

KINLIN GROVER

COMMERCIAL

Office Building: 8 Units, with 1BR Apt \$349,900



332 Main St, West Dennis, MA

Here's a great opportunity in the heart of West Dennis on Cape Cod! Eight office units, some w/private entrances; can be suites. There is also a 1 bedroom apt on the 2nd floor. Septic system over sized; please check with the town regarding possibilities. For qualified buyers, owner is open to creative financing, including lease/purchase option, partial owner financing.

Contact: Nat Santoro, CCIM
55 Main Street Orleans, MA 02653
Office: 508-240-0334
www.natsantoro.com





MLS # 72108246 - Active
Commercial/Industrial - Office

332 Main St List Price: **\$349,900**
Dennis, MA: West Dennis, 02670
Barnstable County
 Directions: **Corner of Route 28 & River Way West Dennis**

Remarks

This is a great opportunity in the heart of West Dennis Village Cape Cod! Eight office units, some with private entrances; can be made into suites. There is also a 1 bedroom apartment on the 2nd floor. Septic system over sized for use - please check with the town regarding possibilities. For a qualified buyer, the owner is open to creative financing, including a lease/purchase option or partial owner financing.

Building & Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|-----------|--------------|-------------------------|--------------------------------------|
| Residential: | 1 | 274 | Land: \$264,700 | Space Available For: For Sale |
| Office: | 9 | 2,300 | Bldg: \$159,800 | Lease Type: |
| Retail: | 0 | 0 | Total: \$424,500 | Lease Price Includes: |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 2 | 21E on File: No |
| Total: | 10 | 2,574 | # Units: | |

Disclosures: **Owner is a licensed RE agent.**

| | | |
|------------------|------------------|----------------------------|
| Drive in Doors: | Expandable: | Gross Annual Inc: |
| Loading Docks: | Dividable: | Gross Annual Exp: |
| Ceiling Height: | Elevator: | Net Operating Inc: |
| # Restrooms: | Sprinklers: | Special Financing: |
| Hndcp Accessibl: | Railroad siding: | Assc: No Assoc Fee: |

| | | |
|---------------------------------|--------------------------------------|----------------|
| Lot Size: 15,682 Sq. Ft. | Frontage: | Traffic Count: |
| Acres: 0.36 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 20 | Easements: |
| Lender Owned: No | Short Sale w/Lndr.App Req: No | |

Features

Construction: **Frame**
 Location: **Downtown, Free Standing, Public Transportation, Central Business District, Corner Lot**
 Parking Features: **11-20 Spaces, Paved Driveway, On Site**
 Roof Material: **Asphalt/Composition Shingles**
 Utilities: **Public Water, Private Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions:
 Year Established: **1900**
 Year Established Source: **Public Record**

