



Kevin Pepe

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Offering

Oracle Square, 80-82 Route 6A, Orleans, MA

**15,650+/- Sq. Ft. Mixed-Use
Investment Property**







Asking \$1,690,000

- 15,650± SQUARE FEET ON 1.43± ACRES
- ABUTTING CAPE COD RAIL TRAIL
- ZONING CLASSIFICATION: "VILLAGE CENTER"
- 2011 TAXES: \$7,355
- 5 BUILDINGS WITH "DESTINATION" RETAIL SHOPS
- INCOME/EXPENSE STATEMENT AVAILABLE FOR QUALIFIED BUYERS
- "IN-TOWN" LOCATION ON WELL-TRAVELED RT. 6A
- SHORT DISTANCE TO MID-CAPE HIGHWAY



For more information about this opportunity contact:

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Commercial
Realty Advisors
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Commercial Realty Advisors, Inc.

Real Estate Investment Brokerage Company

222 West Main Street

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"The Barn" is a 629+/- Sq. Ft. building currently occupied by Pleasant Bay Trading Company.



Building #2 is a 2,373+/- Sq. Ft building with 1,359+/- Sq. Ft. of retail space on the first level and a 1,014+/- Sq. Ft Residential unit above. The retail space is occupied by Emack & Bolio's Ice Cream.



Building #2's 1,014+/- Sq Ft. 2-bedroom, 1-bath Residential unit has a new kitchen and is currently occupied.



The **"Front"** building is a 720+/- Sq. Ft. building currently occupied by Oma Gallery



Building #3 is a 6,280+/- Sq. Ft. building comprising 4 Commercial (U) and 4 Residential (A) units.

U1: Slacker's Music Shop occupies 928+/- Sq. Ft.

U2: Perfect Fit occupies 456+/- Sq. Ft.

U3: Optima Health occupies 456+/- Sq. Ft

U4: Coastal Cuts occupies 552+/- Sq. Ft

A1: 1BR/1BA 972+/- Sq. Ft

A2: 1BR/1BA 684+/- Sq. Ft.

A3: 1BR/1BA 684+/- Sq. Ft.

A4: 1BR/1BA 828+/- Sq. Ft.





Building #4 is a 3,184+/- Sq. Ft. building comprising 2 Commercial (U) and 2 Residential (A) units.

U5: Lynn Bates Sewing occupies 576+/- Sq. Ft.

U6: Jim Holland Artist occupies 672+/- Sq. Ft.

A5: 1BR/1.5BA 912+/- Sq. Ft (Loft BR)

A6: 2BR/1.5BA 1,024+/- Sq. Ft.



Building #4 is a 3,184+/- Sq. Ft. building comprising 2 Commercial (U) and 2 Residential (A) units.

U7: Investment Capital Corp occupies 672+/- Sq. Ft.

U8: Travel Specialists occupies 576+/- Sq. Ft.

A7: 2BR/1.5BA 1,024+/- Sq. Ft.

A8: 1BR/1.5BA 912+/- Sq. Ft. (Loft BR)



Building #4 - 3,184+/- sq. ft.: 2 commercial units totaling 1,248+/- sq. ft. and 2 residential units totaling 1,936+/- sq. ft. Residential unit #1 has 1 bedroom loft with 1.5 baths and residential unit #2 has 2 bedrooms and 1.5 baths.

Town of ORLEANS - Fiscal Year 2011

Key: 1417

SEQ #	1498	10/21/2010	BN ID	BN	CARD
CLASS	75	Misc-CommRes		4	4 of 5
PMT NO			AMOUNT	BY	1st %
PMT DT					
TY					
DESC					

CD	T	ACRES/SF	High	Loc View	Int1	ADJ BASE	SAF	Int2	LPI	VC	CREDIT AMT	ADJ VALUE

PARCEL ID	26-28-0-R	LOCATION	86 RT 6A
CURRENT OWNER	HUGHES R JOHN TR & HUGHES VERA R JOHN HUGHES REVOCABLE TRUST		
TRANSFER HISTORY	DOS	T	SALE PRICE
			BIK-PG (Cmt)

