

for sale

18,900 SF RETAIL BUILDING

1111 ROUTE 28 SOUTH YARMOUTH, MA 02664



0.44 ACRE RETAIL SITE IN HIGH IMPACT VISIBILITY LOCATION WITH GENEROUS ZONING.

18,900 SF building with seven separate showrooms of various sizes. Previously Mattress World & Furniture Gallery. Standout location across the street from Shaw's Supermarket.

Now available for sale! The entire lot is 0.44 acres of commercial zoned land.

Floor Plan Summary:

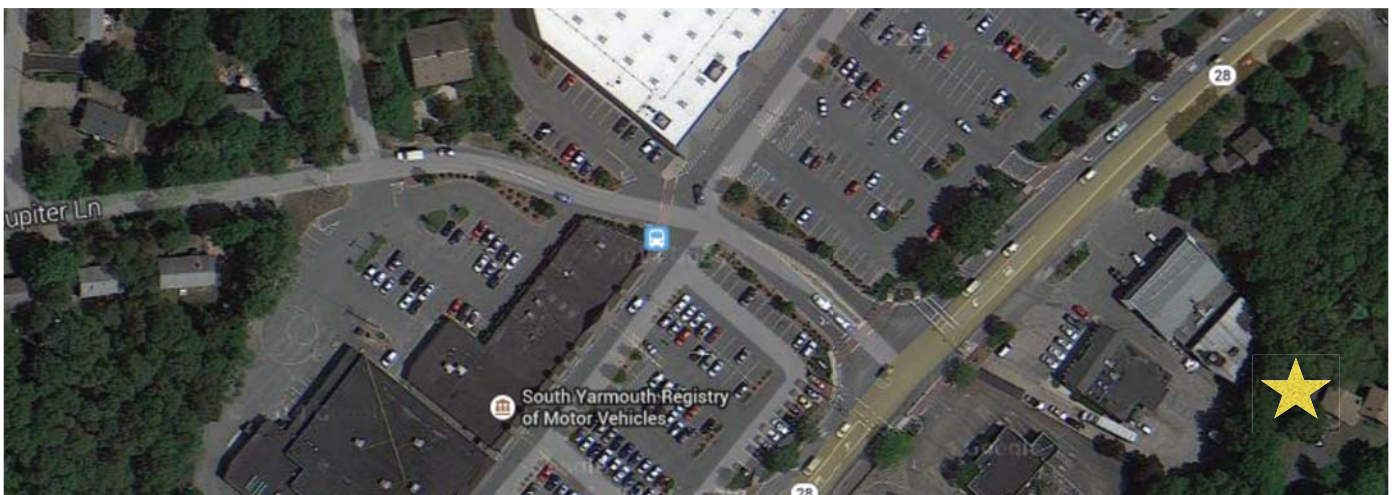
First Floor: Total of 7,480 SF
3,610 SF Primary Showroom with 12' Ceilings
two half baths open to two additional showrooms; 1,284 + 2,436 SF

Finished Lower Level: Total of 6,642 SF
Two small showrooms; 2,090 + 1,216 rectangular in shape, a 750 SF Office plus a third showroom measuring 2,586 SF

Second Floor: Total of 2,585 SF
One wide open room.

Property Summary:

- Title V Septic installed in 2006
- 2,000 Gallon Tank 883 GPD
- Extra Wide Staircases on each level
- Two Double Door Entrances for delivery
- Parking for 10+ Vehicles