Tax Information

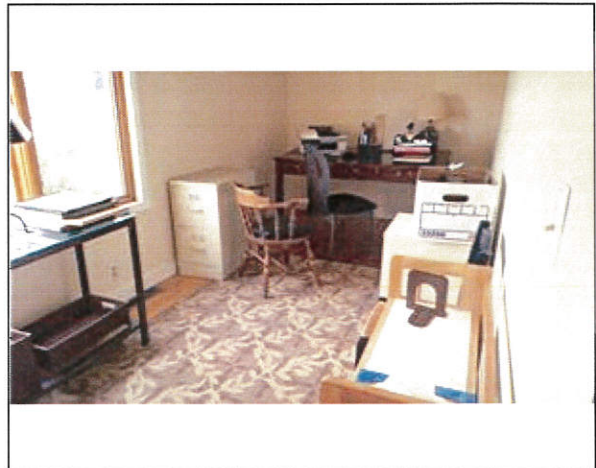
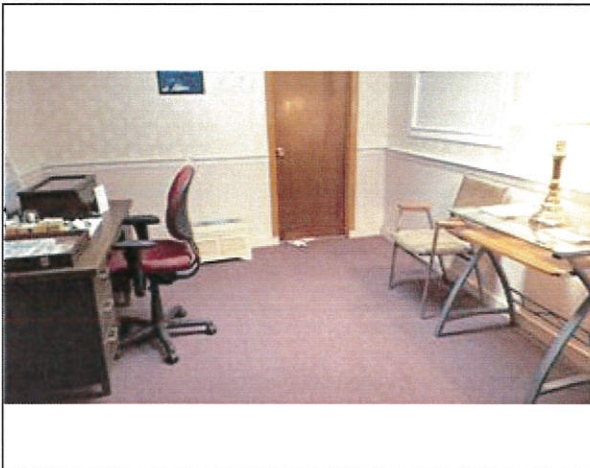
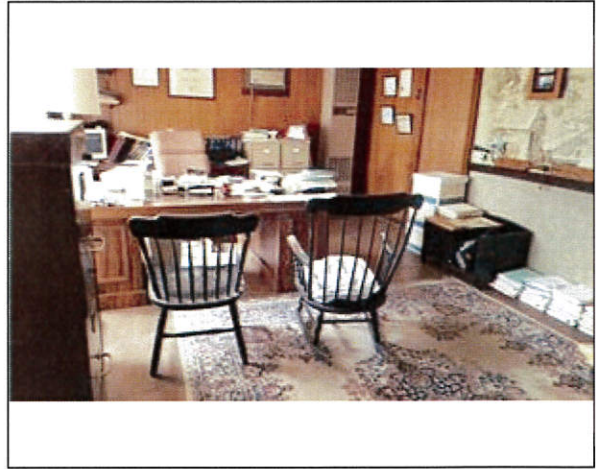
Pin #: **M:000064 P:045-000**
 Assessed: **\$424,500**
 Tax: **\$2,611** Tax Year: **2017**
 Mill Rate: **6.15**
 Book: **1425** Page: **447**
 Cert:
 Zoning Code: **WD VC**
 Zoning Desc: **Legal Conforming**
 Map: **64** Block: **45** Lot:

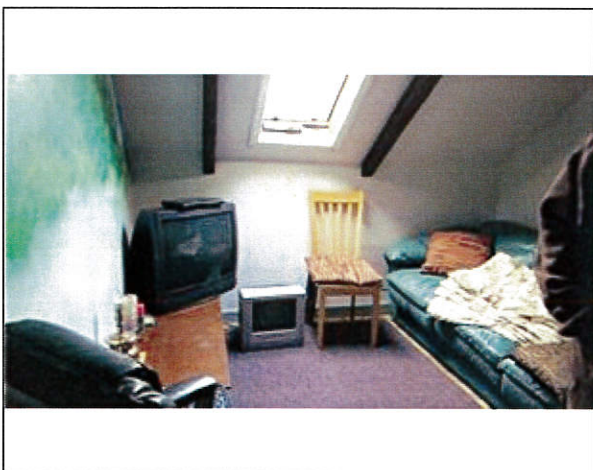
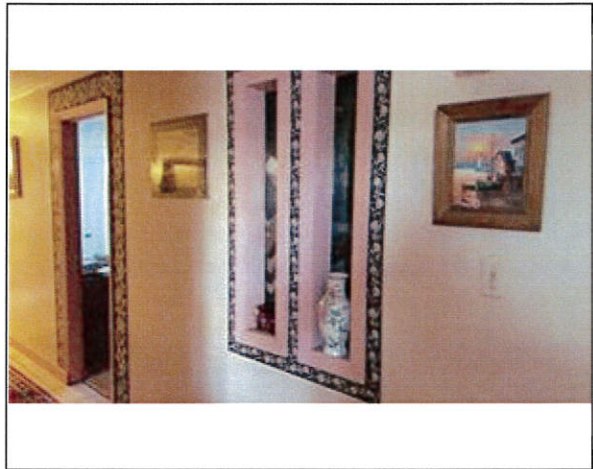
MLS # 72108246 - Active
332 Main St, Dennis, MA: West Dennis, 02670

Commercial - Office
List Price: \$349,900



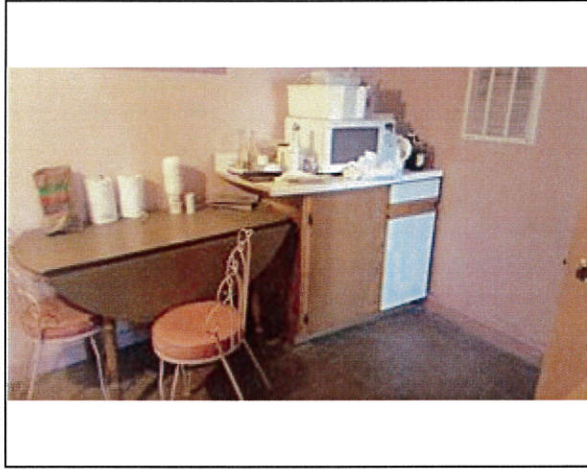
The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2017 MLS Property Information Network, Inc.





