



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

Offering For Your Consideration

Unit 3, 152 Cranberry Highway, Sagamore, MA



- ◆ 840+/- Sq. Ft Industrial/General Commercial Unit
- ◆ Easy access to Mid-Cape Highway

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Disclaimer

This Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information furnished by 152 Cranberry Highway 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 Unit 3, 152 Cranberry Highway, Sagamore, 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: Unit 3, 152 Cranberry Highway, Sagamore, MA

Broker: 152 Cranberry Highway 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: 152 Cranberry Highway, Unit #3, Sagamore, MA 02563

Map #18.0, Parcel #29.03 on the Town of Bourne, MA Assessors maps.

Property Owner: 152 Cranberry Highway Realty Trust

Zoning: Business 2

Real Estate Tax: \$1,250.38 (2011)

Condo Fees: \$193.00/month

Fees Include: Snowplowing, Landscaping, Exterior Maintenance

Year Built: 2007

Gross Building Area: 840 Sq. Ft.

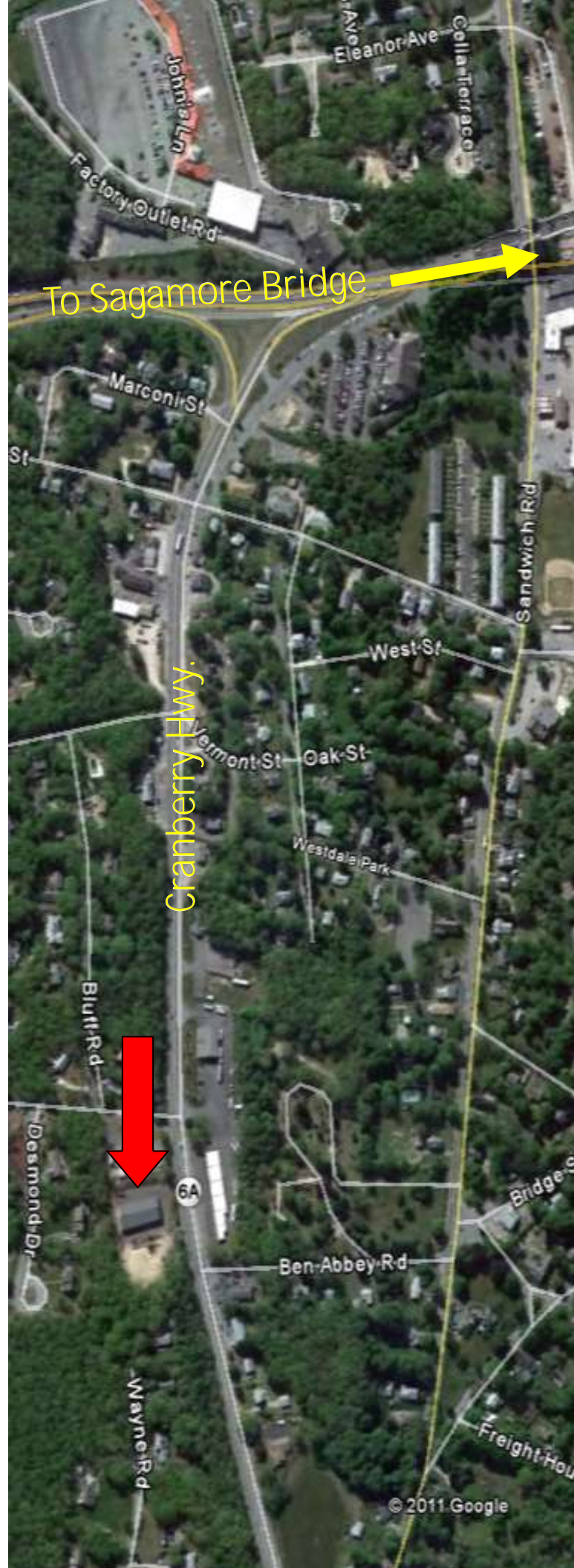
Title Reference: Book 23022, Page 310 , Barnstable County Registry of Deeds

OFFERING

We are pleased to offer this opportunity for \$99,000

PROPOSED TRANSACTION

Commercial Realty Advisors, Inc. is entertaining offers to purchase Unit 3, 152 Cranberry Highway, Sagamore, MA. **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 Unit 3, 152 Cranberry Highway, Sagamore, MA. 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.



