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Truro – 8 Highland Road this multi-use commercial building is 5,124 SF on 15,246 SF lot encompasses a restaurant (home to Small Indulgences Café & Catering) as well Apts/motel & Office/Store sold 05-12-2010 for \$625,000.00.

Chatham – 1403 Old Queen Anne Road – this multi-use commercial building is 2,028 SF on .30 Acre lot was home to Chatham Provisions and the Old Queen Anne Country Store. This property sold 04-12-2010 for \$114,346. (In-House flip to change the name from individual to LLC.

East Dennis- 65 Airline Road – this mixed use home and wood working shop attached totaling 1,044 SF on 21,344 SF lot sold 05-14-2010 for \$205,000.00

Dennis – 0 Main Street, Unit 606 (Olde Kings Grant Condominium) this 1,283 SF office condo sold 05-28-2010 for \$50,000.00 plus Unit 616 a 2,223 SF commercial condo within the same complex sold 05-28-2010 for \$75,000.00 this transactions were both from the same seller to the same buyer just changing the names. James R. Julian Jr. & Deirdre M. Julian to Properties T. & James R. Julian

Eastham – 3 Main Street – Unit 20 commercial condominium located in Bldg C Mercantile Condos consisting of 900 SF office/retail space (AKA home of Marsh Winds Floor Covering) Sold 06-04-2010 for \$74,000.00.

Hyannis – 48 Camp Street Unit #4 this 942 SF office condo. sold 05-28-2010 for \$23,000.00 (\$24.42 PSF)

Hyannis – 955 Iyannough Road Sold 06-09 2010 for \$460,000.00 AKA The former home of Luzietti Pools since 1973 and soon to be the new home of Suits You Swimwear. The new owner is Nelly Sheehan, of Suits You Swimwear, with stores in the Cape Cod Mall, Chatham and Mashpee. Suits You Swimwear operates year round for swimwear and accessories plus they are the headquarters for Halloween Costumes for adults and Children of all ages. From Left to Right: Philip M. Boudreau, Esquire of Hyannis, who represented Timothy R. Luzietti, the Seller and the Buyer Nelly Sheehan, and Gene Burman from Carey Commercial, Inc. who arranged the transaction.

Orleans – 101 Route 6A AKA home to the Army-Navy Store this 4,100 SF building needing “TLC” on a 7,405 SF lot with very little parking on site sold 06-04-2010 for \$375,000.00 with the seller holding the mortgage.

Providence – 129 Unit 1 Bradford Street – this 1,110 SF CI Condo consists of two rooms with ½ bath (formerly home to Monument Barbershop) sold 06-01-2010 for \$220,000.00.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

East Sandwich – 383 Route 6A this 8,454 SF Multi Use Res/Com building formerly the home of Holway House Interiors a Gift Shop, is situated on .42 Acre lot sold 05-19-2010 for \$420,000.00

Mashpee – 759 Unit 8 Falmouth Road – this 1,188 SF office condo sold 06-15-2010 for \$160,000.00 with Community Bank helping to facilitate the sale.

Brewster – 1050 Main Street this multi-Use Res/Com 4,076 SF building (aka Mark Lawrence Fine periods Antiques) on a 24,409 SF lot sold 06-30-2010 for \$588,400.00

Chatham – 534 Main Street Condo Unit 1 – consisting of 2,739 SF 4 room / first floor unit with retail/business space, office, lavatory, basement storage. Totalling 40% interest. This condo Sold 06-25-2010 for \$1,200,000.00 with the Seller: Epicure LLC, David Oppenheim Trs. holding the \$1,050,000.00 mortgage. Buyer: JSLW LLC Jeffrey S. Lang, manager; Sandra Wycoff Lang, Principal office @ 534 Main St., Unit 1, Chatham MA 02633; Ownership and management of real property manager and resident agent

Hyannis – 30 Enterprise Road this 7,586 Free Standing commercial retail/store building (formerly home to Convertibles Plus) sold 07-02-2010 for \$363,000.00

Wellfleet- 295 Main Street AKA home to **Lema's Market** this 6,585 SF building on 26,663 SF parcel sold 07-06-2010 for \$875,000.00.

Wellfleet – 20 Village Lane this 4,973 SF home plus 640 SF Utility Bldg. (home to farmhouse gifts) situated on 2.0 Acres sold 07-02-2010 at foreclosure deed for \$270,000.00

Dennis -902-904 Route 134 Unit 3-30 consists of a 945 Sf Office Condo located on the second floor of Building 3, southerly portion of the building, sold 07-16-2010 for \$80,000.00.

Orleans – 36 Bay Ridge Lane – this 1,394 SF Office Building (General) on a 20,473 SF parcel was home bus. Office to FL Quinn Construction Company (Septic install & Pumping) sold 07-27-2010 for \$275,000.00

Provincetown – 3 Freeman Street Unit 1 (aka The Freeman Gardens Condominium) This 480 SF Commercial Office Unit sold 07-27-2010 for \$100,000. This is an in-house name change of ownership.

Provincetown – 491 Unit 6 Commercial Street this 231 SF office condo (small Barn) sold 08-03-2010 for \$36,000.00

Sandwich – 172 Route 6A this 2,690 SF building is mixed-use office/retail space/2<sup>nd</sup> floor 1 bedroom apartment sold 08-10-2010 for \$296,475.00

Chatham – 6I Munson Meeting Way this office condo consists of 1,087 SF (as per field card) deed states 1,135 SF (1<sup>st</sup> floor two room) sold 08-16-2010 for \$140,000.00. (Seller financing \$100K)

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

South Yarmouth – 34 Whites Path is a 9,167 SF free standing building on .74 acres that can be leased in its entirety or divisible to suit. The front of the building offers a showroom for retail or an entry way to office space. The building is zone B-1. Sold 08-13-2010 for \$350,000.00.

