

LOTS FOR SALE - \$799,000

Orleans, MA - Commercial/Industrial - 81,500 Sq ft

Prime Location for Retail, Restaurant or Rest Area

- In-town location • Half mile to beach
- Near major highway, marina, shopping and bike path



Contact Richard Catania

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Centerville, MA 02632
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Office: 508.775.6000



For population 25 years and over in Orleans:


- High school or higher: 99.4%
- Bachelor's degree or higher: 37.7%
- Graduate or professional degree: 12.5%
- Unemployed: 0.5%
- Mean travel time to work (commute): 14.3 minutes

For population 15 years and over in Orleans CDP:

- Never married: 26.7%
- Now married: 42.3%
- Separated: 2.2%
- Widowed: 12.5%
- Divorced: 16.3%

125 residents are foreign born (3.7% Latin America, 3.2% Europe, 1.0% Asia).

This place:  7.5%

Massachusetts:  15.5%

Median real estate property taxes paid for housing units with mortgages in 2015: \$3,151 (0.7%)

Median real estate property taxes paid for housing units with no mortgage in 2015: \$2,106 (0.5%)



Population in 2010: 1,621. Population change since 2000: -5.5%

Males: 779 (48.1%)
 Females: 842 (51.9%)

Median resident age: 61.8 years
 Massachusetts median age: 39.4 years

Zip codes: [02653](#).

Estimated median household income in 2015: \$36,164 (it was \$30,238 in 2000)

Orleans: \$36,164
 MA: \$70,628

Estimated per capita income in 2015: \$34,872 (it was \$23,033 in 2000)

[Orleans CDP income, earnings, and wages data](#)