ASSESSED	CURRENT	PREVIOUS
LAND	160,400	
BUILDING		
DETACHED		
OTHER		
TOTAL		



BLDG COMMENTS
office on 1st. Apt on 2nd and 3rd/3M HOLLAND LYNN BATES

TY	QUAL	COND	DIMNOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	CD	DESCRIPTION	ADJ
MODEL	5		CIM	LIST	2/3/2004	JC	JC
STYLE	14	1.27	APARTMENTS (50%)	REVIEW	2/3/2004	JC	JC
QUALITY	A	1.00	AVERAGE (100%)		2/7/2004	CM	CM
U FRAME	1	0.99	WOOD FRAME (100%)				

YEAR BLT	1966	SIZE ADJ	1.050
NET AREA	3,072	DETAIL ADJ	1.163
\$/BLA(RCN)	\$83	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.6		
ROOMS	10		
BEDROOMS	2		
BATHROOMS	2		
UNITS	2		
HALFBATHS	0		
% HEATED	0		
% A/C	11		
% SPRINKLERS	0		

FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
FLOOR COVER	1	ASPHICOMP SHIN	1.00
INT. FINISH	1.00	ELECTRIC	0.98
HEATING/COOLING	5	ELECTRIC	1.00
FUEL SOURCE			

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	254,566
+	BMU	N	BSMT UNFINISHED	1,248	1966	24.79	30,937		
+	BAS	L	BAS AREA	1,248	1966	70.83	88,392		
+	USF	L	UP-STRY FIN	1,824	1986	72.83	129,188		
+	WDK	N	ATT WOOD DECK	192		13.68	2,628		
E	OPA	N	OPEN PORCH	192		17.83	3,423		
EFF. YR/AGE 1986 / 23									
COND 37.37%									
FUNC 0									
ECON 0									
DEPR 37 % GD 63									
RCNLD \$160,400									



Building #5 - 3,184+/- sq. ft.: 2 commercial units totaling 1,248+/- sq. ft. and 2 residential units totaling 1,936+/- sq. ft. Residential unit #1 has 1 bedroom loft with 1.5 baths and residential unit #2 has 2 bedrooms and 1.5 baths.

Key: 1417

Town of ORLEANS - Fiscal Year 2011

10/21/2010

SEC # - 1,485

L CURRENT OWNER		PARCEL ID		LOCATION	
HUGHES R JOHN TR & HUGHES VERA		26-20-0-R		80 RT 5A	
E R JOHN HUGHES REVOCABLE TRUST		TRANSFER HISTORY		DOS	
G 1645 OAK LN					
A PROVO, UT 84604-2142					
L					

L CD		T ACRES/SF		Nsq		Loc View		Int1		LPI		VC		CREDIT AMT		ADJ VALUE	
L																	
A																	
N																	
D																	

TOTAL		ZONING		FRONT	
Nsq		M			
Loc_View		O			
Int1		T			
		E			

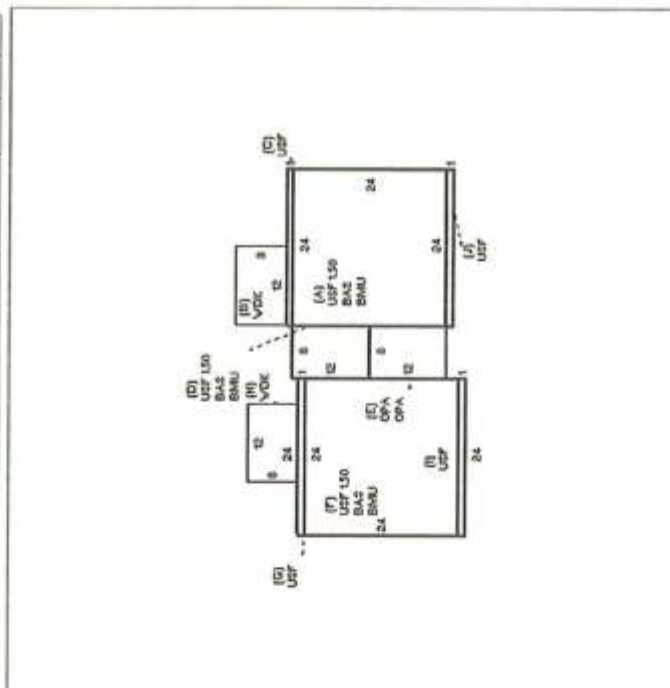
ASSESSED		CURRENT		PREVIOUS	
LAND		165,200			
BUILDING					
DETACHED					
OTHER					
TOTAL					