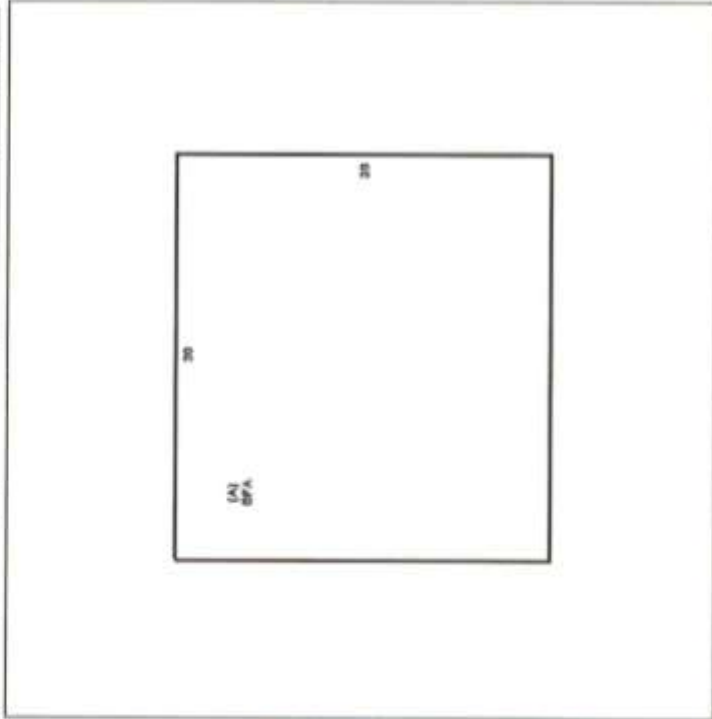
Assessor's Field Card

Town of Bourne - Fiscal Year 2011

Key: 17757

CLASS	CLASS%	DESCRIPTION	BN ED	BN	CARD
3430	100	BUS CONDOS		1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	
07709	11/21/2007	7	SIGN	500	0
07667	10/01/2007	7	SIGN	850	0
07364	07/02/2007	1	NEW CONSTRUCT	350,000	100

LOC	LOCATION	152 CRANBERRY HWY
PARCEL ID	18L0-29-3-R	
TRANSFER HISTORY	DOCS	T SALE PRICE BK-LPG (Gmt)
ABBAN JAMES J TR OF 152	07/02/2008	Q5 155,000 2002-310
SHULMAN DONALD B TR OF	07/06/2007	G 200,000 22196-200
PAPPAS THOMAS C	01/07/2005	G 350,000 19421-331
ADJ BASE	SAF	VC CREDIT AMT ADJ VALUE



ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	152,300	152,300
DETACHED	0	0
OTHER	0	0
TOTAL	152,300	152,300