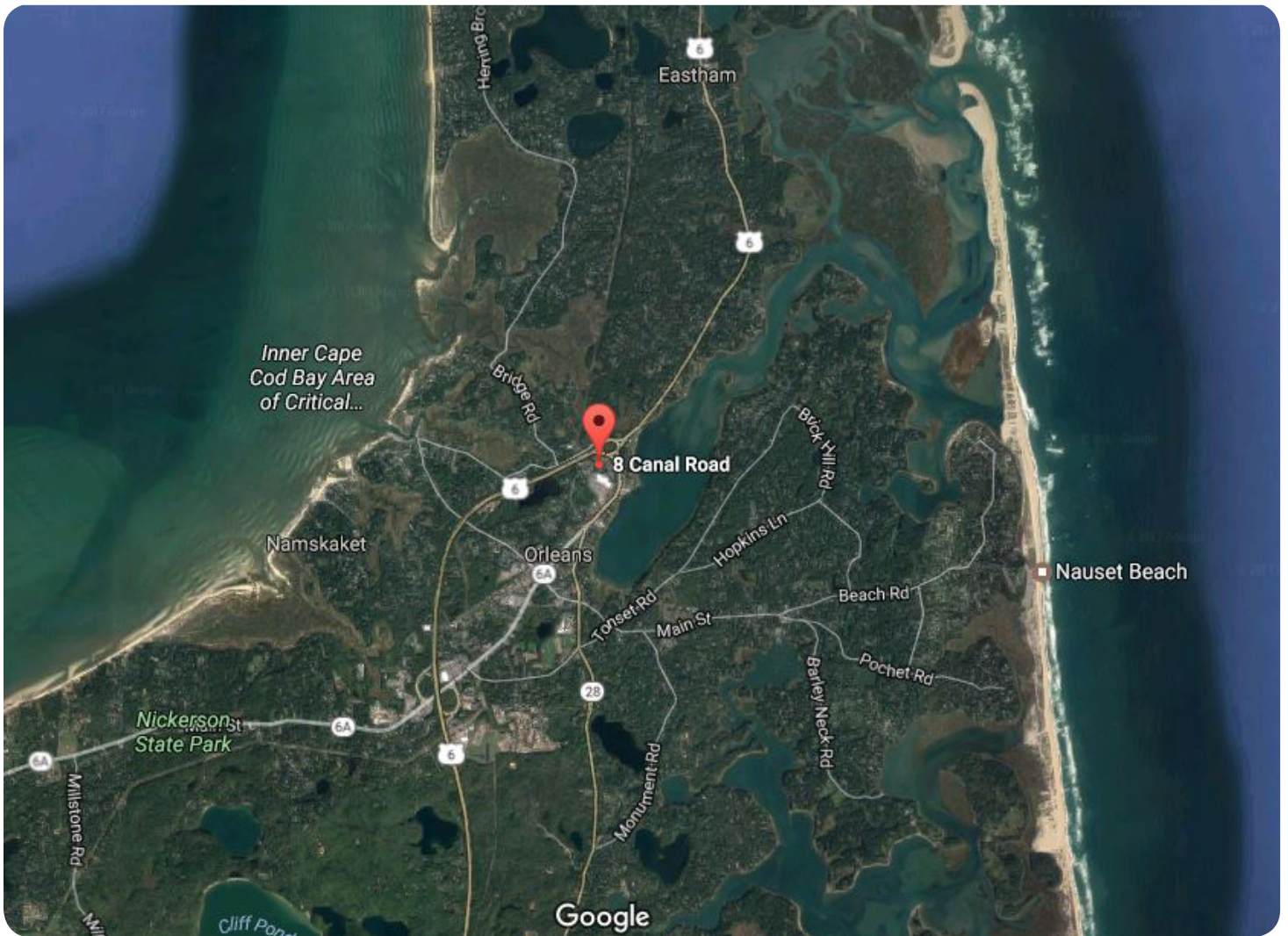
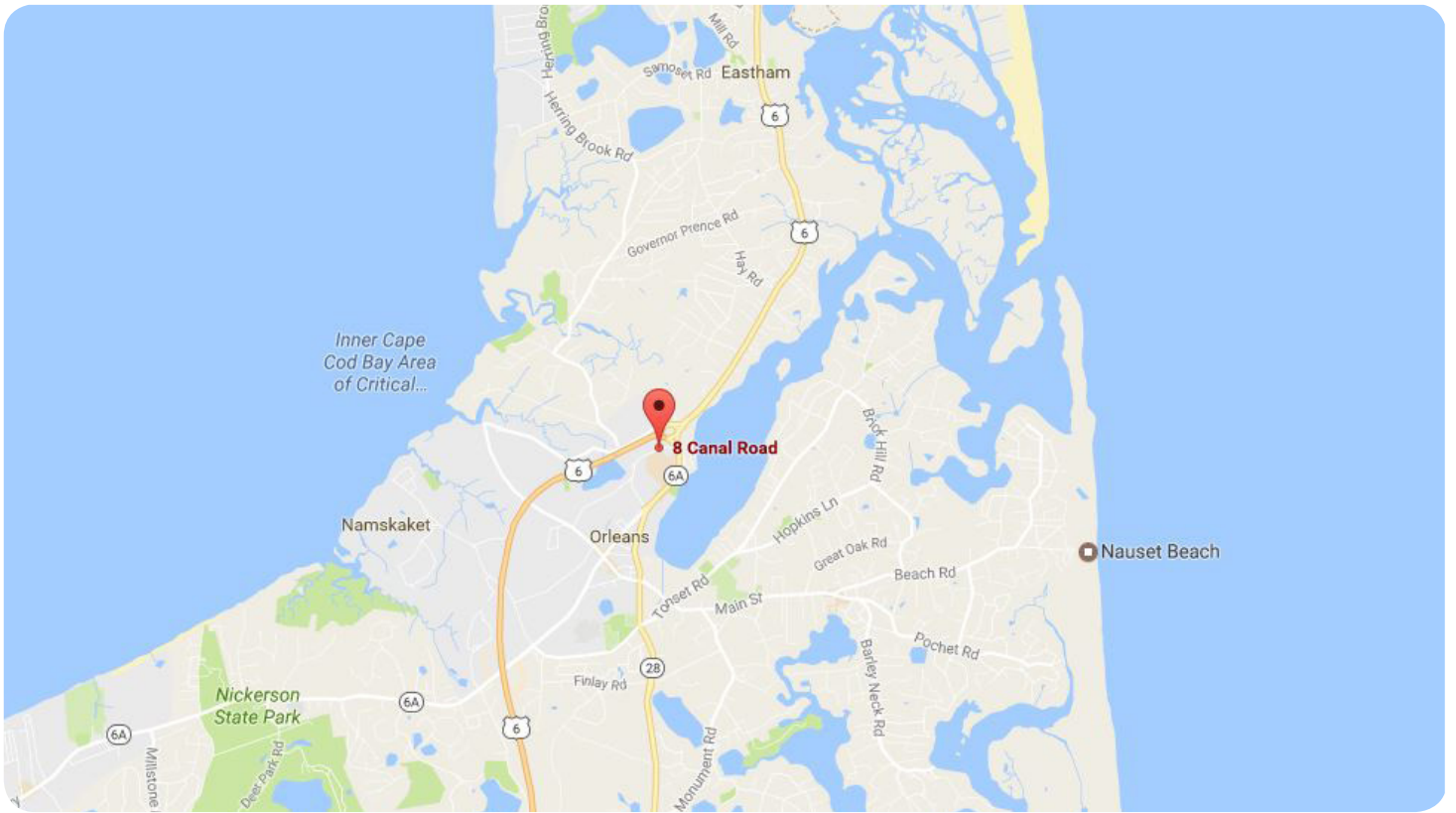
Estimated median house or condo value in 2015: \$414,224 (it was \$170,100 in 2000)

