

Commercial Realty Advisors

Corporate Headquarters
222 West Main Street
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FOR SALE

8 Main Street, Lakeville, MA 02347

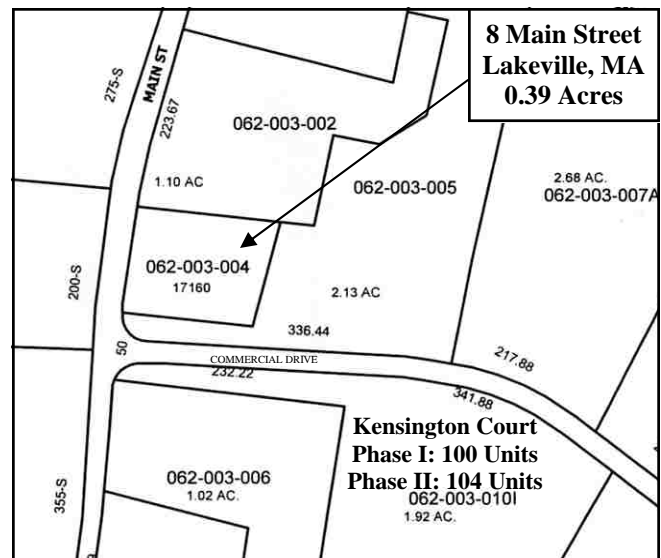
Asking Price \$399,000



ZONED: BUSINESS
LOT: 17,160 SF
GROSS LVG AREA: 1,800 SF
BUILT: 1945
CONDITION: EXCELLENT

Well maintained house suited for many types of businesses or development. Corner lot with four way signaled intersection planned in front at corner of RT 105 and Commercial Drive.

On busy, rapidly redeveloping Rt 105. Right off exit 4 on 495 and next to road leading to the commuter rail.



For more information about this opportunity please contact

Kevin A. Pepe

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(508) 862-9000 ext. 105

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies.

Record of Ownership						
AARON RICHARD & NANCY		18632/167		\$216000	6/23/2000	
LAKEVILLE		MA 02347		22a	250	
8 MAIN ST						

Lot Computations							
HouseLot	StrPr	Adj %	Adj SF	Total	Cond %	Cause	Value
17160	3.75	2.19	8.21	140880	0		140900
0	0						0

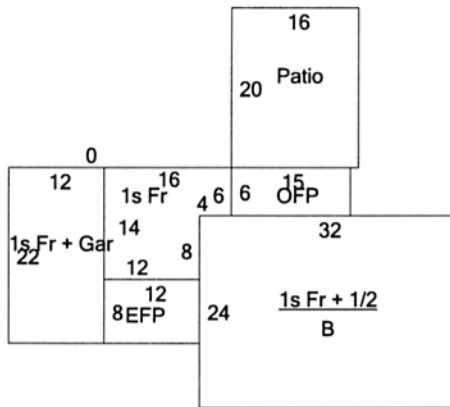
Acreage Computations						
Classification	Acres	Rate	Total	Cond %	Cause	Value
Excess 0-5 Acres	0.000	0	0	0		0
5-20 Acres	0.000	0	0	0		0
Over 20 Acres	0.000	0	0	0		0
Pasture:	0.000	1000	0	0		0
Forest:	0.000	300	0	0		0
TOTAL AREA	0.394				TOTAL LAND VALUE	140900

BUILDING SUMMARY		Comp Value	Depr	
1 1/2s Fr/B		201020	25	150760
Total from Other Cards				
Total Outbuildings				8430
				300090

NOTES:	Outbuildings:				
	Type	Area	Grade	Deprec	Unit Pr
	B/G Pool	562	Average	0	30.00

Meas.
Listed

Area	163200
Roof	0
Heat	3060
No Heat	0
FrPfce	7400
Plumb	0
EFP	3690
OFFP	2750
Deck	0
Patio	1600
BSMT	12230
Bsm Fin	3800
Gar Att	3000
Com Wall	0
Repl.	201020
Depr	-50260
Total	150760
Gar Det	0
Out 1	8430
Out 2	0
Out 3	0
Out 4	0
Out 5	0
Net	159190



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Floors	B	1	2	3	A
Pine					
Hardwood					
Asph. Tile					
Inl. Lin.					
W/W Carp					
Cement					

Interior	B	1	2	3	A
Plaster					
DryWall					
Panel					
Wall Bd					
Unfin					

Town of Lakeville, MA

Bathrooms	1
Shower Bath	0
Toilet Room	1
Water Closets	0
Jacuzzi	0
Lavatory	0
Stall Shower	0
no Plumbing	0
Tile Bath Flr.	0

BUILDING CHARACTERISTICS		Fireplaces:	1 on 1
Design:	Cape	Plumbing Fixtures:	7
Exterior Walls:	Shingle	Depr Phy:	25% Func: None Econ: None
Quality	C Condition: Avg	Heat:	BB Hot Water
Roof:	Asphalt	Living Area:	1800
Story Height:	1 1/2s Fin	Basement Area:	768
Year Built:	1945 Eff Age:	Bsmt Finish Area:	400
Garage:	Basement 2 None	Rooms:	7 Bedrms: 0

