

# Hyannis Office Building in High Traffic Zone



141 Falmouth Road, Hyannis, MA 02601  
17, 714 S.F. | 1.48 Acres | Town Water | Town Sewer  
130 Parking Spaces



**The Realty Advisory, Inc.**

Commercial Real Estate, Development, Consulting & Brokerage Services  
1645 Falmouth Road, Suite 10F, Centerville, MA 02632

## **CONTACT**

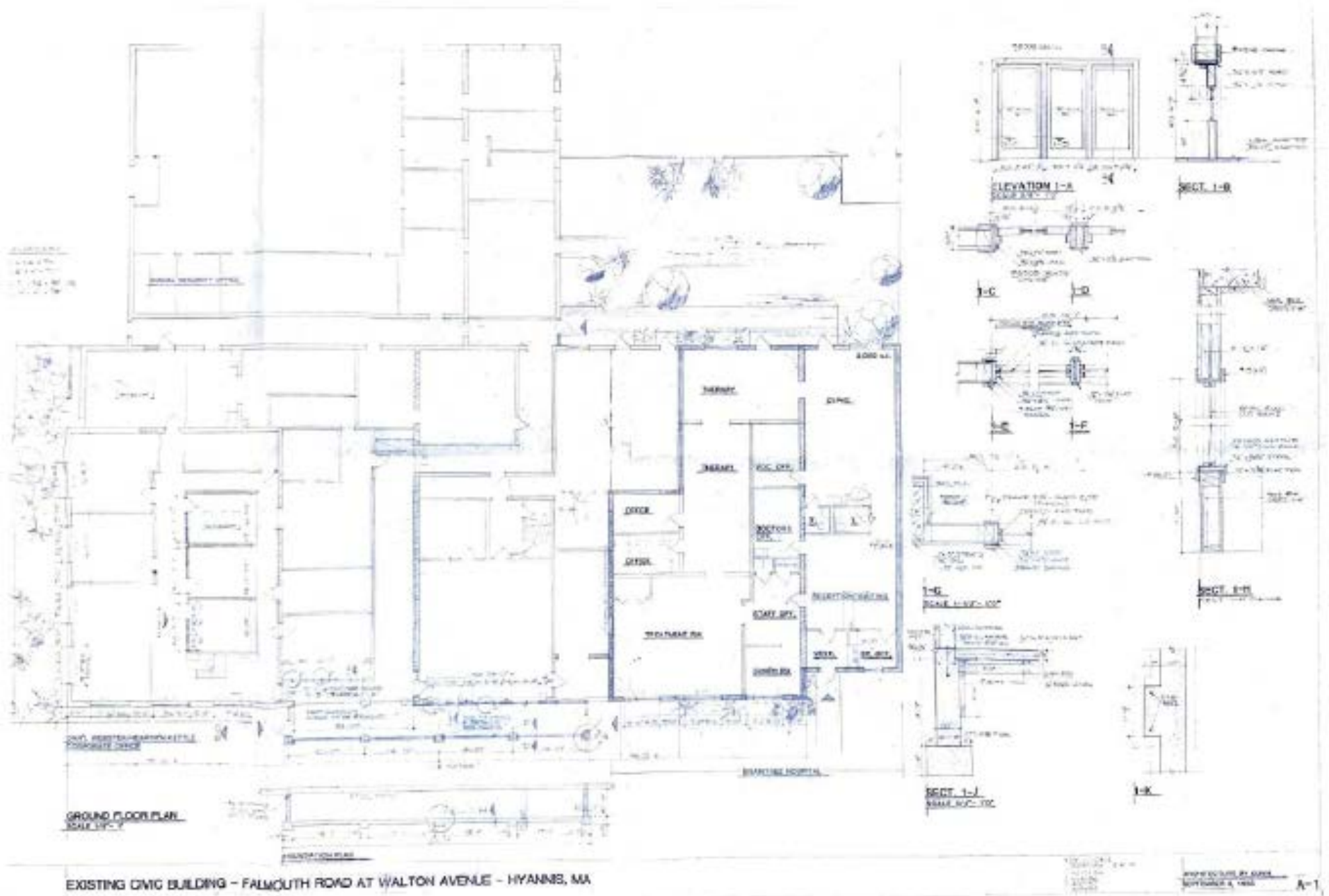
Richard Catania  
508.367.1898

[rcatania@therealtyadvisory.com](mailto:rcatania@therealtyadvisory.com)

