

**FOR SALE: 4,400 SF RIVERSIDE OFFICE BUILDING ON SPACIOUS 1.53 ACRE LOT . . . . . *Asking* \$699,000**



~~\$799,000~~  
~~\$675,000~~  
~~0.00~~

4,400 SF Multi Purpose Bldg on 1.5 Acres on the Herring River at 129 Rt. 28 West Harwich. There are two floors of finished office space and a bright lower level finished basement of 2,400 SF.

In 1979, the Tomasian family purchased the 1.52 acre lot and constructed the building to house their dental practice, Tomasian & Tomasian.

The building presents a prestigious figure being riverside and well set on the spacious lot.

The property is zoned CH-1 which allows the following uses: medical / dental, professional office business, personal service and retail to name a few.



Address: 129 Route 28 West Harwich, MA 02671  
 Year Built: 1980  
 Land Area: 1.52 Acres  
 Bldg Area: 4,437 SF total area  
 First Floor: 2,400 SF  
 Second Floor: 1,856 SF  
 Lower Level: 1,856 SF

Book / Page: 15,521 Page 6

Septic / Water: Private / Municipal  
 RE Taxes \$6,188.46 (2016) For Sale: \$699,000

Key: 1179

Town of HARWICH - Fiscal Year 2016

12/7/2015 11:10 am SEQ #: 1.093

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
129 MAIN STREET LLC 141 WHITE BIRCH WAY W BARNSTABLE, MA 02668		11-P1-0	129 ROUTE 28		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
129 MAIN STREET LLC		10/19/1999	F	1 (155216)	
TOMASIAN RALPH ET AL		02/28/1978	QS	50,000 (73350)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3420	100	MED OFFICE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
404	08/08/2001	56	CYCL-NO GR ALTERATIONS	5,700	07/06/2009	MO	100 100
		3			02/21/2002	MO	100 100

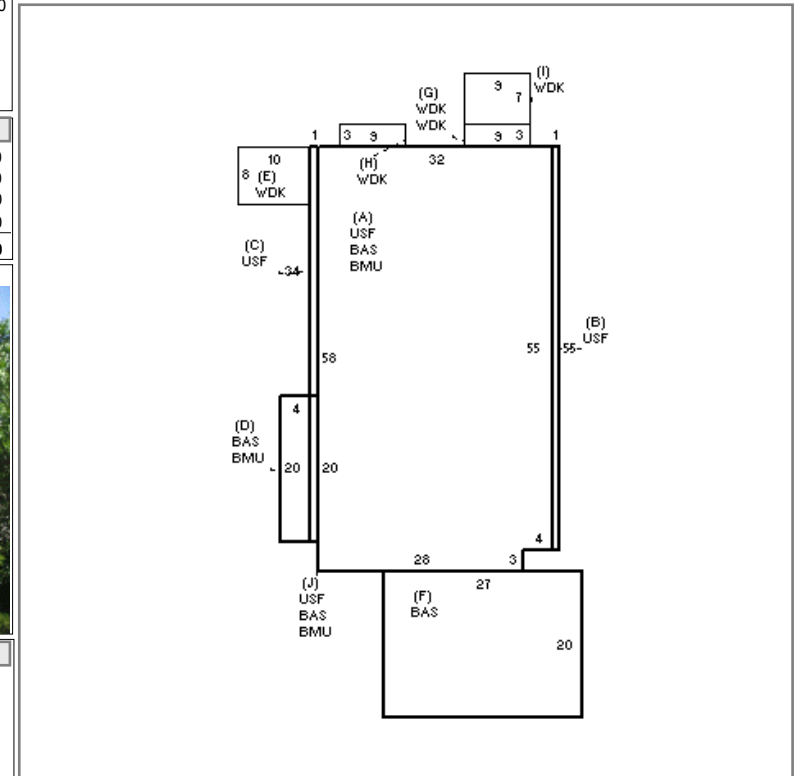
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	40,000	C1 0.65	1	1.00	100	1.00	1.00	100	1.00		194,400
303	A	0.602	C1 0.65	1	1.00	100	1.00	1.00	100	1.00		16,430

TOTAL	1.520 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RT28 W	NOTE	LAND	210,800	206,700		
Inf1	NONE		BUILDING	462,100	448,600		
Inf2	FACTOR 100		DETACHED	9,400	9,400		
			OTHER	0	0		
			TOTAL	682,300	664,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	A	1.00	A 0.75		24	61.00	1,100
APV	A	1.00	A 0.75		10,000	1.10	8,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2009	MO
MODEL	5		CIM	LIST		
STYLE	21	1.57	PROF. BUILDING [100%]	REVIEW	7/13/2009	DS
QUALITY	E	1.60	EXCELLENT [100%]			
FRAME	1	0.99	WOOD FRAME [100%]			

BLDG COMMENTS  
TOMASIAN DENTIST, ETC.

