

Commercial
Realty Advisors

222 West Main Street
Hyannis, MA 02601
508.862.9000
www.comrealty.net

Offering For Your Consideration

21 Fottler Road, Hingham, MA



- ◆ 5,212 (+/-) Sq Ft Commercial/
General Office Building
- ◆ 0.41 (+/-) Acres
- ◆ Zoned Industrial
- ◆ Located Off Route 3A

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Confidentiality & Disclaimer

This Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information furnished by Fottler Road Realty Trust who are “The Sellers”, by agents of the Seller and from other sources believed reliable. No guaranty, express or implied, is made as to the accuracy or completeness of this information and it is subject to error, omission, change of price, change of description or condition, or withdrawal without notice. Commercial Realty Advisors, Inc. has not independently audited or verified any information, financial projection, legal description, leases, sketch or plans related to 21 Fottler Rd., Hingham, Massachusetts (hereinafter referred to as “Subject Property”). No projection of future income or the viability of Subject Property has been guaranteed by The Seller or Commercial Realty Advisors, Inc. The recipient acknowledges its responsibility to perform a due diligence review at its own cost prior to any acquisition of the Subject Property.

Commercial Realty Advisors, Inc. represents The Seller on an exclusive basis. Commercial Realty Advisors, Inc. and any other brokers or salespeople represent the Seller, not the Buyer, in the marketing, negotiation and sale of this business and property, unless otherwise disclosed.

This Offering Document is proprietary to the Seller and its related legal and beneficial owners and to Commercial Realty Advisors, Inc. Should you decline to make such an offer, you agree to return promptly this document and any other information provided if it is so requested. You acknowledge that you will treat all information discretely, including but not limited to the fact that the Subject Property has been placed on the market for sale. You will not discuss, reproduce or in any way share such information with any party including owners, employees, agents, customers, creditors, suppliers, employees or competitors of the Subject Property, unless prior written permission has been granted by Commercial Realty Advisors, Inc.

Exclusive Representation

Real Estate: 21 Fottler Rd., Hingham, MA 02043

Broker: Fottler Road Realty Trust has retained Jeff Eklund of Commercial Realty Advisors, Inc to advise, market and sell the real estate.

Mr. Eklund’s contact information is: Jeff Eklund, Commercial Realty Advisors, Inc. 222 West Main Street, Hyannis, MA 02601. Direct: 508.418.5115 Fax: 508.862.9200. Email: jeklund@comrealty.net.

All discussions and appointments are to be arranged through Commercial Realty Advisors, Inc. office.



Property Description

Property Address / Description: 21 Fottler Rd. Hingham, MA 02043

Map 47.0, Lot 12.0, On the Town of Hingham, MA Assessors maps.

Property Owner:Fottler Road Realty Trust

Zoning: Industrial

Real Estate Tax: \$7,620.85 (2010)

Year Built: 1954

Gross Building Area: 5,212 +/- SF Commercial/General Office Space

Land Area: 0.41 +/- Acres

Title Reference: Book 28614, Page 9 ; Plymouth County Registry of Deeds

OFFERING

We are pleased to offer this opportunity for \$995,000

PROPOSED TRANSACTION

Commercial Realty Advisors, Inc. is entertaining offers to purchase 21 Fottler Rd., Hingham, MA 02043. The **property will be sold in "as is" condition with no representations or warranties as to the condition or use.** All qualified prospective purchasers are required to contact Jeff Eklund of Commercial Realty Advisors, Inc. concerning site visits, inspections, submission of offers, or the proposed transaction.



Submission of Offers

Commercial Realty Advisors, Inc. is hereby soliciting Offers for the purchase of 21 Fottler Rd., Hingham, MA 02043. The Seller reserves the sole and absolute right to accept or reject any Offer or to withdraw the property for sale. 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 property being purchased
- d. Deposit
- e. Financing to detail purchaser's desire to obtain private, conventional, or institutional financing at prevailing rates and terms.**
- f. Due diligence-inspections of property within a reasonable time period
- g. Terms to Seller-Cash at closing
- h. The purchase price.
- i. Proposed closing date.