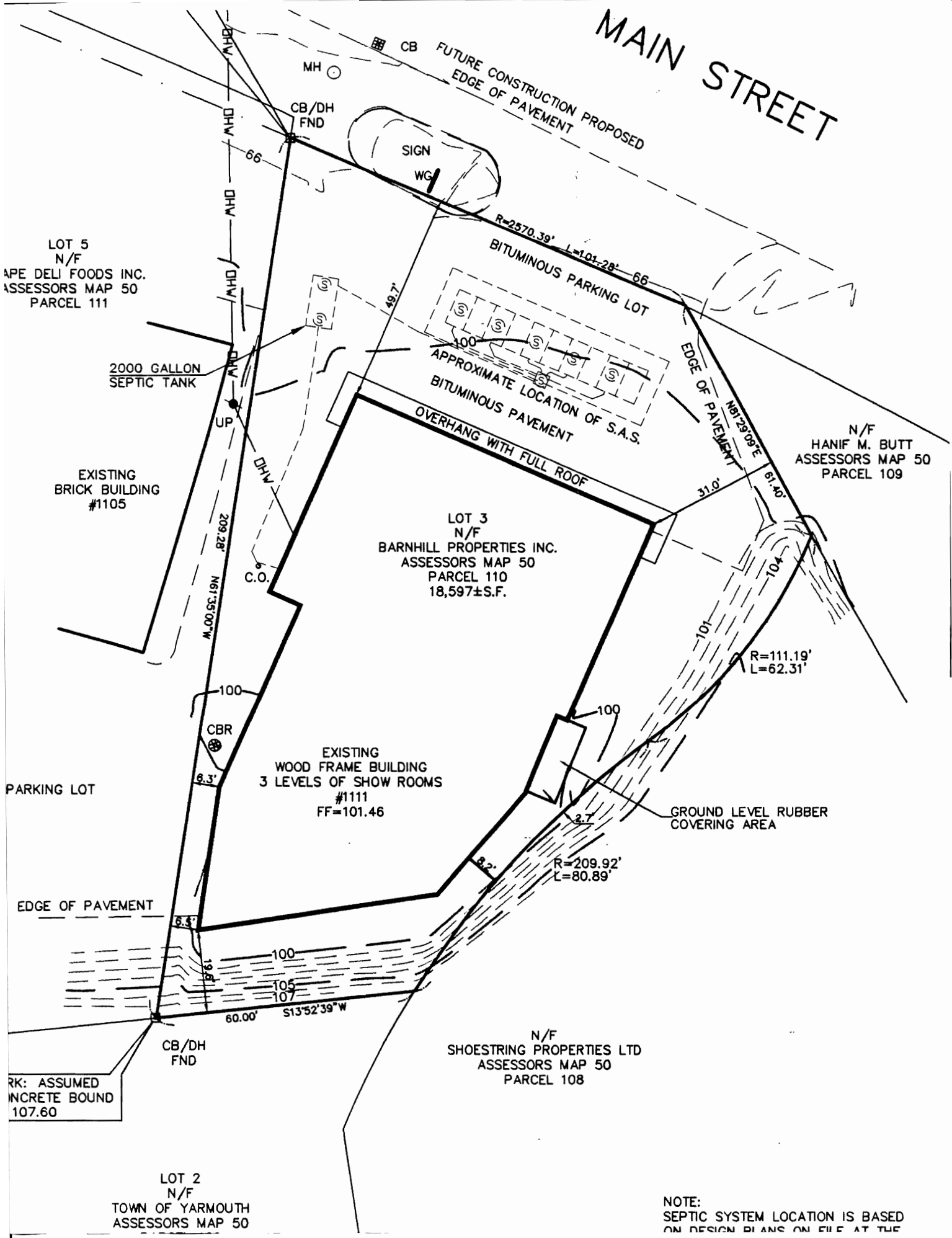
CECELIA CAREY

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THE INFORMATION PROVIDED HEREIN IS GATHERED FROM SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY BUT WE DO NOT GUARANTEE IT. BUYER SHOULD VERIFY ALL INFORMATION PRIOR TO SALE. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL AND INDEPENDENT INVESTIGATION TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

MAIN STREET



LOT 5
N/F
APE DELI FOODS INC.
ASSESSORS MAP 50
PARCEL 111

2000 GALLON
SEPTIC TANK

EXISTING
BRICK BUILDING
#1105

LOT 3
N/F
BARNHILL PROPERTIES INC.
ASSESSORS MAP 50
PARCEL 110
18,597±S.F.