## Excellent Visibility / Ample Parking



# Floor Plan



# Rent / Tenants

## 141 Falmouth Road Rent - Tenants

Unit	Tenant Name	%	Rent SqFt	Total SqFt	Monthly Rent	Annual Rent	Lease Exp
	Catania Hospitality Group 141 Falmouth Road Hyannis, MA 02601	51.5%	\$ 11.13	9,437	\$8,750	\$105,000	MTM
	Landmark Church 141 Falmouth Rd Hyannis, MA 02601	27.7%	\$ 11.83	5,070	\$5,000	\$60,000	4/30/24
	Secure Networks for Small Business Inc 181 Falmouth Rd Hyannis, MA 02601	20.7%	\$ 15.91	3,796	\$5,034	\$60,408	4/30/24
				18,303	\$18,784	\$225,408	
					\$10,034		

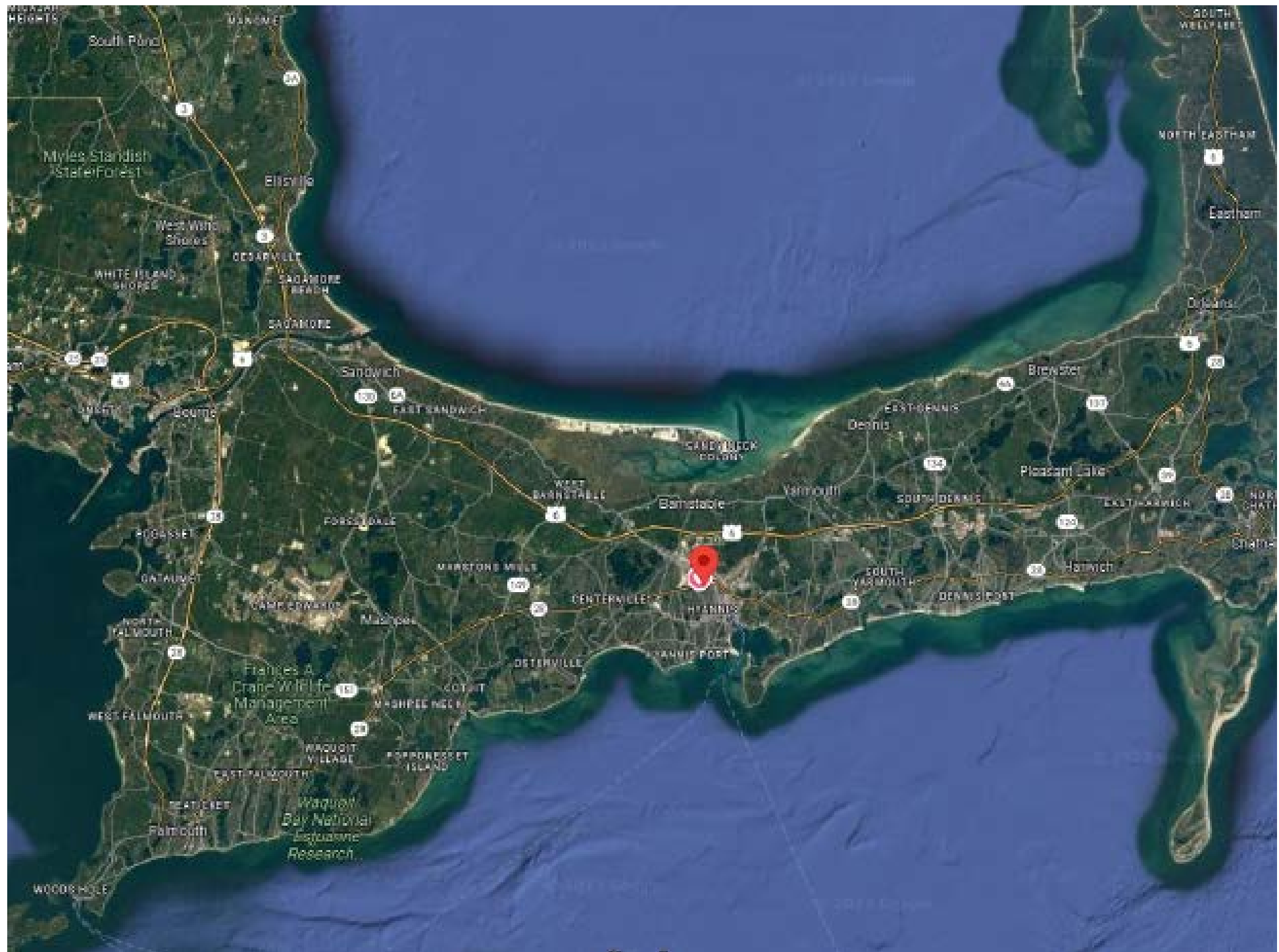
# Construction Details

Building		Details		Land	
<b>Building value</b>	\$ 1,944,300	<b>Bedrooms</b>	00	<b>USE CODE</b>	3400
<b>Replacement Cost</b>	\$2,371,132	<b>Bathrooms</b>	0 Full-0 Half	<b>Lot Size (Acres)</b>	1.53
<b>Model</b>	Commercial	<b>Total Rooms</b>		<b>Appraised Value</b>	\$ 1,009,800
<b>Style</b>	Office Bldg	<b>Heat Fuel</b>	Oil	<b>Assessed Value</b>	\$ 1,009,800
<b>Grade</b>	Average	<b>Heat Type</b>	Hot Water		
<b>Year Built</b>	1963	<b>AC Type</b>	Central		
<b>Effective depreciation</b>	18	<b>Interior Floors</b>	Carpet		
<b>Stories</b>	1	<b>Interior Walls</b>	Drywall		
<b>Living Area sq/ft</b>	18,303	<b>Exterior Walls</b>	Concr/Cinder		
<b>Gross Area sq/ft</b>	18,657	<b>Roof Structure</b>	Flat		
		<b>Roof Cover</b>	Elastomeric		
PAV 1	PAVING- ASPHAL T	4000 0	\$ 38,400	\$ 38,400	

# Property Record Card

Property Location 141 FALMOUTH ROAD/RTE 28 Map ID 311/074// Bldg Name State Use 3400  
 Vision ID 26046 Account # 230663 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 12/20/2022 7:25:49 P