PHOTO	05/29/2009
RCNLD	
ADJ PRICE	
UNITS	
YB	
YB	
YB	

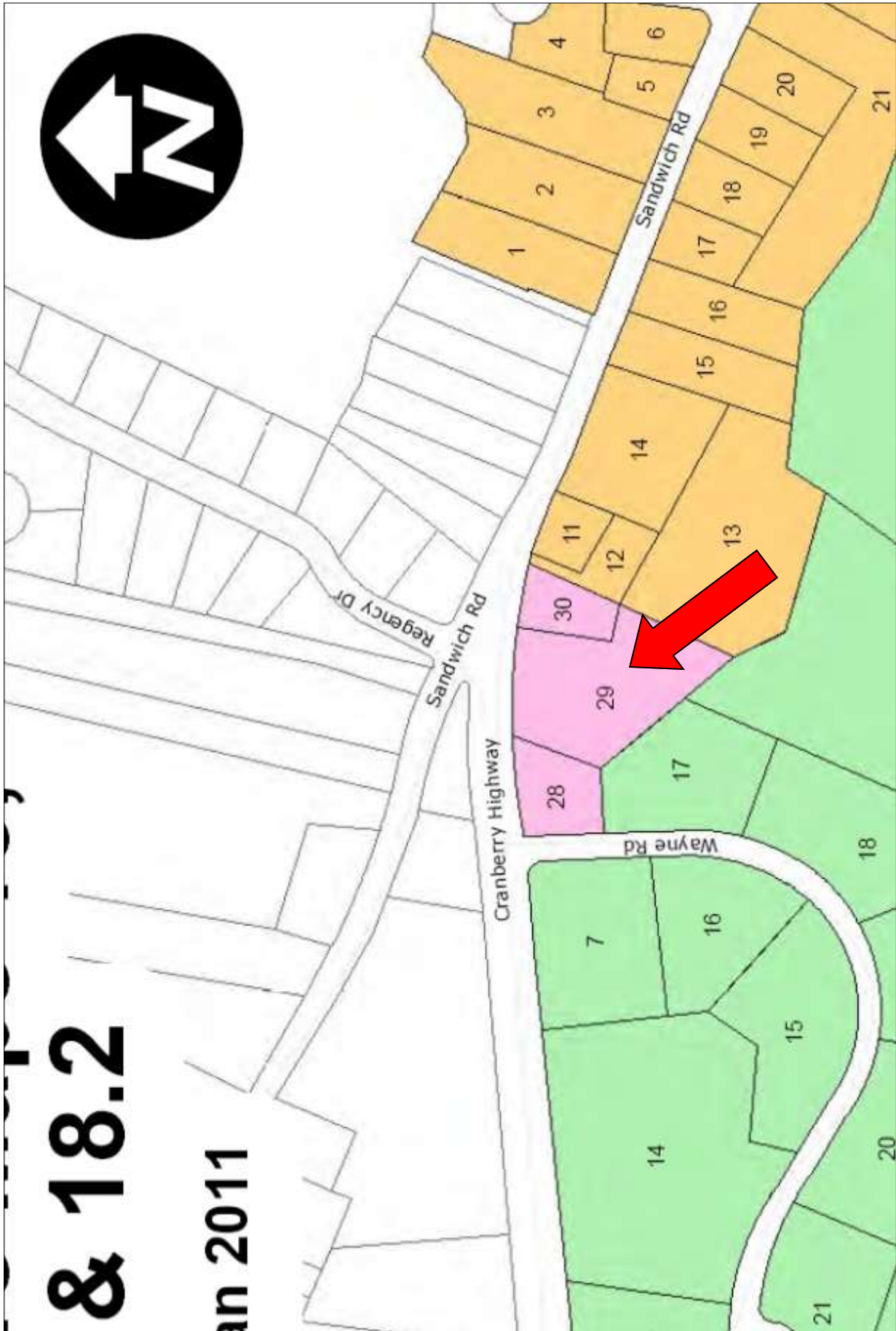
YEAR BLT	2007	SIZE ADJ	1,000
NET AREA	840	DETAIL ADJ	1,000
ENL/RCN	\$181	OVERALL	1,600
CAPACITY		UNITS	ADJ
ROOMS	1	1,000	
BEDROOMS	0	1,000	
BATHROOMS	0	1,000	
HALFBATHS	1	1,000	
FIREPLACES	0	1,000	

MEASURE	5/29/2009	JB
LIST	5/29/2009	JB
REVIEW	5/29/2009	JB

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	83	CAPE COD BUS	1.00
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	1	FIRST FLOOR	1.00
VIEW INF	22	NO VIEW	1.00
HT/CL	7	FLOOR/WALL UNIT	1.00
WIDKPT/BALC	2	NOT PRESENT	1.00
PARKING	1	OUTDOOR 1 SPACE	1.00
NET ADJ.(%GOOD)	0		1.00

TOTAL RCN	152,275
CONDITION ELEM	CD
EFF.YR/AGE	2007 / 0
COND	0 NEW
FLUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$152,300

Assessor's 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 Unit 3, 152 Cranberry Highway, Sagamore, MA., or to pursue any matter, please do not hesitate to call.

Jeff Eklund

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