INDING

YEAR BLT	1980	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	733,413		
NET AREA	4,437	DETAIL ADJ	1.558	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNF	1,944		49.57	96,371	CONDITION ELEM	CD		
\$NLA(RCN)	\$165	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,844	1980	141.71	261,308				
				ROOF STRUCTURE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	109	1980	141.71	15,446				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	224		37.00	8,288				
				FLOORING	3	WW/ CARPET	1.00	+	BAS	L	BASE AREA	2,484	1980	141.71	352,000				
				INT FINISH	2	DRYWALL	1.02												
				H.V.A.C.	9	WM/CLAIR PKGE	1.04												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1991 / 23
																		COND	37 37%
																		FUNC	0
																		ECON	0
																		DEPR	37 % GD 63
																		RCNLD	\$462,100

# ZONING

## 325 Attachment 1

**Town of Harwich**  
**Table 1, Use Regulations**  
**[Amended 5-3-2011 STM by Art. 23; 5-7-2013 STM by Art. 12]**

Note: Uses followed by parentheses designate uses with further requirements. The number referenced is a section(s) of the Zoning Bylaw.

Use	RR	RL	RM	RH-1	RH-2	RH-3	CV	CH-1	CH-2	IL	MRL	MRL-1	WR	
<b>Paragraph I – Residential Uses</b>														
1a	Accessory building, residential – without bedrooms	P	P	P	P	P	P	P	P	—	—	P	P	P
1b	Accessory building, residential – with bedrooms	S	S	S	S	S	S	S	S	—	—	S	S	S
2	Mixed-use development (§ 325-51M)	—	—	—	—	—	—	S	S	S	—	—	—	S
3	Bed-and-breakfast	S	S	S	S	S	S	S	S	—	—	S	S	S
4	Cluster development, single-family dwellings (§ 325-51E)	S	S	S	—	—	—	—	—	—	—	—	S	P
5	Guest houses	—	—	S	P	P	—	P	P	—	—	—	—	S
6	Home occupation (Article VIII)	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Lodging house	—	—	—	—	—	—	—	S	—	—	—	—	—
8	Multifamily dwelling	—	—	—	—	S	S	—	—	—	—	S	S	S
9	Single-family dwelling	P	P	P	P	P	P	P	P	—	—	P	P	P
10	Single-family dwelling with accessory apartment (§ 325-51H)	S	S	S	S	—	—	S	S	—	—	S	S	S
11	Shared elderly housing	S	—	S	—	—	—	S	S	—	—	—	—	—
12	Trailer, houseboat or other boat storage (§ 325-14A)	P	P	P	P	P	P	P	P	—	P	P	P	P
13	Two-family dwelling (§ 325-51N)	S	S	S	S	S	S	S	S	S	—	S	S	S

HARWICH CODE

Use	RR	RL	RM	RH-1	RH-2	RH-3	CV	CH-1	CH-2	IL	MRL	MRL-1	WR	
<b>Paragraph II – Public and Quasi-Public Uses</b>														
1	Church or other religious purposes	P	P	P	P	P	P	P	P	P	P	P	P	
2	Educational use, nonprofit	P	P	P	P	P	P	P	P	P	P	P	P	
3	Essential service: facility, utilities	S	S	S	S	S	S	S	S	S	S	S	S	
4	Institutional use, other	S	S	S	S	S	S	S	S	S	S	S	S	
5	Municipal use	P	P	P	P	P	P	P	P	P	P	P	P	
6	Nonprofit library, museum or historical use	S	S	S	—	—	—	—	—	—	—	S	S	P
7	Personal wireless facility, 45 to 150 feet (§ 325-14P; Article XI)	S	S	S	—	—	—	—	S	S	S	—	—	S
8	Personal wireless facility, up to 45 feet (§ 325-14P; Article XI)	S	S	S	S	S	S	S	S	S	S	S	S	S
9	Hospice	S	S	S	—	—	—	S	S	—	—	S	S	S
10	Nursing home	S	S	S	—	—	—	S	S	—	S	S	S	S
11	Assisted living facility	S	S	S	—	—	—	S	S	—	—	S	S	S
<b>Paragraph III – Agricultural and Related Uses</b>														
1	Agriculture, horticulture, floriculture less than 5 acres (§ 325-14B)	S	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, horticulture, floriculture 5 or more acres (§ 325-14B)	P	P	P	P	P	P	P	P	P	P	P	P	P
3	Animal hospital (§ 325-14C)	—	—	—	—	—	—	—	S	—	S	—	—	—
4	Animal kennel (§ 325-14C)	—	—	—	—	—	—	—	—	—	S	—	—	—
5	Aquaculture	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Commercial stable, riding rings	—	—	—	—	—	—	—	—	S	S	S	S	S
7	Pigs, not more than 2 (§ 325-14D)	S	—	—	—	—	—	—	—	—	—	—	—	S
8	Horse(s) (§ 325-14E)	P	P	P	P	P	P	P	P	P	P	P	P	S