MLS # 72108246 - Active
332 Main St, Dennis, MA: West Dennis, 02670

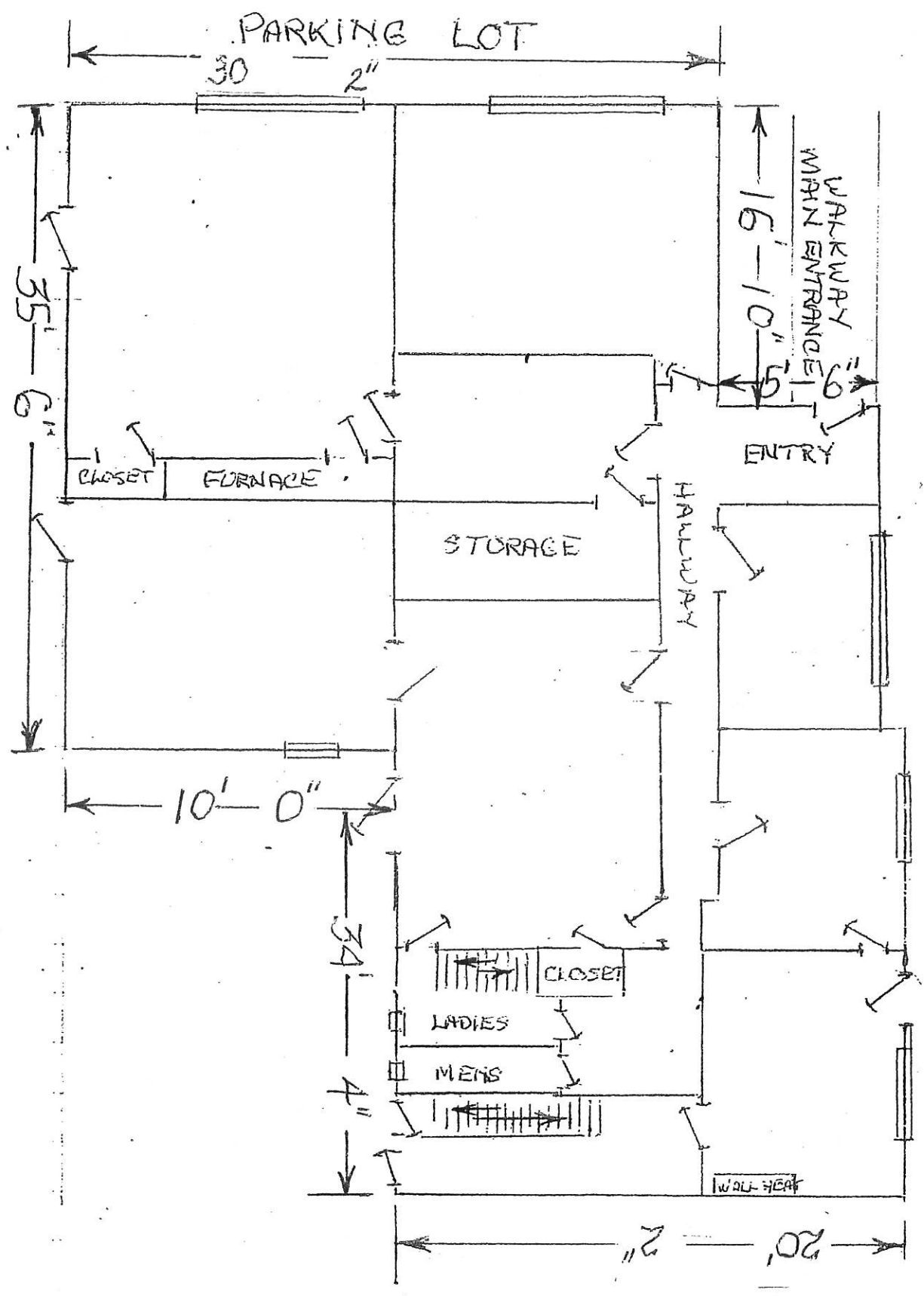
Commercial - Office
List Price: \$349,900