PHOTO		107/082005	
BLDG COMMENTS		1st fl = off, 2nd+3rd = 2*180INNOVATION CAPITOL RESEARCH	

TY		DUAL		COND		DIMNOTE		YB		UNITS		ADJ PRICE		RCNLD	

BUILDING		CD		ADJ		DESC	
MODEL		5		CIM			
STYLE		14		1.27		APARTMENTS (61%)	
QUALITY		A		1.00		AVERAGE (100%)	
U FRAME		1		0.99		WOOD FRAME (100%)	

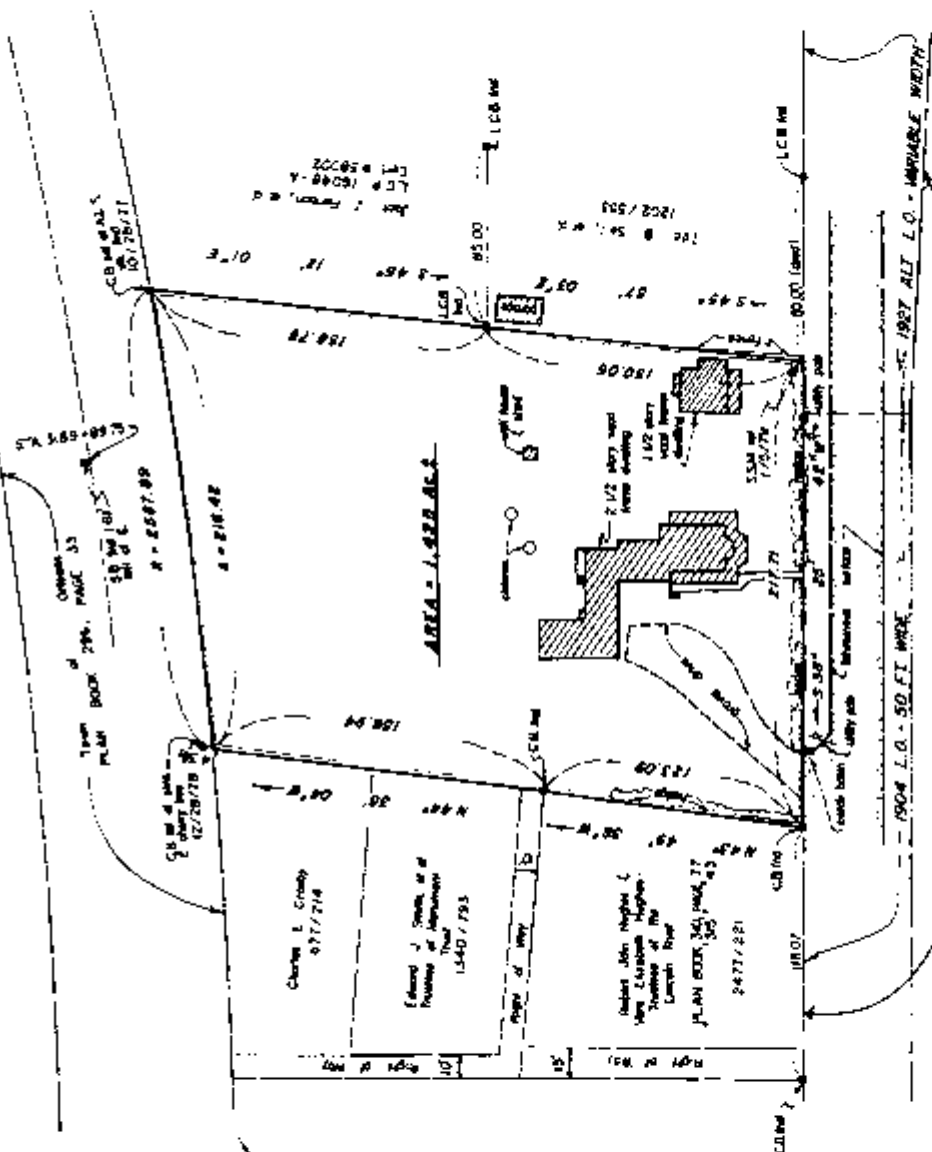
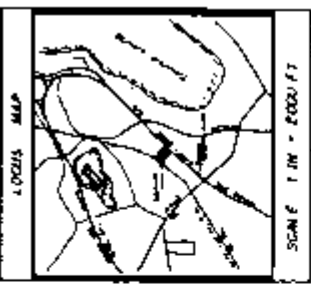
YEAR BLT		1996		SIZE ADJ		1,040	
L NET AREA		3,216		DETAIL ADJ		1,163	
N \$/LA(RCN)		\$82		OVERALL		1,000	
CAPACITY		UNITS		ADJ			
STORIES		2.5		1.00			
ROOMS		10		1.00			
BEDROOMS		2		1.00			
BATHROOMS		2		1.00			
HALFBATHS		0		1.00			
% HEATED		0		1.00			
% A/C		11		1.00			
% SPRINKLERS		0		1.00			



