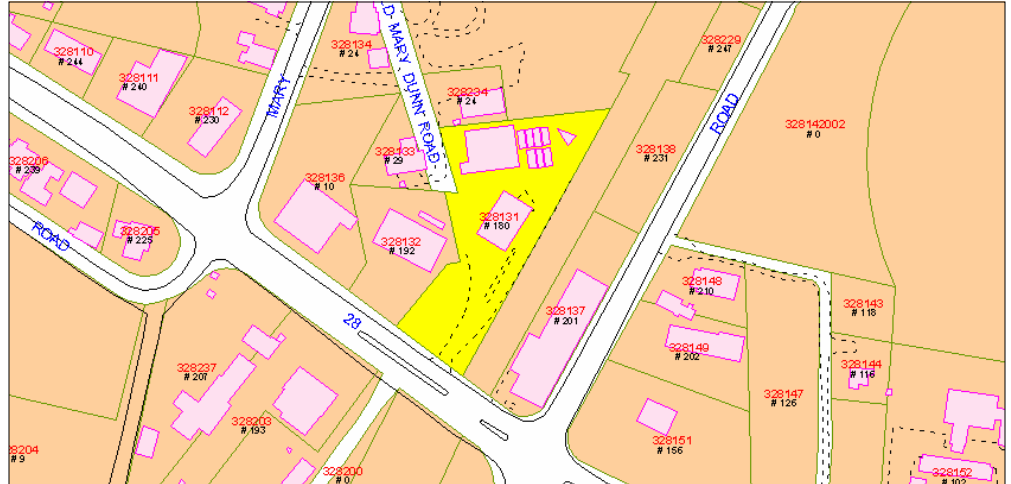


Industrial Buildings/Office/Bulk Fuel Plant Iyannough Rd., Hyannis, Cape Cod

*Commercial Realty Advisors,
Inc. is pleased to offer this
business and property.*



- Site of Nelson Coal & Oil, Inc.
- 1.2 Acres
- Major Cape Cod Highway
- High Visibility Location
- Industrial Buildings
- Office
- Bulk Fuel Plant

**COMMERCIAL REALTY
ADVISORS, INC.**
1600 Falmouth Road
Suite 18
Centerville, MA 02632
Phone: 508-862-9000
Fax: 508-862-9200
Email: advisors@comrealty.net

Asking \$975,000

For More information about this or other opportunities

Call 508-862-9000

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Representation

Nelson Coal and Oil Company, Inc. has retained John E. Ciluzzi, Principal of Commercial Realty Advisors, Inc., and Managing Director of Bell Tower Advisors, to advise, market, and sell the home heating business, equipment, and real estate.

Deal Structure

The real estate is offered separately. The real estate is situated upon 1.2 acres at a prime location within close proximity to the Willow Street intersection/lights in Hyannis. Cape Cod real estate taxes are \$3,135 for the fiscal year 2005

Executive Summary

I Asset

A. Business:	Nelson Coal and Oil. Co., Inc
B. Civic Address	180 Iyannough Road, Hyannis Cape Cod
C. Location	Close proximity to Exit 7 Hyannis Business District, Yarmouth

II Description

A. Ownership:	P. Gordon Nelson, Jr. is President of Nelson Coal and Oil, Inc.
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III Real Estate and Bulk Fuel Facility

Acres:	1.2 Acres
Real Estate Tax:	\$3,135 (2005)
Ownership:	P. Gordon Nelson, Jr. is President Of Nelson Coal and Oil Co., Inc.
Buildings:	2 Buildings on site Building A: 2,100 Sq. Ft. With 6 overhead doors Building B: 4,272 Sq. Ft. With Offices and loading dock
Bulk Fuel Storage:	Permitted for 235,000 Gallons of Bulk Fuel on site Tank 1: 130,000 Gallons Tank 2: 15,000 Gallons Tank 3: 15,000 Gallons Tank 4: 15,000 Gallons Tank 5: 15,000 Gallons Tank 6: 15,000 Gallons Tank 7: 15,000 Gallons Tank 8: 15,000 Gallons

Bulk fuel tanks are permitted but not currently used at this site.