Hyannis – 20 & 26 Pearl Street these three buildings totaling 4,385 SF on two separate lots totaling 0.21 Acres are mixed use residential / commercial sold 08-31-2010 for \$800,000.00.

Hyannis – 478 South Street consisting of a commercial building 2,045 SF on a 0.42 acre parcel sold 09-01-2010 for \$525,000.00

Harwich – 554 Route 28 AKA Village Center Mall this 9,390 SF building on 38,768 SF lot sold 08-27-2010 for \$800,000.00

Provincetown – 389 Unit 1 Commercial Street this 665 SF 1<sup>st</sup> Floor-right with ½ bath used as office/retail space sold 08-20-2010 for \$412,500.00

Bourne – 260 Main Street this general office building consisting of 2,232 SF one story built in 1974 sold 09-03-2010 for \$325,000. (In-house ownership name change)

Bourne – 1340 County Road Unit 3 Building B this 1,265 SF office condo space sold 08-31-2010 for \$168,000.00

\*Chatham – 17 Balfour Lane Condo units J,K,L,M,N,O, & P (J=733SF, K=479SF, L=594SF, M=972SF, N = 851SF, O = 775 SF, P=2,854 SF) Total SF of 7,258 SF ground floor jkln having two room, O having 3 rooms and P have 4 rooms. These condominium sold at foreclosure on 9-14-2010 for \$225,000.00 buyer remained the same. (in-house change of name)

Dennis – 191 Sea Street Unit 1 retail condo consisting of 14 rooms and a total of 1,920 SF aka Yellow Lantern Condominiums sold 09-15-2010 for \$280,000.00 with the seller helping to facilitate the deal by holding a mortgage.

Provincetown – 152 Bradford Street this 1,036 SF antique Victorian home built in 1850's and is situated on a 1,525 Sf lot sold 09-15-2010 for \$500,000. The building was completely rehabbed in 1996 and is classified as multi-use commercial. AKA the Gracie House was being offered completely furnished with linens and appliances. 4/bedrooms 2 baths.

Orleans – 165 Route 6A this commercial office condo totaling of 1,572 SF sold 09-24-2010 for \$135,000. Aka Orleans Courtyard Condominium.

Barnstable – 3256 Main Street Route 6A this 1,005 SF free-standing building on 0.13 acre parcel sold 10-04-2010 for \$450,000.00 with the seller being the mortgage holder.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Chatham – 33 Deport Road this commercial building aka (Architect) Arch 33 LLC consisting of 4,383 SF on 0.25 Acre lot sold 10-06-2010 for \$463,836.00

Osterville – 343 Pine Lane Extension this 1,304 SF Retail building on 0.16 acre parcel sold 10-13-2010 for \$150,000.00 ( Change of ownership in-house flip)

\*Bourne – (Monument Beach) – 441 Shore Road formerly the Village Market Place . As per the Bourne Courier and Town Hall Notes: July 2010 The board of health approved Michael & Rebecca Gully's plan to open a baker and pre-made sandwich shop at this location. This retail store consisting of 884 SF on an 8,060 SF parcel lot was sold by foreclosure deed to Michael Gully on 10-07-2010 for \$160,000.

Osterville – 1046 Main Street Unit 10 is a 1,154 SF office condo located on the second floor of the building known as Village West condominium sold 10-27-2010 for \$68,000.00. This unit also comes with 5 parking spaces.

Orleans – 31 Main St Aka Gallery At 31 Main, this 1,272 SF small free standing building on a 7,841 SF parcel sold 10-22-2010 for \$350,000.00 with seller financing of \$200,000.00.

Hyannis – 362 Main Street is a 3,030 SF building formerly a pharmacy on 0.15 Acre lot sold 11-02-2010 for \$450,000.00 (AKA Mrs. Mitchell's on Main)

Bourne – 258 Unit C-4 Main Street this 1,600+/- SF Office Condominium aka Buzzards Bay Professional Center, located on the second floor sold 11-02-2010 for \$87,500.00 (\$54.69 PSF)

Falmouth – 6 North Main Street Aka Dee's of Falmouth this 1,734 SF retail building built approx. In 1946 and zoned BU on 0.134 Acre parcel sold 11-02-2010 for \$200,000.00

West Falmouth – 611 West Falmouth Highway – This 2,061 SF Office Building in the historic Queen Ann Style Cape with signage, over ½ acre lot with a two-story barn and plenty of parking sold 10-28-2010 for \$450,000.00 (Formerly Kinlin Grover GMAC Real Estate Office)

Provincetown – 359 UE Commercial Street this 905 SF 1<sup>st</sup> floor condo is a combo retail/residential unit. It consists of 1 bedroom 1 full bath, kitchen plus retail space and or office sold 10-29-2010 for \$250,000.00

Hyannis – 100 West Main Street Units 4 & 9 aka Cape Cod Melody Village Professional Building Condominiums sold 11-12-2010 for \$77,500.00. Unit 4 consists of 1,002 SF and unit 9 has 503 SF. (\$51.50 PSF)

West Chatham – 1731 Main Street this 0.47 parcel lot with two antique retail buildings the first having 1,351 SF built in 1736 used as retail (furniture Store) the second building having 1,569 SF built in the 1900 sold 11-17-2010 for \$329,100.00

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Mashpee – (Corner Lot Route 28 and) 71 Jobs Fishing Road this one acre parcel sold 11-26-2010 for \$850,000.00 to First citizens Federal Credit Union for their new branch office.