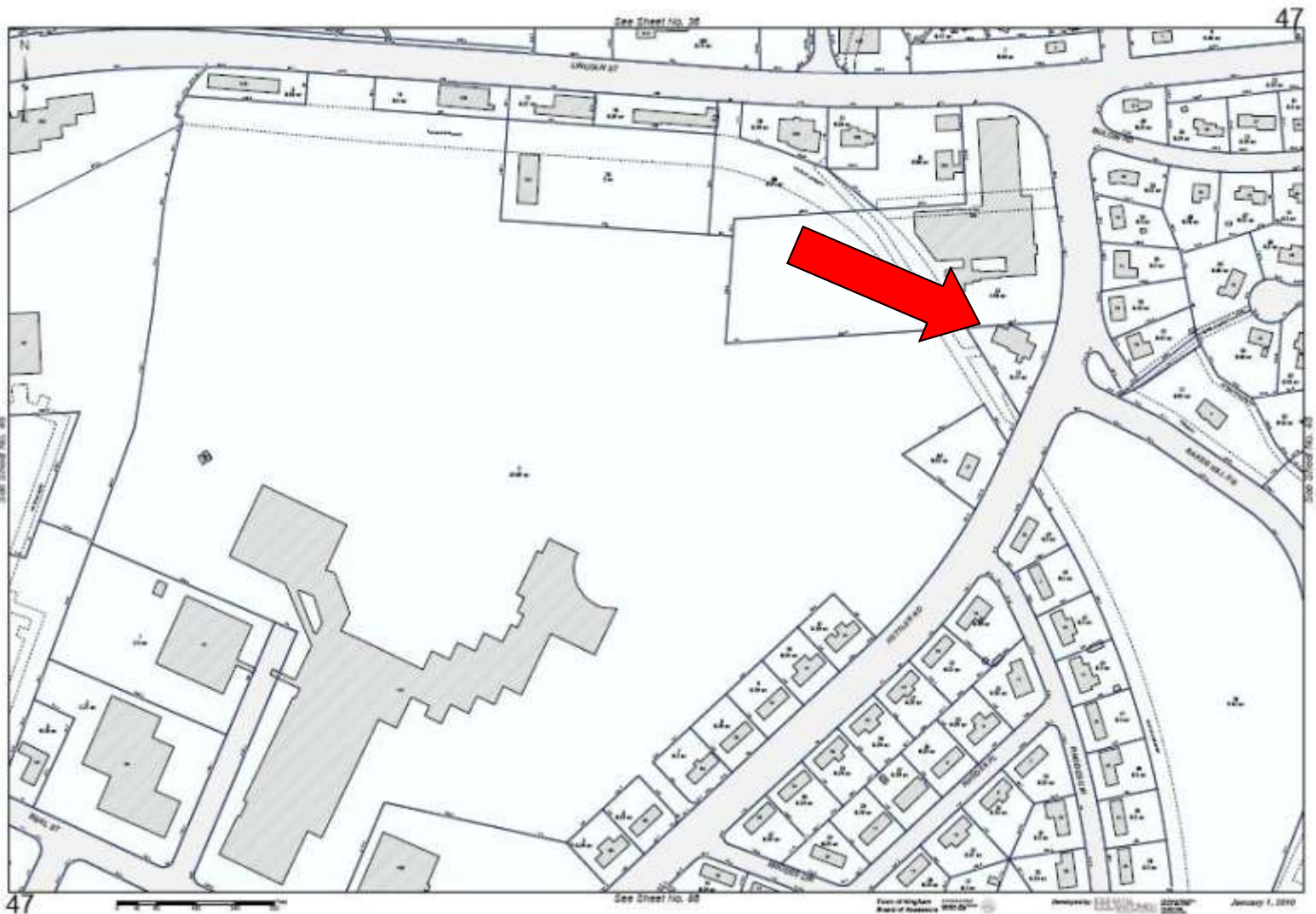
Assessor's Field Card

Commercial Property Record Card
 PARCEL_ID:131/047.0-0000-0012.0 MAP:047.0 BLOCK:0000 LOT:0012.0 PARCEL ADDRESS:21 FOTTLER ROAD FY:2011