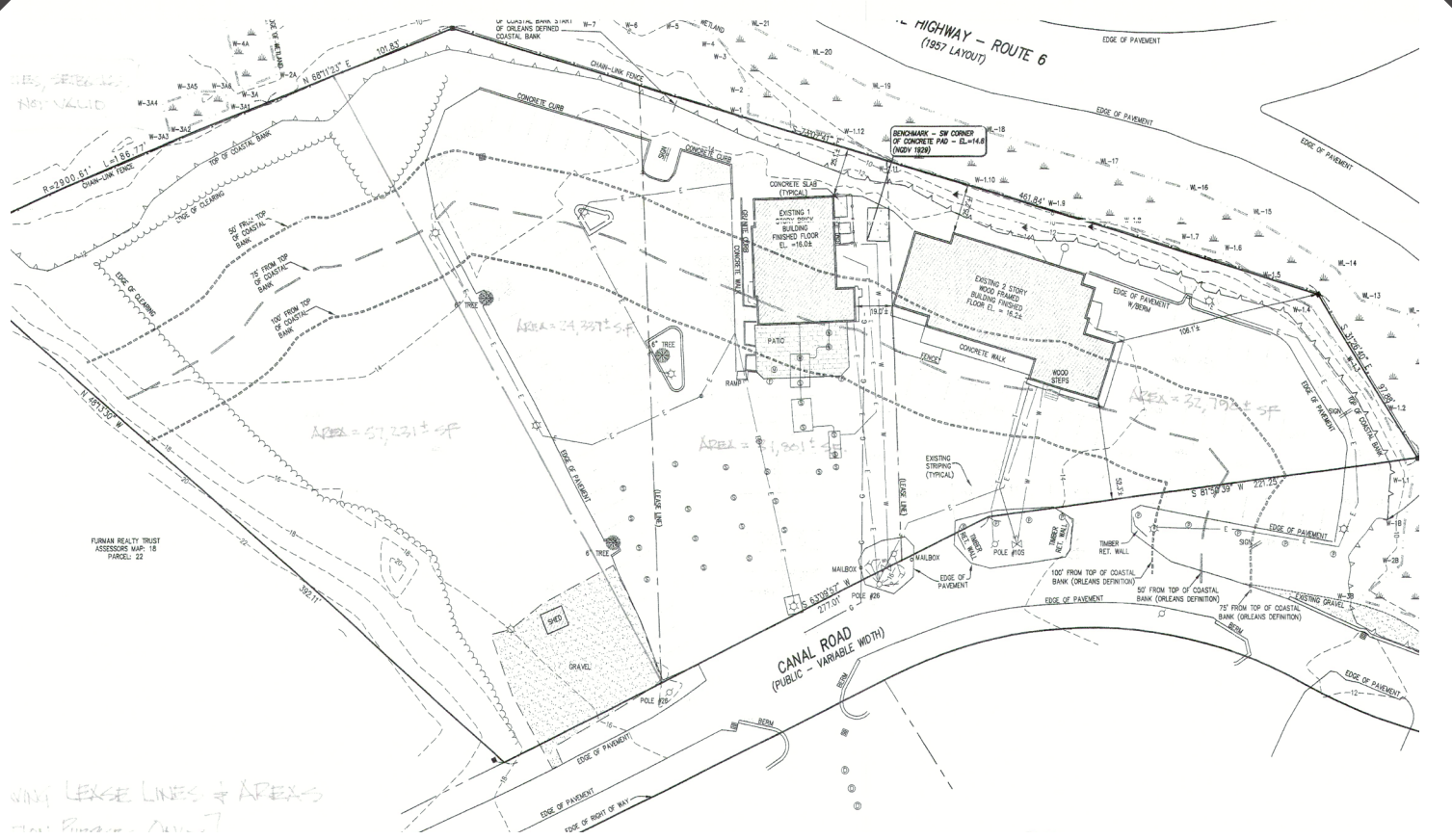
Orleans: \$414,224
 MA: \$352,100

Mean prices in 2015: All housing units: \$488,729; Detached houses: \$503,182; Townhouses or other attached units: \$366,547; In 2-unit structures: \$432,223; In 3-to-4-unit structures: \$332,798; In 5-or-more-unit structures: \$254,410; Mobile homes: \$69,628

3-to-4-unit structures: \$332,798; In 5-or-more-unit structures: \$254,410; Mobile homes: \$69,628

Median gross rent in 2015: \$1,104.





W/ty LEASE LINES & AREAS
 (Handwritten note)