Orleans – 19 Lot's Hollow Road this 4,000 SF 1 Story warehouse / showroom with retail space on 1.130 Acre parcel sold 12-13-2011 for \$410,000.00 (Aka Atlantic Plumbing & Heating Office / Showroom / and Supply Shop.)

Orleans – 85 Route 6A Unit A-2 is a 925 SF (3 Rooms) 1<sup>st</sup> floor office condominium sold 12-14-2010 for \$205,000.00 with the seller holding \$180,000.00 mortgage to facilitate the deal.

Brewster – 774 Main Street is a 4,803 SF building used as both resident and retail space and is situated on a 20,946 SF parcel lot (home to Kings Way Books & Antiques) sold 12-17-2010 for \$475,000.00

Orleans – 87 Route 6A Unit 9 (B-1) Office condo units consisting of 1,314 SF two rooms sold 12-20-2010 for \$150,000.

Falmouth – 87 Water Street AKA The Woods Hole Market – this 3,744 SF free standing building built in 1920 on a 3, 120 SF lot sold 12-29-2010 for \$1,100,000.00.

## Industrial/Warehouse

North Falmouth – 432 North Falmouth Highway this 7,202 SF Office/Warehouse built in 1954 Prefin Metal Exterior on .950 Acre parcel sold 01-05-2010 for \$634,000.00 (Aka Taylor Rental/Party Plus of Cape Cod.)

Sandwich – 15 Jan Sebastian Drive Building C Condo #2 consisting of 1,063 SF Warehouse / Office condo. sold 01-15-2010 for \$100,000.

Harwich – 531 Main Street Units 1 & 2 Bldg. A (AKA Olde Depot Industrial Condominium) Unit 1 consists of 1,656 SF and Unit 2 consist of 954 SF sold 02-05-2010 for \$275,000.00

Mashpee – 103 Industrial Drive Unit 1C consisting of 1,250 SF field card. This building complex was built in 2007 and the unit consists of 1 room/1story sold 01-14-2010 for \$170,000.00.

Sandwich – 15 Unit C5 Jan Sebastian Drive this 1,154 SF (2-room) Industrial Warehouse Condo. sold 02-16-2010 for \$125,000.00

Falmouth (Hatchville) 3 Tradesman Circle U:1C this 840 SF warehouse condominium sold 03-05-2010 for \$100,000.00.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Yarmouth – 550 Willow Street is a 5,000 SF Lt Steel building with 560 SF of Office space with 4440 SF warehouse space. Sold 03-09-2010 for \$1,300,000.00

Chatham – 231 Crowell Road this 948 SF commercial warehouse built in 1995 on .50 Acre lot sold 03-23-2010.

Harwich – 527 Main Street, Building B Units 6 & 7 totaling 2,682 SF sold 03-19-2010 for \$360,000.00

Harwich – 527 Main Street Bld. B Unit 12 totaling 1,237 SF sold 03-24-2010 for \$181,000.00.

Bourne – 4 Crane Circle Unit #4 consisting of 1,456 SF sold 03-31-2010 for \$175,000.00.

Hyannis – 32 Baxter Road Unit C – this 777 SF Industrial / Condo. sold 04 16 2010 for \$75,000.00. The buyer owns several other condos in the same complex.

Hyannis – 20-28 Joaquin Road this 3,000 SF Commercial Warehouse on 0.64 Acre lot sold 04 30-2010 for \$425,000.00.

North Falmouth – 10 Edgerton Drive this factory warehouse consisting of 5,613 SF on 1.042 Acres of land mainly classified as light industrial built in 1978 sold 05-05-2010 for \$475,000.00

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~~Sandwich- 20 Freezer Road – this industrial land consisting of lots A & Lot C totaling 1.35 Acres was once the home to a freezer manufacturing plant approximately 20, 000 SF in total disrepair. This land sold 06 25 2010 for \$500,000.~~

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~~Sandwich – 368 Unit 1 Route 130 – Warehouse / Retail Space consisting of 5,002 SF building sold 06 29 2010 for \$610,000.00 this unit was purchased as an investment property and the space is available for rent.~~

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Sandwich – 295 Service Road, Aka Casella Waste Systems Inc., this 31.43 acre parcel Solid Waste and Recycle Transfer Station sold 07-01-2010 to Green Rochester Operations LLC, Scott K. Lemay for \$1,114,783.00. Along with this purchase Green Rochester Operations, LLC also purchased Casella's Rochester construction and demolition debris transfer station for a combined price of approximately \$7.8 M

West Yarmouth – 5-7 Rosemary Lane – Warehouse/Retail consisting of 1,840 SF building built in 1950 on 0.22 Acre lot sold 07-01-2010 for \$100,000.00 with seller financing.

East Dennis – 222 Old Chatham Road, this 5,000 SF Warehouse on 1.310 Acre lot sold 07-23-2010 for \$300,000.00.