TOTAL RCN		262,243	
CONDITION ELEM		CD	
EFF. YR/AGE		1986 / 23	
COND		37 37%	
FUNC		0	
ECON		0	
DEPR		37 % GD	
RCNLD		\$165,200	

S. BAT		T		DESCRIPTION		UNITS		YB		ADJ PRICE		RCN	
+ BMD		N		BSMT UNFINISHED		1,248		1986		24.95		30,642	
+ BAS		L		BAS AREA		1,248				70.15		87,550	
+ WDK		N		ATT WOOD DECK		192				13.55		2,601	
+ USF		L		UP-STRY FIN		1,958		1986		70.15		138,059	
E OPA		N		OPEN PORCH		192				17.66		3,381	

Map 329 Area 8.3



PLAN OF LAND

IN
ORLEANS, MASS.

AS SURVEYED & PREPARED FOR

ZORA C. WHITE

SCALE: 1 IN = 40 FT. - JANUARY 12, 1979

SCHOFIELD BROTHERS, INC.

REGISTERED

PROFESSIONAL ENGINEERS & LAND SURVEYORS

ROUTE 6-A PO BOX 101 - ORLEANS, MASS - 02663



The City of Orleans, Mass., G.L. c. 218, § 1, requires that the property here shown on this plan be the true, correct, existing boundaries and the best of the records and plans which are on file in the public records or maps, or which have been lawfully established, and that no new land be created by building thereon or by any other means.

I, Zora C. White, do hereby certify that the plan was prepared in accordance with the provisions of the Statutes of the Commonwealth of Massachusetts, Chapter 218, Section 1, § 1, & L. 98, Chapter 218, § 1, as amended, and that the same were prepared in Orleans, Massachusetts, on January 12, 1979.

Date: Jan. 12, 1979
Zora C. White
Surveyor
1. For more information see deed recorded at the Recorder's Office, Registry in Deed Book 240, Page 500.
2. The parcel boundaries shown on this plan as of 1904 are shown on sheet 21 of the Orleans Assessor's Atlas and are shown on sheet 1 of the Orleans Assessor's Atlas and are shown on sheet 1 of the Orleans Assessor's Atlas and are shown on sheet 1 of the Orleans Assessor's Atlas.
3. For reference to "copy" of this plan, reference is made to the plan and certificate of survey of Zora C. White, registered in Deed Book 240, Page 500, and to the plan and certificate of survey of Zora C. White, registered in Deed Book 240, Page 500.

548-175