332 MAIN ST.

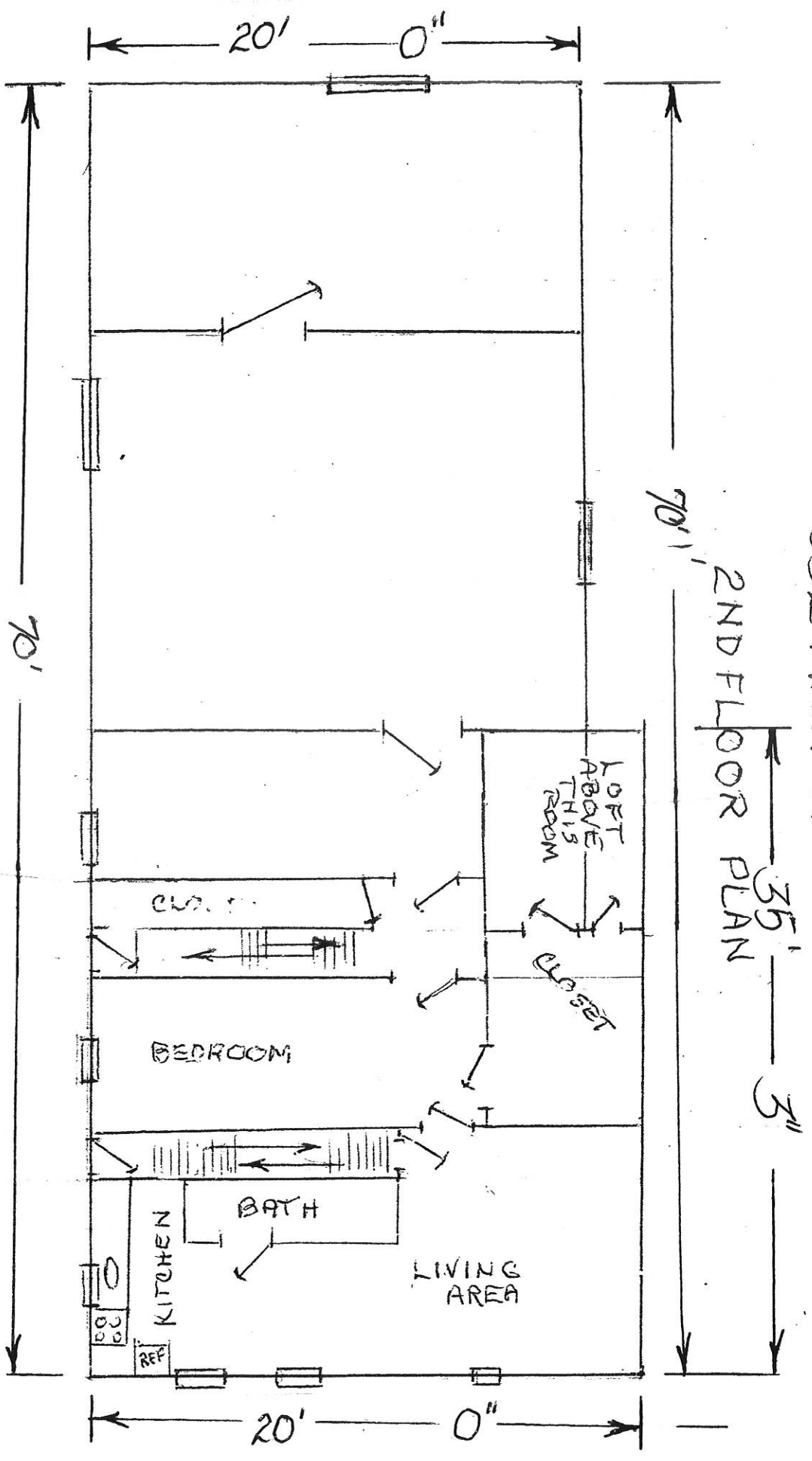
ROUTE 28

NOT TO SCALE MEAS APPROX
1ST FLOOR PLAN



332 MAIN ST

2ND FLOOR PLAN



70'