Sandwich – 9 Jan Sebastian Way Unit 3C this ground floor 1 room warehouse condo Unit consist of 1,056 SF sold 07-14-2010 for \$115,000.00

Harwich – 182 Queen Anne Road this 5,040 SF warehouse on a 21,344 SF parcel, sold 08-27-2010 for \$400,000.00. (See 186 Queen Ann Road – Commercial Dev. Land)

The new facility is located at 182-186 Queen Ann Road in Harwich. Owners Peggy Garrahan and Jay Kavanaugh offer a wide variety of transportation services for weddings, airport transportation, business, special occasions and school sports team events. In addition, the business also offers repair and inspection services for commercial vehicles. Their website is [www.capedestinations.com](http://www.capedestinations.com)

Provincetown – Unit 7 / 29 Alden Street this 341 SF building see AKA Cape End Harbor Condominium the purpose of this unit is intended for a studio or workshop. Sold 08-31-2010 for \$20,000.00

Sandwich – 8 Jan Sebastian Drive Unit 19, this business bay has a first floor of 625 SF warehouse/storage with 10' overhead door and service door plus bathroom, 2<sup>nd</sup> floor has 625 SF office space. Tenant at will was paying \$950 per month. This Ind. Warehouse sold 08-23-2010 for \$100,000.00

Yarmouth – 299 Whites Path this 5,680 SF commercial warehouse built in 1974 on 0.42 Acres sold 09-08-2010 for \$400,000.00.

Hyannis – 139 Thornton Drive –this 5,000 SF Pre-Eng. Metal Warehouse on 0.44 parcel lot sold 09-24-2010 for \$280,000.00

Hyannis 92 Rosary Lane Unit 4 – this 954 SF Commercial Industrial Condo sold 10-14-2010 for \$70,000.00.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

West Yarmouth – 164 Unit 4 Mid-Tech Drive this 1,107 Sf pre-finish metal warehouse condo. Sold 10-18-2010 for \$125,000.00

Bourne – Cataumet – 69 Red Brook Harbor Road consisting of an 8,918 SF Warehouse built in 1974 on a 28,528 SF parcel sold 12-02-2010 for \$400,000.00. (In-house family flip)

Orleans – 26 Bay Ridge Lane consisting of two warehouses totaling 17,359 SF on a 2.250 acre parcel sold 12-21-2010 for \$910,000.00. (in-house name change of ownership)

## Automotive Related Sales including retail sales

East Dennis – 1098 Route 6A, AKA Savon Gas Station. Sold 02-05-2010 for \$400,000.00. This consisted of 0.64 Acre lot plus 900 Sf 2-bay auto garage and a separate 1,015 SF 2 bedroom dwelling. Auto repair tools, equipment, lifts & business inventory was negotiable.

Harwich – 210 Unit 2 Queen Anne Road this 837 SF commercial warehouse condo sold 05-03-2010 for \$58,000.00. The complex is aka Harwich Business Warehouse Condo.

Bourne – 480 MacArthur Blvd. this 8,572 SF Automotive Dealership building (previously Nissan) was leased by Gind LLC, and now the leasee has purchased the building and Real Estate 8/13/2010 for \$2,900,000.00 and will operate the dealership under the Hyundai name.

\*Bourne – 1030 Sandwich Road, this 168 SF Service Station/Gas Station building built I 1978 o an 11,003 SF lot sold 8-13-2010 for \$200,000 Foreclosure Deed.

Hyannis – 11 Cit Avenue this 1,363 SF Industrial Styled Commercial Condo. Formerly the home of Neves Auto Repair sold 08-26-2010 for \$125,000.00

Hyannis – **1449 Iyannough Road Route 132** this 1,865 SF Gas & Service Station built in 1968 sold 09-08-2010 the recorded sales price of \$2,191,000.00 and is for this address along with **2160 Route 6A, Brewster** 2,209 SF building on 24,600 SF parcel lot, **plus Route 28 & Spring Bars Road, both of Falmouth** 1,800 SF 2 bay service station o 0.591 Acre parcel and **2683 Route 6 in Wellfleet**. The buildings were a tear down and purchase price was based on land. Land size 26,136 SF lot. The sellers: Exxonmobil Oil Corp. Buyers: Global Companies LLC, Eric Slifka, Thomas Hollister, Charles A. Rudinsky, & Edward J. Faneuil.

**548 Falmouth Road, Mashpee** have two buildings totaling 2,587 SF Gas/Service Station with Car Wash on 1,271 Acres sold 09-30-2010 for 1,842,000.00 The sellers: Exxonmobil Oil Corp. & Mark Pagano. Buyers: Global Companies LLC, Eric Slifka, Thomas Hollister, Charles A. Rudinsky, & Edward J. Faneuil.

West Yarmouth – 601 Route 28 this gas / service station with food mart consisting of 2,268 SF on 1.76 Acre lot sold 09-08-2010 for \$589,000.00

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

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Centerville – **1734 Falmouth Road** this Mini-Mart/Gas /Service Station consisting of 2,034 SF building built in 1988 on 0.6 Acre parcel plus **511 Station Avenue South Yarmouth** this Gas/Mart consisting of 888 SF building built in 1989 and situated on 1.03 Acre lot sold 09-29-2010 for \$4,519,000.00 Buyer: Global Companies LLC, Eric Slifka, Thomas Follister, Charles A. Rudinsky & Edward J. Feneuil.

Mashpee – 135 Main Street this 3,385 SF building built in 1970 consisting of Gas Station / Service Station and Mini-Mart sold 09-23-2010 for \$420,000.00

Harwich – 435 Route 28 this 1,710 SF Service Station / Gas & Market on 16,117 SF parcel sold 10-14-2010 for \$200,000.00 (In-House Flip)

South Yarmouth – 433 Station Avenue this 1,648 SF two-bay service station on a 0.39 Acre parcel sold 10-14-2010 for \$150,000. (In-House Flip) see above 435 Route 28 Harwich. Same seller, same buyer.