EXISTING
WOOD FRAME BUILDING
3 LEVELS OF SHOW ROOMS
#1111
FF=101.46

N/F
HANIF M. BUTT
ASSESSORS MAP 50
PARCEL 109

N/F
SHOESTRING PROPERTIES LTD
ASSESSORS MAP 50
PARCEL 108

LOT 2
N/F
TOWN OF YARMOUTH
ASSESSORS MAP 50

NOTE:
SEPTIC SYSTEM LOCATION IS BASED
ON DESIGN PLANS ON FILE AT THE

ARK: ASSUMED
CONCRETE BOUND
107.60

CURRENT OWNER	TOPO.	UTILITIES	STRT. ROAD	LOCATION	CURRENT ASSESSMENT	Assessed Value
BARNHILL PROPERTIES INC	1 Level	2 Public Water	1 Paved		Code 3220	137,900
PO BOX 112		4 Gas		4 Bus. District	Code 3220	549,600
YARMOUTH PORT, MA 02675		6 Septic			Code 3220	5,600
Additional Owners:	SUPPLEMENTAL DATA				Total: 693,100	
	Other ID: 44/P002/1/1					
	MISC 190					
	CHANGES PRIVATE RC					
	BETTERMENT PLAN NUMBER 217A,B&C					
	ZIP CODE 2664					
	GIS ID: 7573					

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	glu	vi	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)
BARNHILL PROPERTIES INC	D1030007	03/31/2006	Q	I	1,200,000		Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value
MURPHY, BRUCE TRS	D738529	09/02/1998	I	I	250,000	1F	2013 3220 183,900 2011 3220 193,600
MURPHY, BRUCE & ELAINE TRS	C149992	09/02/1998	U	I	0		2013 3220 499,600 2011 3220 524,900
CARUSO LOUIS J							2013 3220 5,600 2011 3220 5,600
Total:							Total: 693,100

EXEMPTIONS

Year	Type	Description	Code	Description	Number	Amount	Comm. Int.
Total:							

OTHER ASSESSMENTS

Year	Type	Description	Code	Description	Number	Amount	Comm. Int.
Total:							

ASSESSING NEIGHBORHOOD

Street Index Name: _____ Tracing: _____

NOTES

TO DISPLAY AREA

REAR MEASUREMENTS
 SQUARED OFF
 REAR SECT IS RENOV
 WAREHOUSE CONVERTED

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 549,600
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 5,600
 Appraised Land Value (Bldg) 137,900
 Special Land Value 0
 Total Appraised Parcel Value 693,100
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 693,100

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
07-1506	06/28/2007	RP	Repair	20,000	0	0		RESIDING 9 SQUARES
07-1197	04/18/2007	OP	Use & Occupancy	0	0	0		MATTRESS/HEADBOARD
228	04/29/1997	CM	Commercial	10,800	100	100		REROOF

LAND LINE VALUATION SECTION

B Use Code	Use Description	Zone	D	Front Depth	Units	Unit Price	I. Factor	S.A.	Acres	Disc	C. Factor	ST. Idx	Adj.	Notes- Adj
1	3221 STORE/SHOP M96				19,228	SF	7.97	1.0000	K	1.0000	0.90	K	1.00	-10% SHAPE

VISIT/ CHANGE HISTORY

Permit ID	Issue Date	Type	Date	IS	ID	Cd.	Purpose/Result
GM	06/08/2004					00	Measur+Listed
JF	10/03/1995					00	Measur+Listed

B Use Code	Use Description	Zone	D	Front Depth	Units	Unit Price	I. Factor	S.A.	Acres	Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	S Adj Fact	Special Pricing	Unit Price	Land Value
1	3221 STORE/SHOP M96				19,228	SF	7.97	1.0000	K	1.0000	0.90	K	1.00	-10% SHAPE	1.00		7.17	137,900
Total Card Land Units: 0.44 AC Parcel Total Land Area: 0.44 AC																		
Total Land Value: 137,900																		

VISION

815
 YARMOUTH, MA