20' 0"

70'

35'

3"

20' 0"

BEDROOM

KITCHEN

BATH

LIVING AREA

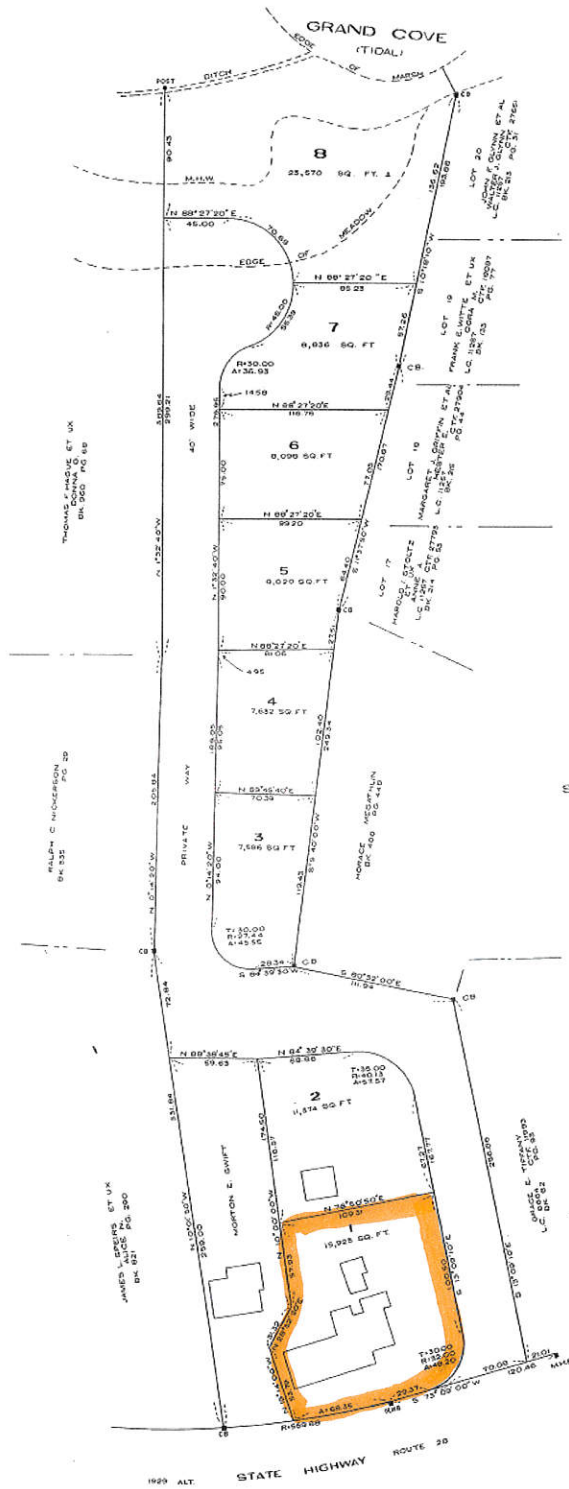
LOFT ABOVE THIS ROOM

CLO.

CLOSET

REF

177-23



SUBDIVISION PLAN OF LAND IN WEST DENNIS, MASS.
FOR
A LAWRENCE LOVEQUIST & LEONARD J Mc MANUS

OCTOBER 10, 1962 SCALE 1"=40'

S. R. SWEETSER
ENGINEER
DENNISPORT, MASS.
DE 80 - C 1102

DATE APPROVED 11/11/63
DATE SIGNED 5/13/63

Richard Harris
Edward J. Stoltz
Michael Debra

DENNIS PLANNING BOARD

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE DENNIS PLANNING BOARD INSTRUCTIONS AND THAT THE PERMANENT POINTS SHOWN ON THE PLAN ARE IN EXISTENCE ON THE GROUND.

OCTOBER 11, 1962

Stanley R. Switzer
REG. LAND SURVEYOR

I, NORA H. CREIGHTON, CLERK OF THE TOWN OF DENNIS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE DENNIS PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE MAY 14, 1963

Nora H. Creighton
DENNIS TOWN CLERK



MAY 16 1963
3 - P.