\*Hyannis – 405 West Main Street – the mixed use res/com. Consisting of two building on Retail with apartment above totaling 1,680 SF the second building is a service shop consisting of 3,960 Sf on 0.26 Acre lot formerly known as Classic Cars Service sold at foreclosure 10-22-2010 for \$277,200.00

## Auction/Foreclosures

\*Centerville – This 1,071 SF Duplex on 0.29 Acre lot has a total of 7 Rooms with 3 bedrooms and 2 two full baths. This building was built in 1930 sold 02-01-2010 for \$211,500.00 to the bank in a foreclosure.

\*Hyannis – 20 Charles Street sold 02-05-2010 at auction for \$725,000.00. The buyer will be using part of the 11,200 SF building for office and work-shop with the remainder being leased. Watch for Lumber Liquidators. This property has abundant parking with 0.53 parcel lot.

\*Bourne – 25 Lake Drive consisting of a 1,196 SF two-family home on a 9,015 SF lot sold 02-05-2010 for \$136,500.00 (Foreclosure Deed) Buyer: FHLM

\*South Dennis – 900 Route 134 Condo Unit 1-7 Building 1, Phase III consisting of 945 SF Office Space, AKA Towne Plaza Condominiums of Dennis sold 02-05-2010 at Foreclosure to Liquidation Properties Inc. for \$48,750.00.

\*Hyannis – 64 Quaker Road this 2-family duplex totaling 1,536 SF with four bedrooms and two full baths on .52 Acre parcel, sold 2-19-2010 at Foreclosure for \$91,000.00.

# CAREY COMMERCIAL INC

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\*Eastham – 4955 State Highway this 1890's Antique 3-family home has a total of 2,060 living space with 5 bedrooms/3full baths on 30,056 SF parcel sold at foreclosure 2/24/2010 \$35,000.00

\*Provincetown-Off Cemetery Road this 1,903 SF two-family built in 1940 and is situated on a 7,500 Sf lot sold 2-26-2010 at foreclosure for \$381,500.00.

Brewster – 1379-1381 Main Street AKA Captain Joshua Freeman home also home to Walclif Antiques this 5 bedroom/3 baths 2,481 SF home circa 1820 on National Register was offered as a SHORT SALE. This home is situated on 1.79 Acres with dogwoods, holly trees, hydrangeas and other mature gardens. Main residence has renovated kitchen. Sold 3-05-2010 for \$475,000.00.

Chatham – 30 Market Place this 2,112 SF commercial mixed use building on .24 acre lot sold 3-10-2010 at auction to Sovereign Bank for \$382,500. (SEE following sale dated 3/24/2010)

Mashpee – 78 Industrial Drive Unit 1 – this 1,269 SF office/warehouse condominium building built 2006 steel structure sold 03-09-2010 at foreclosure to Cape Cod Five Cents Savings Bank for \$149,000.00

\*West Yarmouth – 6 New Hampshire Avenue this Waterfront B&B/Inn with full Restaurant sold by foreclosure deed on 03-05-2010 for \$690,000.00. AKA ***The Red Rose Inn & Restaurant***. The two storied Antique gambrel style building (built 1880) consisting of 9 bedrooms/9baths for rental plus a full kitchen with two dining rooms with ample seating. Restaurant is open to the public.

Chatham – 1731 Main Street this Multi-Use Commercial buildings (2) one being retail, the other being service shop totaling 2,920 SF on 0.47 Acre lot sold 03-18-2010 for \$297,500 Foreclosure Deed. Sovereign Bank.

\*Hyannis – 62 Fresh Holes Road this 1,440 SF Duplex consisting of 4 bedrms and 2 full baths totaling 8 rooms on 0.18 acre parcel, sold 03-30-2010 for \$118,500. (Foreclosure Deed)

\*Falmouth – 743 Palmer Avenue this 1,664 SF two family home consisting of a total of 7 rooms and having 4 bedrooms/3baths all on 1.878 Acres sold 03-30-2010 (Foreclosure Deed) for \$251,000.00

Harwich – 1012 Route 28 Harwich (Home to Bonsai Studio) sold 03-29-2010 for \$425,290.00 this property consists of 3,238 Sf building on a 40,075 SF lot. Foreclosure Deed.

\*Eastham – 1600 State Highway this 1,752 SF two family Antique home built in 1766 of course completely remodeled in 2001 and situated on a 39,204 SF lot sold to First Tennessee Bank & First Horizon Home Loans on 04-01-2010 (Foreclosure Deed) for \$378,551.00.

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Hyannis – 87 Pine Avenue this 936 SF ranch style two family home on .19 Acre lot sold 04 16 2010 (Foreclosure Deed) to US Bank for \$165,000.00.

West Harwich – 199 Route 28 this multi – use res. Property consisting of two building totaling 2,819 SF once home to Belac Shores on a 16,117 SF lot sold at foreclosure to the Sovereign Bank for \$191,250.00 on 05-03-2010. As per loopnet – the listing was for Office/retail space available on 28 in W. Harwich. 1 private bath, reception area and two offices. \$650.00 per month gross lease. Currently being operated as a small satellite real estate development office. Phone system convey and high speed internet wired.

Yarmouth – 33-35 Evergreen Street a two family duplex totaling 1,872 Sf with 4 bedrooms 2 baths split for each side and situated on 0.23 Acre lot sold 06-15-2010 for \$190,194.00 at foreclosure to US Bank.