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2023 BARNSTABLE, MA  <b>VISION</b>							
DAN'L WEBSTER TRUST LP						Description	Code	Appraised	Assessed								
141 FALMOUTH RD						COMMERC.	3400	1,982,700	1,982,700								
HYANNIS MA 02601						COM LAND	3400	1,009,800	1,009,800								
SUPPLEMENTAL DATA																	
Alt Prcl ID		Plan Ref.			Land Ct#		17201-C										
Split Zonin RB;HB		#SR			Life Estate		PP STATU										
ResExpt Q		#DL 1			#DL 2		GIS ID		F_985913_2704809		Assoc Pid#						
#DL 2		LOTS C18, C19, C20 & C21															
Total		2,992,500		2,992,500													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DAN'L WEBSTER TRUST LP		C160 0	12-21-2000	U	I		1 1B	Year	Code	Assessed	Year	Code	Assessed				
CATANIA, VINCENT J & FRANK J TRS		C108 0	11-15-1986	Q	I	1,050,000	U	2023	3400	1,982,700	2022	3400	1,706,200				
GIKAS, JOHN & EVANGELOS		C836 0	11-14-1980	U					3400	1,009,800		3400	736,300				
Total		2,992,500		2,442,500		2,444,300											
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
C117								HYAN									
NOTES																	
4 OFFCS(FROM PRIOR ECONOMIC TEMPLATE)																	
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
19-1315	05-15-2019	881	Alt-Int work-Co	10,000	06-30-2019	100	06-30-2019	Build 2 New Offices and Minor	08-01-2021	CK	02		03	Cycl Insp Comp			
19-1122	05-13-2019	803	Addn Alt-Comm	5,500	06-30-2019	100	06-30-2019	REMOVE OF A FEW WALLS	04-30-2020	GM	04		FR	Field Review			
19-1519	05-08-2019	836	Sign	0	06-30-2019	100	06-30-2019	Reface freestanding sign 16 s	04-10-2014	JR	03		02	Bldg Permit Completed			
201401245	03-06-2014	NR	New Roof	138,750	06-30-2014	100	06-30-2014	REROOF-REMOV RUBBER	05-31-2012	JR	01		03	Cycl Insp Comp			
201305293	08-07-2013	CM	Commercial	14,500	06-30-2014	100	06-30-2014	REPLC WINDS/DRS									
200905721	12-02-2009	RE	Remodel	20,000	06-30-2010	100	06-30-2010	SUBDIVIDE EXIST									
B35328	08-01-1992	RE	Remodel	76,000	01-15-1994	100		HYALTER									
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3400	OFFICE BLD M9	SPLI	4		1.530	AC	330,000.00	1.00000	C	1.00	C117	2.000	ALL SITE	0	660,000	1,009,800
Total Card Land Units						66,647	SF	Parcel Total Land Area: 1.53						Total Land Value		1,009,800	



# Supplemental Financial Informations

A complete supplemental offering package containing relevant financial information is available upon request. Some information includes but is not limited to tax returns, monthly revenues and detailed income.

## Confidentiality and Disclaimer

The Offering Document was prepared by The Realty Advisory, from and on information furnished by 141 Falmouth Road which is "The Seller", and the Village of Hyannis, MA by agents of the seller and from other sources believed reliable. No guarantee, express or implied, is made as to the accuracy or completeness of this information and it is subject to error, commission, change of price, change of description or condition, or withdrawal without notice. The Realty Advisory has not independently audited or verified any information, financial result, legal description, sketch or plan.

The Realty Advisory, represents 141 Falmouth Road on an exclusive basis. Any other brokers or salespeople represent the Buyer, not the Seller, in the marketing, negotiation and sale of this business and property, unless other arrangements are made in advance with the Realty Advisory, Inc.

This Offering Document is proprietary to the seller and its related legal and beneficial owners and to The Realty Advisory. This information is made available to you because you signed a Confidentiality Agreement for the purpose of conducting an analysis of the business opportunity represented herein prefatory to making an offer to purchase the aforementioned business and property.

Should you decline to make such an offer, you agree to return promptly this document and any other information provided to you.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject.



# Representation

141 Falmouth Road has retained Richard Catania of the Realty Advisory, Inc. This transaction is a confidential matter. All inquiries will be treated with strict confidentiality. The seller reserves the right to withdraw from negotiations or the market at any time.

# Proposed Transaction

The Realty Advisory is entertaining offers to purchase 141 Falmouth Road of Hyannis, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

# Submission Offers

The seller reserves the sole and absolute right to accept or reject any offer. All offers should include price, deposit, financing, if any, and closing date. Nothing in the submission of any offer shall be deemed in any way to create any right or obligation between the seller and the proposed buyer until such offer has been accepted in writing.

The offers shall contain the following information:

- A. The name and address of the prospective purchaser, including principals
- B. Purchaser's legal counsel
- C. Identification of business being purchased
- D. Deposit
- E. Financing to detail purchaser's desire to obtain private, conventional, or institutional financing
- F. Due diligence inspections of property within a reasonable time period
- G. Terms to Seller-Cash at closing or Seller financing
- H. The purchase price
- I. Proposed closing date