348

RIVER WAY

28

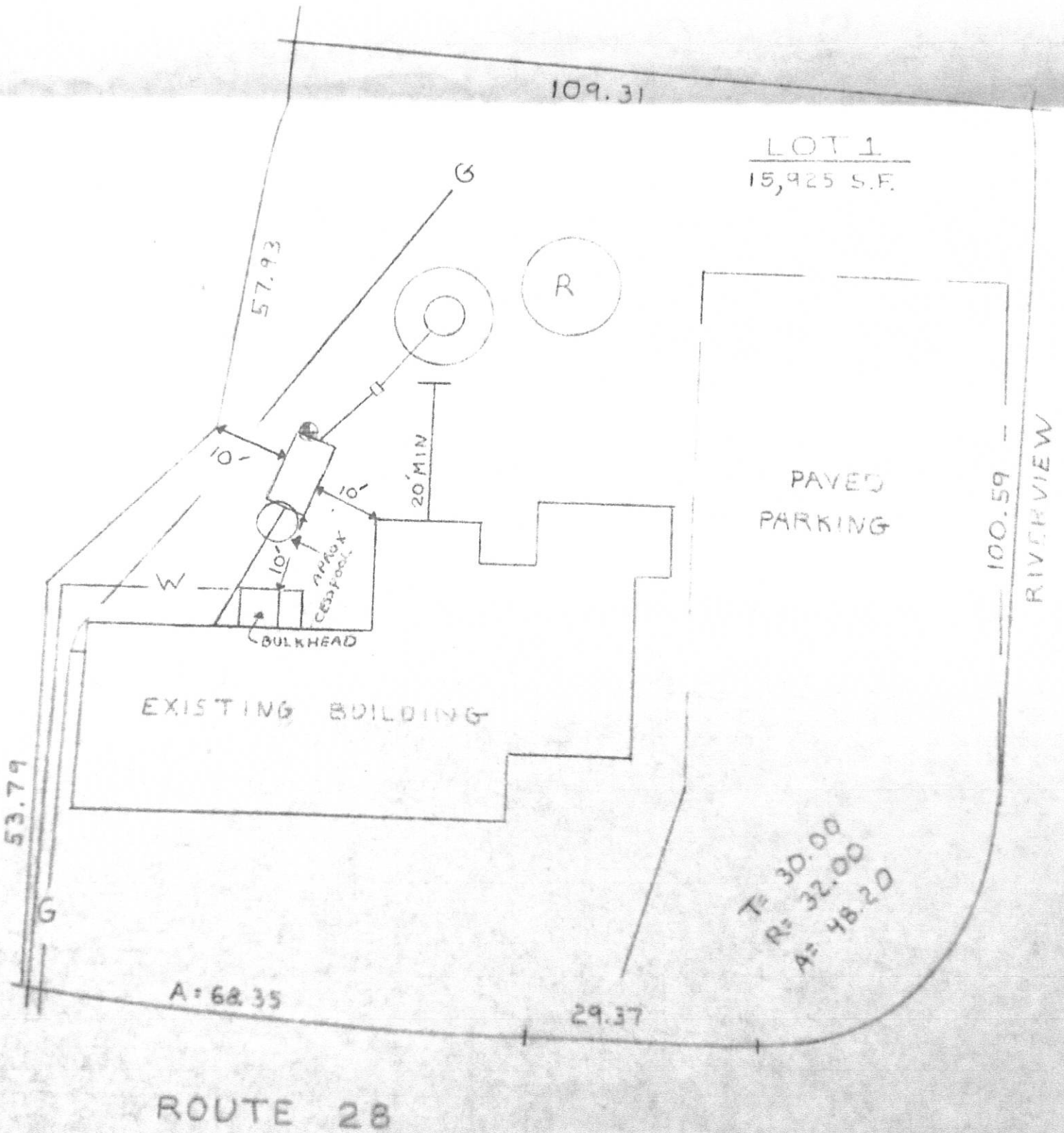
332

28

322

3

Septic System 332 Main St. W. Dennis



LT 12 EL H7 WATER AT EL

DESIGN CALCULATIONS

NUMBER OF BEDROOMS 1
GARBAGE DISPOSAL UNIT NO
TOTAL ESTIMATED FLOW
1 140 GAL / BR / DAY * 1 BR) 140 GAL / DAY
REQUIRED SEPTIC TANK CAPACITY 1000 GAL
ACTUAL SIZE OF SEPTIC TANK 1500 GAL
LEACHING AREA REQUIREMENTS
SIDEWALL AREA 2.5 GAL / SF
BOTTOM AREA 1.0 GAL / SF
LEACHING CAPACITY (BOTTOM + SIDEWALL) 812 GAL ✓
RESERVE LEACHING CAPACITY 812 GAL

NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO DE P TITLE 9 AND THE TOWN OF DELMAR RULES AND REGULATIONS FOR THE SUBSURFACE DISPOSAL OF SEWAGE.
2. ALL COVERS TO SANITARY UNITS SHALL BE BROUGHT TO WITHIN 12" OF FINISHED GRADE.
3. EXISTING AND FINAL GRADES SHALL REMAIN ESSENTIALLY THE SAME.
4. ALL COMPONENTS OF THE SANITARY SYSTEM SHALL BE CAPABLE OF WITHSTANDING H-10 LOADING UNLESS THEY ARE UNDER OR WITHIN 10 FT OF DRIVES OR PARKING AREAS. H-20 LOADING SHALL BE USED UNDER OR WITHIN 10 FT OF DRIVES OR PARKING.
5. ANY MASONRY UNITS USED TO BRING COVERS TO GRADE SHALL BE MORTARED IN PLACE.
6. NO DETERMINATION HAS BEEN MADE AS TO COMPLIANCE WITH DEEDED OR ZONING REGULATIONS. OWNER/APPLICANT IS TO OBTAIN SUCH DETERMINATION FROM APPROPRIATE AUTHORITY.

APPROVED: BOARD OF HEALTH

APPROVED: BOARD OF HEALTH

6/93

Frederic A. Dunbar R.S.

DATE

AGENT

PROJECT LOCATION:

332 ROUTE 28
WEST DENNIS, MA.

APPLICANT:

ARNOLD LETT
332 ROUTE 28
WEST DENNIS, MA.

BRUCE G. MURPHY
REGISTERED SANITARIAN
77 SPUR LANE
MARSTONS MILLS, MASS.

428-3358

0264

SCALE: 1 = 20

DATE: 10-31-93

REV.

REV.

OB NO.

SHEET 1 OF 1

Please fill out this form completely – Forms with missing information will not be accepted. Return to sdixon@kinlingrover.com or fax to 508-255-1489.

Confidentiality Agreement

In connection with the possible acquisition of