\*Provincetown – 85 Shank Painter Road this 4,710 SF building AKA once home to Clem & Ursies Seafood Restaurant situated on a 34,892 SF lot sold 06-30-2010 for \$525,000.00 (foreclosure deed) The new owner Bay Ocean Properties, LLC, Christopher Townsend is operating as “Townsend Lobster & Seafood Market” as of 2009

\*Brewster – 15 Breakwater Road, - aka *The Captain Freeman Inn* – this 6,706 +/- SF Antique Victorian built in approx. 1866 and is situated on 0.98 Acre lot Sold 07-20-2010 at auction to Apex Inc., a Maine Corporation for \$600K. The B&B has 12 guestrooms all with private baths. 6 of these rooms have fireplaces ad whirlpools. Original details throughout: ornate Italian carved ceiling medallions, marble fireplaces, plaster moldings, original inlaid wood floors & nine over nine windows. Dining room with fireplace seats 28. A screened wrap-around porch overlooks the in-ground pool. And it’s just a quick walk to Breakwater Beach.

Chatham – Market Place Lot 74 consisting of 13,665 SF of commercial Dev. Land sold 07-20-2010 for \$205,000.00 (Foreclosure Deed) John & Judith Miller Trust holder of the original mortgage are now the sole owners of the property.

Hyannis – 60 Nautical Way – this two family two-storied home consisting of 2,160 SF living space with a total of 4 Bedrooms and two full baths on 0.18 Acre parcel sold (Foreclosure Deed) for \$347,753.00 to Chase Home Finance LLC on 08-09-2010

Hyannis – 24 Pleasant Street, this commercial warehouse consisting of 4,516 SF on 0.18 acre parcel sold at Foreclosure on 08-11-2010 for \$250,000.00.

\*Bourne – 1030 Sandwich Road, this 168 SF Service Station/Gas Station building built I 1978 o an 11,003 SF lot sold 8-13-2010 for \$200,000 Foreclosure Deed.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

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\*West Yarmouth – 26 Rainbow Road this (two-family) 746 SF bungalow built in 1950 on 0.16 acre lot consisting of a total of 2 bedroom / 2 baths sold 08-13-2010 (foreclosure) for \$120,000.00 to US Bank.

Mashpee – 181 Main Street this two family 2,262 SF ranch style home built in 1969 consisting of a total of 7 rooms with 3 bedrooms 3 1/2 baths on a 22,010 SF parcel lot sold at foreclosure on 08-26-2010 for \$265,359.00 to FNMA

\*Chatham – 17 Balfour Lane Condo units J,K,L,M,N,O, & P (J=733SF, K=479SF,l=594SF, M=972SF, N = 851SF, O = 775 SF, P=2,854 SF) Total SF of 7,258 SF ground floor jkln having two room, O having 3 rooms and P have 4 rooms. These condominiums sold at foreclosure on 9-14-2010 for \$225,000.00 buyer remained the same. (in-house change of name)

Falmouth – 222 Davisville Road this 1,788 SF Two family home on 0.275 Acre parcel sold to Foreclosure 09-15-2010 for \$257,362.00 Buyer: FHLM This home was built in 1920 having a total of 7 rooms, 3 bedrooms and 2 full baths.

South Yarmouth – 1268 Route 28 this multi-use Stores/Apt./ Com 1,063 Sf building on 0.27 Acre parcel sold at foreclosure 09-09-2010 to (Buyer) FNMA for \$473,660.00

Falmouth – 405 Jones Road this 2,278.5 SF Office building built in 1950 consisting of 4 rooms and 1 full & ½ bath. Sold at Foreclosure 09-24-2010 for \$265,000.00 (former partner purchased it (Wallace)

Osterville – 846 Main Street plus 218 Pine Lane Ext. this property consisting of a 32,393 SF Commercial building home to (Osterville Home & Garden) situated on a combined 1.34 Acres sold at Foreclosure (Auction) on 09-30-2010 for \$1.9M.

\*Bourne – (Monument Beach) – 441 Shore Road formerly the Village Market Place . As per the Bourne Courier and Town Hall Notes: July 2010 The board of health approved Michael & Rebecca Gully's plan to open a baker and pre-made sandwich shop at this location. This retail store consisting of 884 SF on an 8,060 SF parcel lot was sold by foreclosure deed to Michael Gully on 10-07-2010 for \$160,000.

South Dennis – 101 Setucket Road – this two family home built in 1977 and consisting of 1,820 SF on 1.270 Acre lot sold at foreclosure – FNMA buyer for \$283,500.00 on 10-07-2010.

\*Hyannis – 405 West Main Street – the mixed use res/com. Consisting of two building on Retail with apartment above totaling 1,680 SF the second building is a service shop consisting of 3,960 Sf on 0.26 Acre lot formerly known as Classic Cars Service sold at foreclosure 10-22-2010 for \$277,200.00

Land Sold:

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Marstons Mills – 0 Whistleberry Drive consists of 9.17 Acres of land (cranberry bog) sold 01-19-2010 for \$125,000.00.

Mashpee – 532 Main Street consists of 18.05 Acres of Commercial Pot. Dev. Land sold 02-26-2010 for \$650,000.00

Harwich – 16 Evergreen Way is a 37,540 SF of Developable Land zoned industrial sold 06-01-2010 for \$250,000.00

Hyannis – 167 Pleasant Street – consisting of 0.11 Acre commercial parking lot sold 05-24-2010 for \$435,000.00. This sale was an in-house flip with the change of name.

Orleans – 65 Old Colony Way consist of a 1.300 Acre commercial developable lot purchased by Deed in Lieu of Foreclosure by Sovereign Bank on 06-03-2010 for \$318,661.00.

Yarmouth – 12 Enterprise Road is a 0.99 Acre commercial developable land sold 06-15-2010 for \$420,000.00 with Bank of Cape Cod helping with the financing.