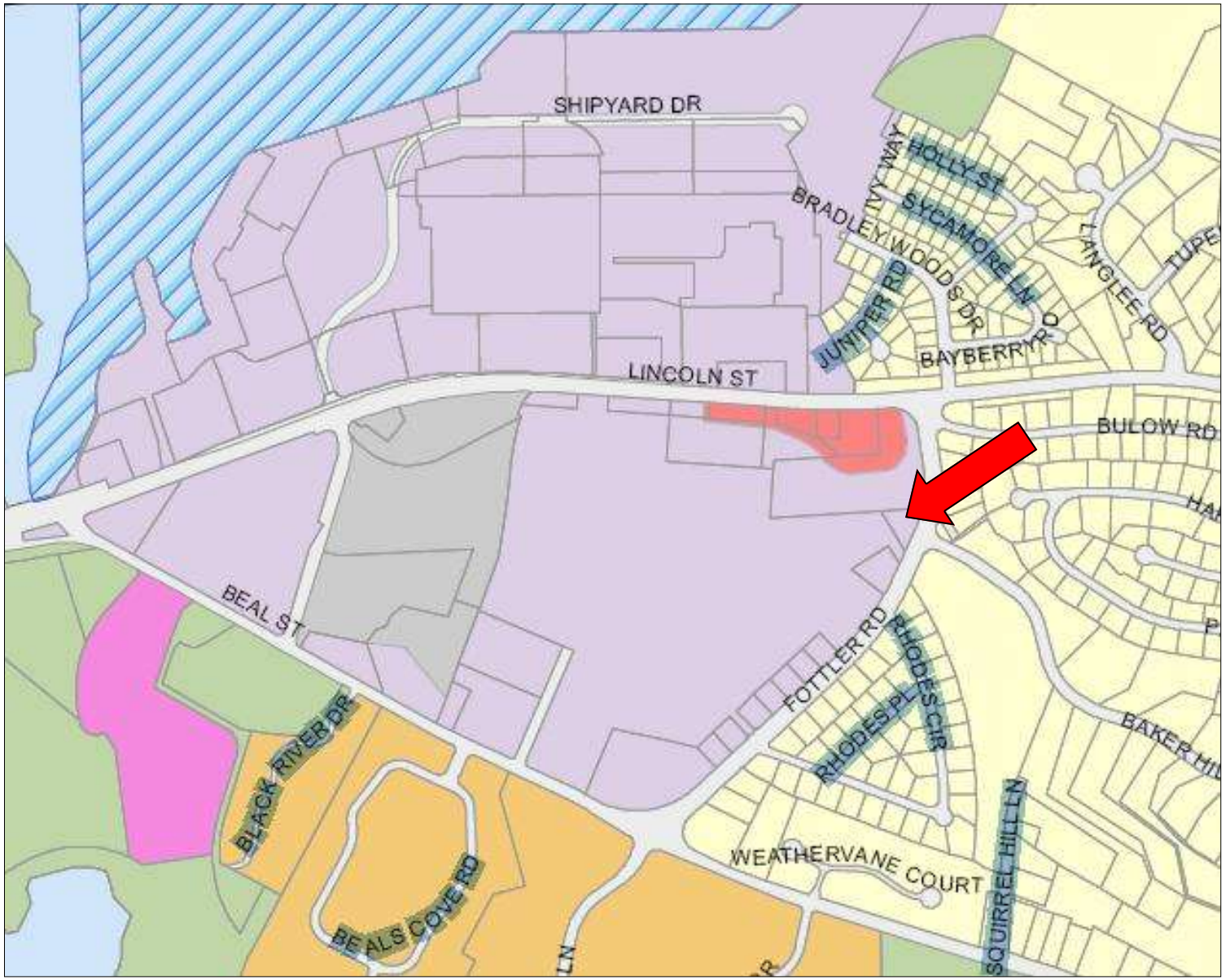
PARCEL INFORMATION		Use-Code: 340	Sale Price: 650,000	Book: 28614	Road Type: T	Inspect Date: 07/26/2004
Owner: DAVID STEPHEN T TT FOTTLER ROAD REALTY TRUST	Tax Class: T	Sale Date: 07/06/04	Page: 0009	Rd Condition: P	Meas Date: 07/26/2004	
Address: 21 FOTTLER ROAD HINGHAM MA 02043	Tot Fin Area: 6380	Sale Type: P	Cert/Doc:	Traffic: M	Entrance: X	
	Tot Land Area: 0.41	Sale Valid: Y	Grantor: COASTAL PARK REALTY	Water: PS	Collect Id: RPA	
				Sewer: SW	Inspect Reas: M	
	Exempt-B/L% /	Resid-B/L% /	Comm-B/L100/100	Indust-B/L% /	Open Sp-B/L% /	

COMMERCIAL SECTIONS/GROUPS							LAND INFORMATION										
Section: ID: 101	Use-Code: 340						NBHD CODE: 95	NBHD CLASS: 95	ZONE: XX								
Category	Grnd-Ft-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg	Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class		
3	3020	2.0	D	1954	1981	573,000	1	P	340	A	18034	0.414		174,257			
Groups:							DETACHED STRUCTURE INFORMATION										
Id	Cd	B-FL-A	Firs	Unt			Str	Unit	Mar-1	Mar-2	E-YR-Blt	Grade	Cond	%Good	P/F/E/R	Cost	Class
1	340	2606	2	1			AS	S	4000	0.00	1980	A	A	///50		5,700	3
2	340	1168	1	0			VALUATION INFORMATION										
							Current Total:	707,600	Bldg:	533,300	Land:	174,300	MktLnd:	174,300			
							Prior Total:	707,600	Bldg:	533,300	Land:	174,300	MktLnd:	174,300			
SKETCH							PHOTO										

Assessor's Map



Zoning Map



About Commercial Realty Advisors, Inc.

Commercial Realty Advisors, Inc. specializes in the brokerage of commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business brokerage strategies. It is a commercial and investment real estate brokerage, based in Hyannis, Massachusetts with offices in Boston and specializing in middle market transactions. The culture of the firm is that of an investment bank with a premium placed on intellectual vitality, relationship management and knowledge of its geographic markets. A cadre of well-educated and successful business and professional experts partner with clients to achieve objectives in a cost and time effective manner.

Our business is broadly based. Our real estate practice includes development, investment and other commercial sale, lease and management arrangements. Transactions include manufacturing, fabricating, food processing, oil, recycling, restaurant and hospitality, transportation, retailing, mortgage and finance, golf course, marina and other businesses.

For further information about 21 Fottler Rd., Hingham, MA 02043, or to pursue any matter, please do not hesitate to call.

Jeff Eklund

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