_____ *332 Main Street, West Dennis, MA 02670* _____

We will be furnishing you with information regarding this business/property: its financial condition, operations, and prospects of the Company. In consideration of obtaining proprietary information, you agree that:

- 1) All the proprietary information furnished by KINLIN GROVER REALTY GROUP LLC or the Company to you will be considered.
- 2) Unless we agree otherwise in writing, you will not disclose or reveal any proprietary information for five years from this date to any person(s) or entity (entities) other than your employees or representatives who are directly participating in the evaluation of this information for any purpose other than in connection with a proposed acquisition.
- 3) If you decide that you do not wish to pursue the proposed acquisition, you will advise us of that fact and return to us all proprietary information furnished to you without keeping copies of it.
- 4) Although you understand that KINLIN GROVER REALTY GROUP LLC and the Company have included in this proprietary information certain information which we consider to be relevant for the purpose of your investigation, we do not make any representation or warranty as to its accuracy or completeness.
- 5) In the event that disclosure occurs, this action does not give either party the right to make disclosure under the agreement.
- 6) The failure of either party to enforce any right resulting from breach of any provision of this agreement by the other party, shall not be deemed a waiver of any right relating to a subsequent breach, at such provision or of any right hereunder.

If you are in agreement, please complete this form and indicate your acceptance.
AGREED TO AND ACCEPTED:

Signature

Date

Name (Please Print)

Email Address

Street Address

Town / State / Zip

Phone Number

Fax Number