ZONING

Use	RR	RL	RM	RH-1	RH-2	RH-3	CV	CH-1	CH-2	IL	MRL	MRL-1	WR
<b>Paragraph IV – Commercial Uses</b>													
1	Adult entertainment (Article XIII)	—	—	—	—	—	—	S	S	—	—	—	S
2	Automotive service and repair facility (§ 325-14F)	—	—	—	—	—	—	—	—	S	—	—	—
3	Boat storage	—	—	—	—	—	—	P	—	P	—	—	—
4	Car wash facility	—	—	—	—	—	S	S	—	S	—	—	—
5	Commercial parking, garage or lot	—	—	—	—	—	P	P	—	P	—	—	—
6	Construction industry (§ 325-14G)	—	—	—	—	—	—	—	—	P	—	—	—
7	Dry-cleaning establishments	—	—	—	—	—	S	S	—	—	—	—	—
8	Educational use, for profit	—	—	—	—	—	S	S	S	S	—	—	P
9	Filling station	—	—	—	—	—	—	—	—	S	—	—	—
10	Fish processing facilities	—	—	—	—	—	—	—	—	P	—	—	—
11	Funeral home or mortuary	—	—	—	—	—	S	S	S	—	—	—	—
12	Golf course	P	P	P	—	—	—	—	—	—	P	P	S
13	Heating fuel resale and storage (§ 325-14H)	—	—	—	—	—	—	—	—	P	—	—	—
14	Hospital	S	—	—	—	—	—	—	—	—	—	—	—
15	Hotel	—	—	—	—	S	S	—	—	—	—	—	—
16	Hotel, motel – incidental use	—	—	—	—	P	P	—	—	—	—	—	—
17	Inn	—	—	—	—	S	S	S	S	—	—	—	—
18	Manufacturing (§ 325-14I)	—	—	—	—	—	—	—	—	S	—	—	—
19	Marine use	—	—	—	—	—	S	S	—	P	—	—	—
20	Medical clinic	—	—	—	—	—	P	P	P	—	—	—	S
21	Motel	—	—	—	—	S	S	—	—	—	—	—	—
22	Motion-picture establishment, indoor	—	—	—	—	—	—	S	S	—	—	—	S
23	Offices, professional or business	—	—	—	—	—	S	P	P	P	S	—	P

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Use	RR	RL	RM	RH-1	RH-2	RH-3	CV	CH-1	CH-2	IL	MRL	MRL-1	WR
24 Outside display for retail sales	—	—	—	—	—	—	S	S	S	S	—	—	S
25 Outside storage, retail (§ 325-14J)	—	—	—	—	—	—	—	—	—	P	—	—	—
26 Outside storage, other (§ 325-14J)	—	—	—	—	—	—	—	—	—	P	—	—	—
27 Personal service establishment	—	—	—	—	—	—	P	P	P	—	—	—	P
28 Photographic developing laboratories	—	—	—	—	—	—	S	S	—	S	—	—	—
29 Processing of mined and quarried raw material (Article XV)	—	—	—	—	—	—	—	—	—	P	—	—	—
30 Recreation and amusement services	—	—	—	—	—	—	S	S	S	—	—	—	S
31 Repair service, miscellaneous (§ 325-14K)	—	—	—	—	—	—	P	P	P	P	—	—	S
32 Restaurant or lounge	—	—	—	—	—	—	P	S	P	—	—	—	S
32A Restaurant, fast-food/takeout (§ 325-14O)	—	—	—	—	—	—	S	S	S	S	—	—	S
33 Retail sales (§ 325-14N)	—	—	—	—	—	—	P	P	P	S	—	—	P
34 Road salt	—	—	—	—	—	—	—	—	—	P	—	—	—
35 Sale or rental of aircraft and house trailers	—	—	—	—	—	—	—	—	—	P	—	—	—
36 Sale or rental of new or used motor vehicles	—	—	—	—	—	—	—	—	P	S	—	—	S
37 Sand, gravel, quarry, raw material removal (Article XV)	—	—	—	—	—	—	—	—	—	S	—	—	—
38 Scientific research or development	S	S	S	S	S	S	S	S	S	S	S	S	S
39 Self-storage	—	—	—	—	—	—	—	—	—	P	—	—	—
40 Storage trailers/containers (§ 325-14L)	—	—	—	—	—	—	—	—	—	S	—	—	S
41 Vending machine sales as principal use	—	—	—	—	—	—	P	P	P	—	—	—	P

## ZONING

Use		RR	RL	RM	RH-1	RH-2	RH-3	CV	CH-1	CH-2	IL	MRL	MRL-1	WR
42	Warehousing	—	—	—	—	—	—	—	—	—	P	—	—	—
43	Wholesale trade	—	—	—	—	—	—	—	—	S	P	—	—	—
44	X-ray facilities	—	—	—	—	—	—	S	S	—	S	—	—	—
45	Yard sales (§ 325-14M)	P	P	P	P	P	P	P	P	P	P	P	P	P