Key: 632

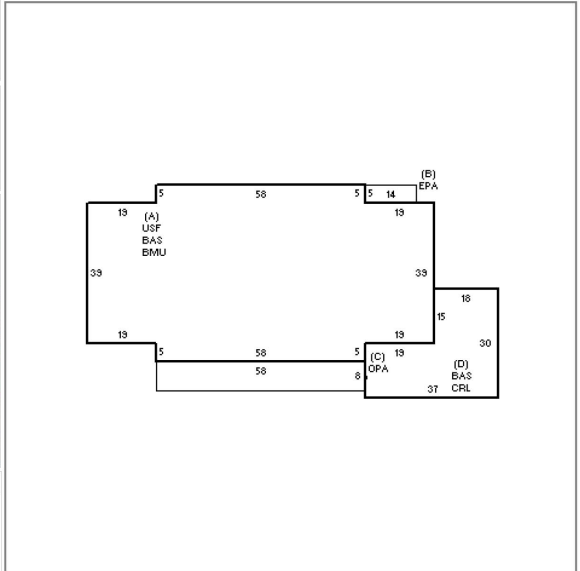
Town of ORLEANS - Fiscal Year 2015

9/17/2014 1:20 pm SEQ #: 661

CURRENT OWNER		PARCEL ID	LOCATION			CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
BYRNE RICHARD A & JANET M TRS CAPE TRADEWINDS II REALTY TR 8 CANAL RD ORLEANS, MA 02653		18-21-0	8 CANAL RD			3250	100	SMALL RETAIL			1	1 of 2		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Certs)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BYRNE RICHARD A & JANET M		12/29/2000	F	100	13457-177	335	06/30/2014	5	REMODELING	20,000			0	0
BYRNE RICHARD A TR & JANE		07/13/1993	F	10	8675-033	163	05/25/2005	3	MAINTENANCE	1,110	08/15/2006	RJM	100	100
BYRNE RICHARD & JANET		10/06/1967	N		1380-226	19	01/14/2005	3	MAINTENANCE	8,700	08/15/2006	RJM	100	100
CD	T	AC/SF/UN	Ngh	Loc	View	Inf1	ADJ BASE	SAF	Inf2	LPI	VC	CREDIT AMT	ADJ VALUE	
103	S	106,722 CIM	1.00	1	1.00	70	0.70	370,125	1.00	1.00	C-1	1.25		
303	A	0.910 CIM	1.00	1	1.00	70	0.70	20,125	1.06	1.00	C-1	1.25	906,810	19,410

TOTAL	3.360 Acres	ZONING	LB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CIM	N INCLUDES PARCEL 22/385/200 // LAND OLD INFL = 80-80(USECD=103)				LAND	926,200	926,200
Loc View	AVERAGE					BUILDING	333,700	333,700
Inf1	FACTOR 70					DETACHED	85,300	85,300
						OTHER	264,100	264,100
						TOTAL	1,609,300	1,609,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
L11	A	1.00	70	0.70	1990	3	831.60	1,700
L12	A	1.00	70	0.70	1995	5	1,306.80	4,600
APV	A	1.00	70	0.70	1990	125,000	0.90	78,700
C06	A	1.00	70	0.70	1995	6	7.20	300



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2000	PH
MODEL	5		CIM	LIST	7/6/2000	PH
STYLE	31	1.61	STORE (100%)	REVIEW	8/22/2006	RJM
QUALITY	A	1.00	AVERAGE (100%)			
U FRAME	1	0.99	WOOD FRAME (100%)			

BLDG COMMENTS
 2 HEATING/COOLING SYSTEMS
 CAPE TRADEWINDS GIFTS

YEAR BLT	1968	SIZE ADJ	0.885	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	953,531
NET AREA	9,473	DETAIL ADJ	1.653	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	4,324		29.70	128,410	CONDITION ELEM	CD
\$NLA(RCN)	\$101	OVERALL	1,000	EXT COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	4,324	1968	84.85	366,885		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	4,324	1968	84.85	366,885		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	EPA	N	ENCL PORCH	70		28.39	1,987		
				FLOOR COVER	1	COPA	1.00	C	OPA	N	OPEN PORCH	464		21.36	9,910		
				INT FINISH	3	WOOD PANEL	1.07	D	CRL	N	CRAWL SPACE	825		6.70	5,527		
				HEATING/COOLING	2	HOT WATER	1.02	D	BAS	L	BAS AREA	825	1968	84.85	70,000		
				FUEL SOURCE	1	OIL	1.00	F	F22	O	FPL 2S 2OP	1		3,927.00	3,927		

EFF_YR/AGE	1985 / 27
COND	45
FUNC	20 USF
ECON	0
DEPR	65 % GD
RCNLD	\$333,700

We are pleased to offer this opportunity to own two commercial lots with excellent potential in the affluent town of Orleans. This in-town location is prime for retail, restaurant or rest area, and just a half mile to the beach, near major highway, marina, shopping and bike path.

OFFERING

Lots C & D at 8 Canal Road, Orleans has retained Richard Catania of The Realty Advisory, Inc. This transaction is a confidential matter. All inquiries will be treated with strict confidentiality. The seller reserves the right to withdraw from negotiations or the market at any time.

REPRESENTATION

The Realty Advisory is entertaining offers to purchase Lots C & D at 8 Canal Road, Orleans, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

PROPOSED TRANSACTION

The seller reserves the sole and absolute right to accept or reject any offer. 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 business being purchased
- D. Deposit
- E. Financing to detail purchaser's desire to obtain private, conventional, or institutional financing
- F. Due diligence inspections of property within a reasonable time period
- G. Terms to Seller-Cash at closing or Seller financing
- H. The purchase price
- I. Proposed closing date

SUBMISSION OF OFFERS

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CONTACT

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