

Comps for Southeastern, MA

1st Quarter 2011

Prepared by

Michael Giancola, SIOR

Industrial

Date: 1/5/2011
Type of Property: Industrial Warehouse
Address: Commerce Park South, 64 Commerce Park South & Meetinghouse Road, South Chatham, MA
Buyer: 24/7 Property LLC
Seller: Shirley Fennell
Lot Size: 2.75 Acres
Building Size: 16,920 SF
Price: \$1,932,100 **\$114.19 SF**
Notes: 6 Total Parcels

Date: 1/11/2011
Type of Property: Commercial Warehouse
Address: 269R Main Street, Bourne, MA
Buyer: 269R Main Street RT & Donald Kinsman
Seller: Joseph & Jerome Baird
Lot Size: 34,848 SF
Building Size: 1,872 SF
Price: \$120,000 **\$64.10 SF**
Notes: Building suffered from deferred maintenance

Date: 1/26/2011
Type of Property: Industrial Warehouse
Address: 20 Query Street, New Bedford, MA
Buyer: David & Donaria Dacosta
Seller: Bayview Loan Servicing LLC
Lot Size: 7,845 SF
Building Size: 2,160 SF
Price: \$100,000 **\$46.29 SF**
Notes:

Date: 1/27/2011
Type of Property: Industrial Warehouse
Address: 196 Manley Street, Brockton, MA
Buyer: Sherman Manley LLC
Seller: Acuity Specialty Products Inc.
Lot Size: 2.44 Acres
Building Size: 28,076 SF
Price: \$1,150,000 **\$40.96 SF**
Notes:

Date: 3/9/2011
Type of Property: Commercial Warehouse
Address: 55 Washington Street, Norwell, MA
Buyer: 55 Washington Street Realty LLC & Daniel Russell
Seller: Goldberg Financial & Jeremy Goldberg
Lot Size: 36,849 SF
Building Size: 7,200 SF
Price: \$500,000 **\$69.44 SF**
Notes:

Date: 3/7/2011
Type of Property: Manufacturing Building
Address: 41 Richards Avenue, North Attleboro, MA
Buyer: KMA Realty Trust & Kimberly Ashworth
Seller: Briggs Realty Trust & Theresa Briggs
Lot Size: 18,613 SF
Building Size: 9,542 SF
Price: \$455,000 **\$47.68 SF**
Notes:

Date: 3/1/2011
Type of Property: Industrial Building
Address: 25 Constitution Drive, Taunton, MA
Buyer: MF Realty LLC
Seller: Alliot Bradley
Lot Size: 3.2 Acres
Building Size: 20,688 SF
Price: \$1,750,000 **\$84.59 SF**
Notes:

Date: 2/18/2011
Type of Property: Manufacturing Building
Address: 15 Kendrick Road, Wareham, MA
Buyer: Chatham Village Partners & Leni Palazeski
Seller: Omni & Irving Busny
Lot Size: 3.65 Acres
Building Size: 36,895 SF
Price: \$2,650,000 **\$71.82 SF**
Notes:

Date: 2/2/2011
Type of Property: Industrial Warehouse
Address: 445 Winthrop Street, Taunton, MA
Buyer: Bruce Thomas & Jon-Paul Thomas
Seller: Joseph & Paula Ruggiero
Lot Size: 2 Acres
Building Size: 9,982 SF
Price: \$500,000 **\$50.09 SF**
Notes:

Date: 3/11/2011
Type of Property: Commercial Warehouse
Address: 660 Jefferson Street, Fall River, MA
Buyer: William Baraby
Seller: James Correia
Lot Size: 41,818 SF
Building Size: 6,290 SF
Price: \$300,000 **\$47.69 SF**
Notes:

Date: 3/31/2011
Type of Property: Industrial Warehouse
Address: 48 Upper County Road, Dennisport, MA
Buyer: Adele Tynan
Seller: Richard Quattrucci
Lot Size: 1.1 Acres
Building Size: 6,386 SF
Price: \$125,000 **\$19.57 SF**
Notes:

Date: 3/28/2011
Type of Property: Industrial Warehouse
Address: 996 Jefferson Street, Fall River, MA
Buyer: Eduardo Cordeiro & Luis Gaspar
Seller: John Diogenes
Lot Size: 21,344 SF
Building Size: 2,400 SF
Price: \$200,000 **\$83.33 SF**
Notes:

Date: 3/29/2011
Type of Property: Manufacturing Building
Address: 11 Cove Street, New Bedford, MA
Buyer: Outer Harbor LLC
Seller: 69 Main Street LLC
Lot Size: 2.71 Acres
Building Size: 200,672 SF
Price: \$1,200,000 **\$5.97 SF**
Notes:

Date: 3/29/2011
Type of Property: Manufacturing Building
Address: 21 Cove Street, New Bedford, MA
Buyer: Outer Harbor LLC
Seller: Palmers Cove Mills LLC
Lot Size: 2.68 Acres
Building Size: 156,028 SF
Price: \$1,000,000 **\$6.40 SF**
Notes:

General

Date: 1/7/2011
Type of Property: Retail Department Store
Address: 2110 Washington Street, Hanover, MA
Buyer: Robert Harrington for Ryan Amanda RT
Seller: Peter Ruzzano
Lot Size: 6,970 SF
Building Size: 3,025 SF
Price: \$410,239 **\$135.61 SF**
Notes:

Date: 1/6/2011
Type of Property: Auto Repair
Address: 2371 Cranberry Highway, Wareham, MA
Buyer: Nazih Elkallassi & Jay Imad
Seller: Cranberry Highway RT & Jeffrey Roberts
Lot Size: 1.1 Acres
Building Size: 5,232 SF
Price: \$295,000 **\$56.38 SF**
Notes:

Date: 1/13/2011
Type of Property: Mixed Use-Residential & Commercial
Address: 153 Chestnut Street, Easton, MA
Buyer: REG RT & Robert Guarino
Seller: Bridgewater Savings Bank
Lot Size: 4.45 Acres
Building Size: 4,214 SF (2 Buildings)
Price: \$1,000,000 **\$237.30 SF**
Notes: Tennis Center

Date: 1/13/2011
Type of Property: Gas Station
Address: 157 Pratt Street, Mansfield, MA
Buyer: Kanaan Realty Group Inc.
Seller: Northborough Realty Holdings LLC
Lot Size: 19,720 SF
Building Size: 1,296 SF
Price: \$610,000 **\$470.67 SF**
Notes:

Date: 1/13/2011
Type of Property: Retail Service
Address: 56 Davis Street, New Bedford, MA
Buyer: Belleville Realty Group LLC
Seller: Dorothy Anselmo
Lot Size: 8,574 SF
Building Size: 3,249 SF
Price: \$115,000 **\$35.39 SF**

Date: 1/14/2011
Type of Property: Mixed Use
Address: 127 Marion Road, Wareham, MA
Buyer: Wareham Plaza LLC & Karim Fadel
Seller: Wareham Plaza Associates LLC & Eugene Goldstein
Lot Size: 12.46 Acres
Building Size: 24,112 SF
Price: \$8,800,000 **\$364.96 SF**
Notes:

Date: 1/11/2011
Type of Property: Retail/Office/Light Manufacturing Building
Address: 348 Main Street, Mashpee, MA
Buyer: Peter Smith
Seller: Cape Cod Cooperative Bank
Lot Size: 3.3 Acres
Building Size: 5,868 SF
Price: \$405,000 **\$69.01 SF**
Notes: Bought at Auction

Date: 1/19/2011
Type of Property: Commercial/Restaurant/Parking Lot
Address: 1745 South Main Street & 679 Birch Street, Fall River, MA
Buyer: South End Properties LLC
Seller: Elie & Julia Karam
Lot Size: 24,393 SF
Building Size: 12,834 SF
Price: \$1,700,000 **\$132.46 SF**
Notes:

Date: 1/20/2011
Type of Property: Retail Service
Address: 165 Rodman Street, Fall River, MA
Buyer: Bermel Business Props LLC
Seller: Joseph & Maria Rebello
Lot Size: 3,920 SF
Building Size: 2,508 SF
Price: \$425,000 **\$169.45 SF**
Notes:

Date: 1/21/2011
Type of Property: Office Building
Address: 109 Dean Street, Taunton, MA
Buyer: Shawn & Darren Eaton
Seller: 2nd CJM RT & Craig Martin
Lot Size: 42,689 SF
Building Size: 2,473 SF
Price: \$250,000 **\$101.09 SF**
Notes:

Date: 1/28/2011
Type of Property: Office Building
Address: 25 Old Westport Road, Dartmouth, MA
Buyer: Borges Realty LLC
Seller: Lucia Costa
Lot Size: 1.22 Acres
Building Size: 2,660 SF
Price: \$393,000 **\$147.74 SF**
Notes:

Date: 2/10/2011
Type of Property: Office Building
Address: 55 R Main Street, Kingston, MA
Buyer: JMA LLC
Seller: William Hallisey Jr. Trustee for Jeb RT
Lot Size: 9,147 SF
Building Size: 5,518 SF
Price: \$550,000 **\$99.67 SF**
Notes:

Date: 2/18/2011
Type of Property: Auto Repair
Address: 312 Ludlow Street, Fall River, MA
Buyer: Ed's Construction Inc.
Seller: Taunton River Realty LLC
Lot Size: 8,276 SF
Building Size: 1,008 SF
Price: \$40,000 **\$39.68 SF**
Notes:

Date: 2/16/2011
Type of Property: Auto Repair
Address: 560 American Legion Highway, Westport, MA
Buyer: Timothy Barreira, Trustee for Driftway Farm Estate Trust
Seller: Peter Flynn
Lot Size: 3.9 Acres
Building Size: 2,400 SF
Price: \$375,000 **\$156.25 SF**
Notes:

Date: 2/14/2011
Type of Property: Retail-Department Store
Address: 1914 Ocean Street, Marshfield, MA
Buyer: Culater 611 Santa Cruz
Seller: Sovereign Bank
Lot Size: 3 Acres
Building Size: 13,328 SF
Price: \$2,754,000 **\$206.63 SF**
Notes:

Date: 2/24/2011
Type of Property: Retail Service
Address: 209 Main Street, Falmouth, MA
Buyer: Benjamin Coggins 3rd
Seller: William Coggins
Lot Size: 2,033 SF
Building Size: 1,249 SF
Price: \$250,000 **\$200.16 SF**
Notes:

Date: 2/23/2011
Type of Property: Office Building
Address: 699 Fall River Avenue, Seekonk, MA
Buyer: Richard Torres
Seller: Norman Demello
Lot Size: 20,038 SF
Building Size: 1,500 SF
Price: \$207,500 **\$138.33 SF**
Notes:

Date: 2/25/2011
Type of Property: Fuel Tanks
Address: 125 Winter Street, Taunton, MA
Buyer: Nella Brothers LLC
Seller: W. H. Riley & Son Inc.
Lot Size: 6.54 Acres
Building Size: 5,806 SF
Price: \$348,000 **\$59.93 SF**
Notes:

Date: 1/31/2011
Type of Property: Retail Service
Address: 1525 Riverside Avenue, Somerset, MA
Buyer: CT 1525 Riverside Realty
Seller: Ernest Mizher
Lot Size: 22,651 SF
Building Size: 4,816 SF
Price: \$375,000 **\$77.86 SF**
Notes:

Date: 1/25/2011
Type of Property: Shopping Center/Mall
Address: 201 North Quincy Street, Abington, MA
Buyer: Victor Cimino
Seller: Commonwealth of Ma & Frederick Hebshie
Lot Size: 4 Acres
Building Size: 5,066 SF
Price: \$650,000 **\$128.30 SF**
Notes:

Date: 2/28/2011
Type of Property: Mixed Use
Address: 547 Main Street, Hyannis, MA
Buyer: Hyannis JZ LLC
Seller: FAF Enterprises LLC
Lot Size: 3,485 SF
Building Size: 1,914 SF
Price: \$450,000 **\$235.11 SF**
Notes:

Date: 2/28/2011
Type of Property: Mixed Use
Address: 159 Ocean Street, Hyannis, MA
Buyer: David Colombo
Seller: Hasco Associates LP
Lot Size: 6,970 SF
Building Size: 1,792 SF
Price: \$575,000 **\$320.87**
Notes:

Date: 3/4/2011
Type of Property: Retail Service
Address: 5 Main Street, Cotuit, MA
Buyer: RJB Management LLC
Seller: Judith Fitzgerald
Lot Size: 20,038 SF
Building Size: 2,298 SF
Price: \$450,000 **\$195.82 SF**
Notes:

Date: 3/8/2011
Type of Property: Office Building
Address: 73 Lewis Street, Hyannis, MA
Buyer: Twin Holdings LLC
Seller: Stephen Raleigh & LBM Financial LLC
Lot Size: 5,662 SF
Building Size: 1,264 SF
Price: \$145,000 **\$114.71 SF**
Notes: Foreclosure

Date: 3/10/2011
Type of Property: Auto Repair
Address: 928 Fall River Avenue, Seekonk, MA
Buyer: Darling Development Corporation
Seller: Deborah Lapre & Bruce Saunders
Lot Size: 26,136 SF
Building Size: 1,200 SF
Price: \$595,000 **\$495.83 SF**
Notes:

Date: 2/8/2011
Type of Property: Retail Department Store
Address: 1824 Main Street, Brockton, MA
Buyer: IB Property Holdings LLC
Seller: Ryja Realty LLC
Lot Size: 3.66 Acres
Building Size: 49,708 SF
Price: \$400,000 **\$8 SF**
Notes:

Date: 2/18/2011
Type of Property: Shopping Center/Mall
Address: 722 Belmont Street, Brockton, MA
Buyer: Peter Mihos
Seller: 826 Belmont Street & Christy Mihos
Lot Size: 1 Acre
Building Size: 10,400 SF
Price: \$828,099 **\$79.62 SF**
Notes:

Date: 2/18/2011
Type of Property: Shopping Center/Mall
Address: 732 Belmont Street, Brockton, MA
Buyer: Peter Mihos
Seller: Mihos RT & Christy Mihos
Lot Size: 2.91 Acres
Building Size: 32,264 SF
Price: \$1,088,743 **\$33.74 SF**
Notes:

Date: 2/18/2011
Type of Property: Office Building
Address: 1020 Belmont Street, Brockton, MA
Buyer: 1016 Belmont Realty LLC & Jonathan Stern
Seller: 1020 Belmont Street RT & Roy Cramer
Lot Size: 19,166 SF
Building Size: 4,989 SF
Price: \$965,744 **\$193.57 SF**
Notes:

Date: 1/28/2011
Type of Property: Trucking Terminal
Address: 5 Hicks Street, New Bedford, MA
Buyer: NE Marine Engineering
Seller: Theresa Raposa
Lot Size: 6,774 SF
Building Size: 2,576 SF
Price: \$106,250 **\$41.24 SF**
Notes:

Date: 1/31/2011
Type of Property: Office Building
Address: 444 Myrtle Street, New Bedford, MA
Buyer: Lifestream Inc.
Seller: Burgess Realty Development Corporation
Lot Size: 23,148 SF
Building Size: 6,724 SF
Price: \$567,110 **\$84.34 SF**
Notes:

Date: 3/11/2011
Type of Property: Retail
Address: 385 North Street, Hyannis, MA
Buyer: MRK Enterprise LLC
Seller: Christopher Kocaba
Lot Size: 33,541 SF
Building Size: 5,433 SF
Price: \$425,000 **\$78.22 SF**
Notes:

Date: 3/14/2011
Type of Property: Retail Service
Address: 100 Brackett Road, Eastham, MA
Buyer: Yippieiokeyeh LLC
Seller: Brackett Farms LLC
Lot Size: 21,780 SF
Building Size: 3,088 SF
Price: \$465,000 **\$150.58 SF**
Notes:

Date: 3/16/2011
Type of Property: Auto Sales
Address: 171 Worcester Court, Falmouth, MA
Buyer: Scott Clement
Seller: A & B Brown RE LLC & Sterling Bank
Lot Size: 1.36 Acres
Building Size: 10,440 SF + 5,000 SF
Price: \$970,000 **\$62.82 SF**
Notes: Sold at Foreclosure, Plus Back Taxes, Two Buildings

Date: 3/14/2011
Type of Property: Gas/Service Station
Address: 110 Route 137, Harwich, MA
Buyer: Props LLC
Seller: Daniel Meservey
Lot Size: 1.48 Acres
Building Size: 2,000 SF
Price: \$726,202 **\$363.10 SF**
Notes:

Date: 3/17/2011
Type of Property: Office Building
Address: 40 Industrial Park Road, Plymouth, MA
Buyer: Foxrock Plymouth Realty LLC
Seller: Michael Brown for Upland RT
Lot Size: 13.88 Acres
Building Size: 47,762 SF
Price: \$5,900,000 **\$123.52 SF**
Notes:

Date: 3/31/2011
Type of Property: Office Building
Address: 166 Schoosett Street, Pembroke, MA
Buyer: Plympton SS Main Street LLC
Seller: John Zarella
Lot Size: 1.56 Acres
Building Size: 5,198 SF
Price: \$545,000 **\$104.85 SF**
Notes:

Date: 3/30/2011
Type of Property: Assisted Living Facility
Address: 25 Cobb Street, Mansfield, MA
Buyer: 25 Cobb Street Mansfield LLC
Seller: Benchmark Gpt. Mansfield
Lot Size: 20 Acres
Building Size: 85 Units
Price: \$21,557,550 **\$253,618 per Unit**
Notes: Contains a 4,752 SF Health Club

Date: 3/25/2011
Type of Property: Office Building
Address: 495 Station Avenue, Yarmouth, MA
Buyer: Woods Realty Associates LLC
Seller: TD Bank NA
Lot Size: 2.4 Acres
Building Size: 14,810 SF
Price: \$1,375,000 **\$92.84 SF**
Notes:

Date: 3/30/2011
Type of Property: Office Building
Address: 2777 Acushnet Avenue, New Bedford, MA
Buyer: NB Wellness LLC
Seller: Lisa Amaral
Lot Size: 3,615 SF
Building Size: 1,794 SF
Price: \$149,000 **\$83.05 SF**
Notes:

Date: 3/23/2011
Type of Property: Mixed Use
Address: 587 Route 28, Harwich, MA
Buyer: James Trainor
Seller: Shirley Fennell
Lot Size: 32,670 SF
Building Size: 4,016 SF
Price: \$645,000 **\$160.60 SF**
Notes: 2 Buildings

Condos

Date: 1/7/2011
Type of Property: Office Condo
Address: 175 Derby Street, Unit 7, Hingham, MA
Buyer: Evergreen Land Corporation
Seller: John Riley for KMR Realty Trust
Building Size: 1,739 SF
Price: \$307,500 **\$176.82 SF**
Notes:

Date: 1/6/2011
Type of Property: Retail Condo
Address: 188 Brackett Road, Unit 188, Eastham, MA
Buyer: 188 Brackett Road LLC
Seller: RHS RT & Russell Sandblom
Building Size: 1,260 SF
Price: \$90,000 **\$71.42 SF**
Notes:

Date: 1/6/2011
Type of Property: Office Condo
Address: 3 Main Street, Unit 17, Eastham, MA
Buyer: Jon Leconey & Rose Cindy Marks-Leconey
Seller: Bruce & Ruth Zeller
Building Size: 466 SF
Price: \$33,000 **\$70.81 SF**
Notes:

Date: 1/14/2011
Type of Property: Industrial Condo
Address: 95 Camelot Drive, Unit 1C, Plymouth, MA
Buyer: JR LLC & Russ Neary
Seller: S & L LLC & Stuart Johnson
Building Size: 997 SF
Price: \$280,000 **\$280.84 SF**
Notes:

Date: 1/24/2011
Type of Property: Office Condo
Address: 100 Armstrong Road, Units 202, 203, 204, 205 & 206,
Plymouth, MA
Buyer: Armstrong Office Suites
Seller: Henry A. Stout for Atlantic Middleborough Trust
Building size: 5,656 SF (Combined)
Price: \$850,000 **\$150.28 SF**
Notes:

Date: 1/20/2011
Type of Property: Office Condo
Address: 78 Faunce Corner Road, Dartmouth, MA
Buyer: Faunce 5 Forty LLC
Seller: Girard Gardens Inc
Building Size: 540 SF
Price: \$64,000 **\$118.51 SF**
Notes:

Date: 1/27/2011
Type of Property: Office Condo
Address: 449 Route 130, Unit 1, Sandwich, MA
Buyer: August Pereira Jr
Seller: Valarie Brown
Building Size: 1,115 SF
Price: \$125,000 **\$112.10 SF**
Notes:

Date: 1/25/2011
Type of Property: Industrial Condo
Address: 100 Weymouth Street, Unit H-2, Rockland, MA
Buyer: PSKO LLC
Seller: Rockland Trust Company
Building Size: 2,775 SF
Price: \$210,000 **\$75.67 SF**
Notes:

Date: 2/10/2011
Type of Property: Industrial Condo
Address: 78 Industrial Drive, Unit 1, Mashpee, MA
Buyer: Al & Isabel Morra
Seller: Cape Cod Bible Fellowship
Building Size: 1,184 SF
Price: \$100,000 **\$84.45 SF**
Notes:

Date: 2/18/2011
Type of Property: Industrial Condo
Address: 14 Bristol Drive, Unit C, Easton, MA
Buyer: Dangerous Productions Inc.
Seller: Bristol Easton LLC
Building Size: 6,769 SF
Price: \$225,000 **\$33.24 SF**
Notes:

Date: 2/4/2011
Type of Property: Industrial Condo
Address: 1112 Main Street, Unit 10, Osterville, MA
Buyer: Adam & Karen Macado
Seller: Daniel Wright
Building Size: 1,200 SF
Price: \$150,000 **\$125 SF**
Notes:

Date: 1/21/2011
Type of Property: Retail Condo
Address: 4 Merchants Road, Unit 9, Sandwich, MA
Buyer: Micon LLC
Seller: Donald Ellis
Building Size: 2,400 SF
Price: \$85,000 **\$35.41 SF**
Notes:

Date: 3/3/2011
Type of Property: Office Condo
Address: 3 Main Street, Unit 12, Eastham, MA
Buyer: Glow Yoga LLC
Seller: Cassandra Kloumann
Building Size: 820 SF
Price: \$53,000 **\$64.63 SF**
Notes:

Date: 3/8/2011
Type of Property: Industrial Condo
Address: 14 Roberts Road, Plymouth, MA
Buyer: Sienna Realty Trust & George Canavan
Seller: Richard & Jeri Ellis
Building Size: 1,190 SF
Price: \$130,000 **\$109.24 SF**
Notes:

Date: 2/1/2011
Type of Property: Office Condo
Address: 475 School Street, Unit 7, Marshfield, MA
Buyer: Kelrhon RT & Michael Damon
Seller: Robert & Karen Wood
Building Size: 1,776 SF
Price: \$210,000 **\$118.24 SF**
Notes:

Date: 2/11/2011
Type of Property: Retail Condo
Address: 2 Court Street, Unit A, Plymouth, MA
Buyer: Karen Fontana & Geoffrey Yalenezian
Seller: 2-10 Court Street LLC & Kevin Craffrey
Building Size: 1,553 SF
Price: \$250,000 **\$160.97 SF**
Notes:

Date: 3/25/2011
Type of Property: Industrial Condo
Address: 154 Commerce Park East, Unit 7A, Chatham, MA
Buyer: Jonathan Wordell
Seller: Graig Broden
Building Size: 699 SF
Price: \$48,000 **\$68.67 SF**
Notes:

Date: 3/25/2011
Type of Property: Industrial Condo
Address: 154 Commerce Park East, Unit 7A, Chatham, MA
Buyer: Waldo & Ann Brown
Seller: Jonathan Wordell
Building Size: 699 SF
Price: \$60,000 **\$85.83 SF**
Notes:

Date: 3/4/2011
Type of Property: Office Condo
Address: 388 County Street, Unit 3, New Bedford, MA
Buyer: Paul Dixon
Seller: William Rodman
Building Size: 3,236 SF
Price: \$427,500 **\$132.10 SF**
Notes:

Apartments

Date: 1/20/2011
Type of Property: Apartment Building
Address: 2 Evergreen Street, Kingston, MA
Buyer: Maples LLC & Richard Stefani
Seller: Robert & Sheryalyn Bechthold
Lot Size: 10,286 SF
Building Size: 5,224 SF
Price: \$550,000 **\$91,666 per Unit**
Notes: 6 Units

Date: 1/21/2011
Type of Property: Apartment Building
Address: 12 Walnut Street, Taunton, MA
Buyer: Michael Messina
Seller: Scott Hazel
Lot Size: 22,651 SF
Building Size: 6,834 SF
Price: \$685,000 **\$68,500 per Unit**
Notes: 10 Units

Date: 2/4/2011
Type of Property: Apartment Building
Address: 22 State Street, Taunton, MA
Buyer: Richard Donato
Seller: Edward Field
Lot Size: 41,382 SF
Building Size: 6,860 SF
Price: \$465,000 **\$58,125 per Unit**
Notes: 8 Units

Land

Date: 1/5/2011
Type of Property: Industrial Land
Address: Commerce park South & Meetinghouse Road, South Chatham, MA
Buyer: James Sears
Seller: 24/7 Property LLC
Lot Size: 37,909 SF
Price: \$430,202 **\$11.34 SF**
Notes: 2 Parcels

Date: 1/11/2011
Type of Property: Industrial Land
Address: 77 Spring Street, Plympton, MA
Buyer: Walter Zaverucha
Seller: Walter Zaverucha & Wayne Spiegel
Lot Size: 1.99 Acres
Price: \$160,000 **\$80,402 per Acre**
Notes: Not Arms Length

Date: 2/16/2011
Type of Property: Commercial Land
Address: Schooner Lane, Mashpee, MA
Buyer: J Bruce Macgregor, Trustee for Sunrise NT
Seller: 340-342 Main Street LLC & TD Bank NA
Lot Size: 2.33 Acres
Price: \$135,000 **\$57,939.91 per Acre**
Notes: Bought at Foreclosure

Date: 2/25/2011
Type of Property: Industrial Undevelopable Land
Address: Roberts Road, Plymouth, MA
Buyer: Eben Howland
Seller: Robert Burpee
Lot Size: 10,890 SF
Price: \$50,000 **\$4.59 SF**
Notes:

Date: 2/25/2011
Type of Property: Commercial Land
Address: 100 Seaview Street, Chatham, MA
Buyer: William L. Buggie
Seller: Chatham Sea View LLC
Lot Size: 20,074 SF
Price: \$900,000 **\$44.83 SF**
Notes: Also Known as 1 Fairway Drive, Chatham, MA

Date: 3/3/2011
Type of Property: Commercial Land
Address: 2 Katie Marie Drive, Bourne, MA
Buyer: Twin Holdings LLC
Seller: 2 Katie Marie Drive LLC
Lot Size: 40,218 SF
Price: \$361,461 **\$8.98 SF**
Notes:

Date: 3/24/2011
Type of Property: Commercial Land
Address: 7 Bourne Bridge Approach, Bourne, MA
Buyer: Robert & Judith Tubbs
Seller: Virginia Adair
Lot Size: 1.03 Acres
Price: \$175,000 **\$168,756 per Acre**
Notes: Had Restaurant Building on Old Property