Mashpee – 64 Industrial Drive is a 1.910 Acre Industrial developable land sold 06-30-2010 for \$387,500.00

Chatham – 82 Commerce Park South is an 10,002 SF Industrial Undev. Land with a 1,900 SF Foundation that sold 07-21-2010 for \$245,000.00.

Orleans – 65 Old Colony Way consisting of 1.3 Acre commercial developable land sold 07-20-1020 for \$210,000.00

Sandwich – 4 Victory Drive is a 3.32 Acre industrial developable parcel that sold 07-16-2010 for \$550,000.00

Harwich – 186 Queen Anne Road consisting of 20,909 SF Industrial Developable Land sold 08-27-2020 for \$150,000.00. This property abuts 182 Queen Anne Road which was purchased at the same time by the same buyer. (See Indus. Warehouse 182 Queen Anne Road, Harwich)

Falmouth – Lot 6 / 0 Thomas B. Landers Road this 1.680 Acre parcel zoned Commercial/Agricultural sold 09-28-2010 for \$25,000.00 to 300 Committee Land Trust Inc.

Falmouth – 17 Pine Street this 1.2001 Acre parcel zoning RB sold 10-05-2010 for \$300,000.

Falmouth – 0 Edgerton Drive Lot #7 consisting of 1.530 Acres of Industrial Land sold 10 27-2010 for \$255,000.00. Seller CS Realty Trust Robert Cunha- Buyer: Lot 7 Edgerton Drive LLC, Robert A Maffei, & Robert Cunha (In-house flip name change)

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Falmouth – 0 Technology Park Drive – 6.92 +/- Acres Industrial sold 11 08 2010 for \$1,589,100 (aka along known as lot 10) Four Stones LLC, to Woods Hole Marthas Vineyard & Nantucket Steamship Authority.

Falmouth – Lot 1 Thomas B. Landers road consisting of 2.05 Acre Industrial Developable Land sold 11-17-2010 for \$150,000.00

## Lodging: Motels, Hotel, Bed & Breakfast

Falmouth – 27 Main Street, aka **Mostly Hall** boasts 1.15 Acre lot and 6 Units with 7 Baths plus attached 2 bedroom /1 bath owner's quarters. The 3,364 SF Greek Revival style home was built in 1849 and has been running as a B&B since 1980. Sold 01-08-2010 for \$825,000.00.

West Yarmouth – 492 / 498 / 504 Route 28. 492 Route 28 AKA **Cape Traveler Motor Inn**, consisting of seven buildings totaling 14,804 SF living space. 498 Route 28 AKA **Beachway Motel**, consists of one L shaped building with 14 units totaling 4,686 SF living space. 502 Route 28 AKA **Mayflower Motel** two buildings totaling 8,675 SF. These three properties were combined in a sale dated: 01-13-2010 for \$2,460,000.00.

West Yarmouth – 343 Route 28 AKA **Yarmouth Resort Condominium** sold 01-13-2010 for \$2,460,000.00. Ownership flip with above sale (492-498 & 504 Route 28 WY)

Falmouth – One Main Street AKA **Inn At One Main**, this 3,664 SF Antique built in 1892 consists of (field card ) 5 units , 9 Rooms total, 6 total bedrooms, 7 Total baths..... On the 1<sup>st</sup> floor is a 1 bedroom/1bath owners quarters with a private side deck. This Victorian Style B&B is situated on a 0.383 Acre lot, sold 02-01-2010 for \$500,000.00.

South Yarmouth – 1237 Route 28 AKA The **Captain Jonathan Motel** consisting of 20 Units with separate owner's home sold 02-02-2010 for \$460,000.00. The motel was originally built in 1956 as a one story and second story was added in the late 1980's. This two story building is 6,636 SF total and has 21 motel units. The owner's home is 700 SF ranch and both buildings are situated on 0.46 acre lot.

North Falmouth – 350 Quaker Road AKA **Sea Crest Condominiums & Conference Center**, sold 02-08-2010 for \$17,695,301.00 This property is waterfront and consists of 266 Units. Previously time-shared.

\*West Yarmouth – 6 New Hampshire Avenue this Waterfront B&B/Inn with full Restaurant sold by foreclosure deed on 03-05-2010 for \$690,000.00. AKA **The Red Rose Inn & Restaurant** This two storied Antique gambrel style building (built 1880) consisting of 9 bedrooms/9baths for rental plus a full kitchen with two dining rooms with ample seating. Restaurant is open to the public.

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Provincetown – 29 Bradford Street Ext. – AKA **Bill White's Motel** consists of a 3,982 SF two story building having 12 Rental units plus a 2 bedroom 1 bath attached owner's quarters. (as per field card) on a 13,460 SF (multiple lots) parcel sold 03-16-2010 for \$945,000.00.

Yarmouth Port – 438 Route 6A – AKA **Blueberry Manor** consisting of 4 rental units with 4 baths plus a one bedroom/bath owners quarters in the attic expansion. The building was built in 1880 and has approximately 2, 543 SF on 0.57 parcel sold 03-23-2010 for \$505,000.00.

Chatham – 364 Old Harbor Road – AKA **Moses Nickerson House Inn** – This two storied 3,956 SF Antique 1839 Built Ship Captain's Home on 0.47 Acre lot consisting of 7 Units all with private baths. This property sold 05/14/2010 for \$1,162,500.00.

Harwichport – 792 Route 28 & 23 Show Inn Road AKA **Wychmere Harbor Beach and Tennis Club** – This multi-faceted property consist of private beach and tennis courts (792 Rte 28) and of the 900 SF Bathrooms for the Tennis club, the snack bar and bath house on the beach , the Chanel House, the Sow Inn, the Wychmere Harbor Club (Dining area) and the Captains House consisting of 3 apartments. The Seaview House consisting 4 apartments, and the Harborview House having 4 apartments. The new owners will be remodeling the property and selling the last of the six remaining residences (Wychmere Shores Condominiums). The sale took place on 5-13-2010 for a total of \$21.1M

Provincetown – 158 Bradford Street AKA **Admiral's Landing B&B** consisting of 6 Units in the main house plus studio efficiencies (2) in the smaller building behind the main house. This property sold 06-01-2010 for \$950,000.00

Provincetown – 175 Commercial Street AKA **Anchor Inn Beach House** consists of 29 Bedrooms/24 full baths and 1 half baths. The beach house was built in 1917 and sits on an 8,886 SF lot. The Inn sold 05-28-2010 for \$3,825,000.00.

Hyannis – 447 Main Street AKA **Cape Cod Inn** consists of a 40 Unit motel plus 81 Seat **Duck Inn Pub**. Has town water and town sewer telephone A/C Indoor Pool, card locks. Consisting of a 26,292 SF building on 0.65 Acre lot sold \$2,248,650.00 on 06-16-2010 with financing from Lindstrom Family 2007 Revocable Trust, Richard E. Lindstrom (Lindstrom RT was also financing previous owners.)

Provincetown – 698 Commercial Street aka **Cape Inn Resort** having 139 rooms located in the Towns "East End" with deluxe waterveiw rooms and non-waterveiw. Lounge and restaurant with poolside bar and grill. Sold 06-23-2010 for \$5,100,000.

Provincetown – 178 Bradford Street aka **Snug Cottage** this 4,678 SF antique home built in 1820 has been remodeled to accommodate their guests comfort and needs All 8 rental suites have private baths. This property is situated on a 6,504 SF lot and sold 07-01-2010 for \$1,550,000.00

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

West Yarmouth – 57 Maine Avenue – aka *Inn at Lewis Bay* this 1920's Dutch Colonial consists of 3,378 SF with 6 Rental Units some with limited water-views plus a third floor owner's quarters on 0.18 Acre lot old 07-01-2010 for \$646,500.00.

\*Brewster – 15 Breakwater Road, - aka *The Captain Freeman Inn* – this 6,706 +/- SF Antique Victorian built in approx. 1866 and is situated on 0.98 Acre lot Sold 07-20-2010 at auction to Apex Inc., a Maine Corporation for \$600K. The B&B has 12 guestrooms all with private baths. 6 of these rooms have fireplaces and whirlpools. Original details throughout: ornate Italian carved ceiling medallions, marble fireplaces, plaster moldings, original inlaid wood floors & nine over nine windows. Dining room with fireplace seats 28. A screened wrap-around porch overlooks the in-ground pool. A quick walk to Breakwater Beach.

West Harwich – 186 Belmont Road aka *Lion's Head Inn* – this 4,250 SF Antique Bed and Breakfast Inn and Cottages (2) 940 SF is situated on a 1.6 Acre lot. The main Inn has a spacious guest dining room, outdoor pool and patio. There are 6 guest rooms all with private baths plus two cottages with kitchens, baths and one or two bedrooms. Property was For Sale for \$750K and sold 07-15-2010 for \$675,000.00.

Chatham – 407 Old Harbor Road aka *Carriage House Inn* – this 2,580 SF main house built in 1800 has 3 rental units plus owners quarters. The smaller building (Carriage House) is 930 SF and built in 1900 also having 3 rental units all on .75 acre parcel. This property sold 09-08-2010 for \$1,270,000.00 with TD Bank NA helping to facilitate the deal.

Brewster – 1360 Main Street – aka formerly the *Beechcroft Inn* this antique home built in 1840 and is 4,167 SF with 10 Guest Rooms and situated on 1.400 Acre parcel sold 09-15-2010 for \$508,000.00

Hyannis – **961 & 972 & 989 Pitcher's Way** these **three rooming houses** consisting of (961) 4,944 GA SF with 10 rooms 8 bedrooms and 7 full baths on 0.51 Acre parcel (972) 5,040 GA SF with 10 Rooms / 8 bedrooms and 7 full baths on 0.60 Acre lot, (989) 5,088 GA SF with 10 Rooms, 8 Bedrooms and 7 Full baths on 0.50 Acre Lot sold 09 -23-2010 for \$1,050,000.

Provincetown – 8 Cottage Street this 2,655 SF Antique Victorian **aka The Oxford Guest House** having 7 Rental Units some with fireplace plus owner apartment. Features included shared Baths, TV, A/C, Non-smoking rooms, and free limited breakfast. Sold 09-24-2010 for \$1,795,000. What the new owners will make of it, or call it? Will wait and see. The Oxford has closed its doors after 12 years.

Falmouth – 186 Wood Hole Road aka *Woods Hole Passage B&B / Inn* this 3,033+/- SF building built in 1920 consisting of 5 Rental units plus owner's quarters on a 1.228 Acre lot sold 11-05-2010 for \$770,000.00

# CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

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Provincetown – 8 Dyer Street aka **8 Dyer Hotel** this 7 Unit hotel consisting of 2,331 Sf 2.5 storied building with newly renovated rooms and amenities sold 12/17/2010 for \$1,000,000.00

Harwichport – 16 Bank Street aka **Sandpiper Beach Inn** is a 6,021 Sf beachfront motel on 0.99 Acre lot sold on 12-23-2010 for \$2,750,000.00.