

**COMPS FOR SOUTHEASTERN, MA
1ST QUARTER 2010
PREPARED BY
MICHAEL GIANCOLA**

Industrial

Date: 1/15/2010
Type of Property: Commercial Warehouse
Address: 120 Wapping Road, Kingston, MA
Buyer: Patrick Kelleher JR
Seller: Robert Galvin
Lot Size: 16.9 Acres
Building Size: 5,880 SF
Price: \$390,000 **\$66.32 SF**
Notes:

Date: 1/15/2010
Type of Property: Industrial Warehouse
Address: 7 Boat Rock Road, Mattapoisett, MA
Buyer: Zammito Automotive RE LLC
Seller: Linda Shea
Lot Size: 5.66 Acres
Building Size: 21,918 SF
Price: \$1,400,000 **\$63.87 SF**
Notes:

Date: 1/22/2010
Type of Property: Heavy Industrial
Address: Fred M Roddy Avenue, Lot 9, Attleboro, MA
Buyer: Roddy Road LLC
Seller: CE RE LLC
Lot Size: 19 Acres
Building Size: 555,927 SF
Price: \$2,200,500 **\$3.95 SF**
Notes:

Date: 1/29/2010
Type of Property: Manufacturing Building
Address: 117 South Washington Street, North Attleboro, MA
Buyer: South Washington Street Realty LLC
Seller: 117 South Washington LLC
Lot Size: 5.77 Acres
Building Size: 21,432 SF
Price: \$887,500 **\$41.41 SF**
Notes:

Date: 2/12/2010
Type of Property: Manufacturing Building
Address: 4 Industrial Drive, Lakeville, MA
Buyer: Walter & Anastasia Holyoke
Seller: Devon RT & Kent Ingraham
Lot Size: 2 Acres
Building Size: 10,370 SF
Price: \$435,000 **\$41.94 SF**
Notes:

Date: 2/12/2010
Type of Property: Manufacturing Building
Address: 1997 Bedford Street, Bridgewater, MA
Buyer: Waste Water Systems Inc.
Seller: Thomas Trocki
Lot Size: 2.11 Acres
Building Size: 4,564 SF
Price: \$370,000 **\$81.07 SF**
Notes:

Date: 2/5/2010
Type of Property: Commercial Warehouse
Address: 531 Main Street, Harwich, MA
Buyer: Samuel & Janice Speakman
Seller: Schoolhouse LP & Schoolhouse LLC
Lot Size: 22,216 SF
Building Size: 6,500 SF
Price: \$275,000 **\$42.30 SF**
Notes:

Date: 3/5/2010
Type of Property: Industrial Warehouse
Address: 959 Read Street, Attleboro, MA
Buyer: James Bozzo
Seller: S. Robert & Donna Guillbeault
Lot Size: 1.48 Acres
Building Size: 5,000 SF
Price: \$425,000 **\$85 SF**
Notes:

Date: 3/5/2010
Type of Property: Manufacturing Building
Address: 20 Larsen Way, North Attleboro, MA
Buyer: CSI North Attleboro Realty
Seller: 55 RT & Edward Shanley
Lot Size: 3.32 Acres
Building Size: 15,101 SF
Price: \$900,000 **\$59.59 SF**
Notes:

Date: 2/25/2010
Type of Property: Commercial Warehouse
Address: 12-A Wareham Street, Carver, MA
Buyer: Alan & Karen Paulding
Seller: White Springs Cranberries
Lot Size: 6,534 SF
Building Size: 1,710 SF
Price: \$50,000 **\$29.24 SF**
Notes:

Date: 3/30/2010
Type of Property: Industrial Warehouse
Address: 300 Manley Street, Brockton, MA
Buyer: Fort LLC
Seller: 100 Wearguard Dr LLC & Ivy Freedman
LotSize: 19.96 Acres
Building Size: 235,560 SF
Price: \$6,800,000 **\$28.86 SF**
Notes:

Date: 3/8/2010
Type of Property: Commercial Warehouse
Address: 132 Davis Street, Fall River, MA
Buyer: 132 Davis Street T & Caarlos Almeida
Seller: Spindle City Realty LLC
Lot Size: 17,424 SF
Building Size: 7,473 SF
Price: \$161,500 **\$21.61 SF**
Notes:

Date: 3/23/2010
Type of Property: Commercial Warehouse
Address: 231 Crowell Road, Chatham, MA
Buyer: James & Sarah Bryce
Seller: John & Susan Meister
Lot Size: 21,742 SF
Building Size: 948 SF
Price: \$420,000 **\$443.03 SF**
Notes:

Date: 3/8/2010
Type of Property: Commercial Warehouse
Address: 1424 Somerset Avenue, Dighton, MA
Buyer: Keluma LLC
Seller: 1424 Somerset Avenue Inc
Lot Size: 6.3 Acres
Building Size: 41,750 SF
Price: \$1,250,000 **\$29.94 SF**
Notes:

Date: 3/9/2010
Type of Property: Commercial Warehouse
Address: 550 Willow Street, Yarmouth, MA
Buyer: My 3 Sons NT & Arthur Luke
Seller: Robert Carleton & Edward Stafford
Lot Size: 5 Acres
Building Size: 5,000 SF
Price: \$1,300,000 **\$260 SF**
Notes:

Date: 3/26/2010
Type of Property: Manufacturing Building
Address: 68 Spring Street, Mansfield, AMA
Buyer: Spring Street Mill LLC
Seller: Carl & Sally Ann Nelson
Lot Size: 2.3 Acres
Building Size: 11,548 SF
Price: \$330,000 **\$28.57 SF**
Notes: (2 Lots)

General

Date: 1/5/2010
Type of Property: Office-Warehouse
Address: 432 North Falmouth Highway, Falmouth, MA
Buyer: LJS Holdings LLC
Seller: Alan & Sarah Bagg
Lot Size: 41,384 SF
Building Size: 7,202 SF
Price: \$634,000 **\$88.03 SF**
Notes:

Date: 1/19/2010
Type of Property: Office Building
Address: 60 North Street, Hyannis, MA
Buyer: Cygnet Group LLC
Seller: 60 North Street LLC
Lot Size: 15,682 SF
Building Size: 5,670 SF
Price: \$735,000 **\$129.63 SF**
Notes:

Date: 1/12/2010
Type of Property: Trucking Terminal
Address: 60 Mead Street, Seekonk, MA
Buyer: 60 Mead Street LLC
Seller: Pleasant Properties Inc
Lot Size: 3.03 Acres
Building Size: 12,068 SF
Price: \$850,000 **\$70.43 SF**
Notes:

Date: 1/15/2010
Type of Property: Retail-Service Building
Address: 1173 Acushnet Avenue, New Bedford, MA
Buyer: EMGA RT & Carlos Pinhancos
Seller: 1173-1181 Acushnet Avenue Trust
Lot Size: 6,406 SF
Building Size: 4,140 SF
Price: \$262,000 **\$63.28 SF**
Notes:

Date: 1/13/2010
Type of Property: Retail-Service Building
Address: 37-41 Rockdale Avenue, New Bedford, MA
Buyer: 37-41 Rockdale Avenue LLC
Seller: Howland Place RT & Curtis Mello
Lot Size: 4.04 Acres
Building Size: 38,630 SF
Price: \$2,900,000 **\$75.07 SF**
Notes: 2 Buildings (25,370 SF & 13,260 SF) with 9 Units Each

Date: 1/15/2010
Type of Property: Retail-Service Building
Address: 453 Centre Street, Brockton, MA
Buyer: 453 Centre Street NT
Seller: Toufic Atallah
Lot Size: 35,719 SF
Building Size: 7,572 SF
Price: \$350,000 **\$46.22 SF**
Notes:

Date: 1/14/2010
Type of Property: Limited Business
Address: 293, 295, 299 & 301 Main Street, South Dennis, MA
Buyer: Eugene & Sandra McGillicuddy
Seller: Lucien Collart
Lot Size: 5.1 Acres
Building Size: 5,004 SF
Price: \$1,750,000 **\$349.72 SF**
Notes: Suitable for B & B, etc.

Date: 1/27/2010
Type of Property: Office Building
Address: 58 North Main Street, Carver, MA
Buyer: Charles Callan
Seller: Maxine McManus
Lot Size: 1.22 Acres
Building Size: 10,620 SF
Price: \$400,000 **\$37.66 SF**
Notes:

Date: 1/25/2010
Type of Property: Mixed Use
Address: 379 Main Street, Wareham, MA
Buyer: Finbar LLC
Seller: Franconia Fuel Company, Inc
Lot Size: 1.66 Acres
Building Size: 2,400 SF
Price: \$425,000 **\$177.08 SF**
Notes:

Date: 1/22/2010
Type of Property: Retail-Service
Address: 235 Taunton Avenue, Seekonk, MA
Buyer: James Smith
Seller: Donald Mills
Lot Size: 12,197 SF
Building Size: 1,247 SF
Price: \$179,000 **\$143.54 SF**
Notes:

Date: 1/19/2010
Type of Property: Fuel Tank
Address: 68 Grape Street, New Bedford, MA
Buyer: Tonyan Realty LLC
Seller: Robert Marklin
Lot Size: 5,614 SF
Building Size: 2,703 SF
Price: \$245,000 **\$90.64 SF**
Notes:

Date: 1/19/2010
Type of Property: Research & Development Facility
Address: 375 West Street, West Bridgewater, MA
Buyer: Commerce Property Group LLC
Seller: Seracare Life Science Inc.
Lot Size: 2 Acres
Building Size: 30,000 SF
Price: \$1,350,000 **\$45 SF**
Notes:

Date: 1/29/2010
Type of Property: Retail-Service
Address: 301 Commercial Street, Provincetown, MA
Buyer: Evelyn Ketterer
Seller: Ramona Anderson & Diana Cavalleri
Lot Size: 2,614 SF
Building Size: 1,535 SF
Price: \$550,000 **\$358.30 SF**
Notes:

Date: 2/1/2010
Type of Property: Retail-Department Store
Address: 75 Linden Street, Attleboro, MA
Buyer: Numenia Pujols
Seller: Joseph & Joan Branco
Lot Size: 5,000 SF
Building Size: 1,768 SF
Price: \$240,000 **\$135.74 SF**
Notes:

Date: 2/2/2010
Type of Property: Retail-Service
Address: 26 Otis Street, Mansfield, MA
Buyer: IGW RT & Christopher Baker
Seller: Otis Street Trust & Thomas Gruppioni
Lot Size: 37,960 SF
Building Size: 7,075 SF
Price: \$740,000 **\$104.59 SF**
Notes:

Date: 1/27/2010
Type of Property: Mixed Use
Address: 597-599 State Road, Westport, MA
Buyer: SCP C34-044 LLC
Seller: Mass CVS Pharmacy LLC
Lot Size: 8,581 SF
Building Size: 1,275 SF
Price: \$6,067,297 **\$4,758.66 SF**
Notes:

Date: 1/29/2010
Type of Property: Retail-Department Store
Address: 189 Summer Street, Kingston, MA
Buyer: Frank Sullivan
Seller: Kingston Summer LP & Kingston General Inc.
Lot Size: 1.86 Acres
Building Size: 9,750 SF
Price: \$2,772,000 **\$284.30 SF**
Notes:

Date: 2/12/2010
Type of Property: Bank Building
Address: 175 Center Street, Pembroke, MA
Buyer: Whitman Bedford LP
Seller: Sovereign Bank
Lot Size: 40,013 SF
Building Size: 2,864 SF
Price: \$1,650,000 **\$576.11 SF**
Notes:

Date: 2/12/2010
Type of Property: Gas/Service Station
Address: 204 Marion Road, Wareham, MA
Buyer: GBAS LLC & Gary Boulay
Seller: Afrin Corporation
Lot Size: 12,110 SF
Building Size: 1,766 SF
Price: \$475,000 **\$268.96 SF**
Notes:

Date: 2/12/2010
Type of Property: Auto Sales
Address: 591 Bedford Street, Whitman, MA
Buyer: Bedford RT & Mario Martin
Seller: 591 Bedford Street LLC & Mario Petrelli
Lot Size: 1.6 Acres
Building Size: 8,305 SF
Price: \$1,004,000 **\$120.89 SF**
Notes:

Date: 2/3/2010
Type of Property: Restaurant/Bar
Address: 90 Paramount Drive, Raynham, MA
Buyer: Conor Realty LLC
Seller: 90 Paramount Drive LLC
Lot Size: 3.11 Acres
Building Size: 14,900 SF
Price: \$3,300,000 **\$221.47 SF**
Notes:

Date: 2/9/2010
Type of Property: Bank Building
Address: 1555 Route 6A, Dennis, MA
Buyer: Mardennis & Drake Behrakis
Seller: Bank of America
Lot Size: 41,818 SF
Building Size: 2,184 SF
Price: 350,000 **\$160.25 SF**
Notes:

Date: 2/19/2010
Type of Property: Restaurant/Bar
Address: 740 North Main Street, West Bridgewater, MA
Buyer: Hardy Catering LLC & Glen Hardy
Seller: Dennis & Anne Mcmenamy
Lot Size: 30,285 SF
Building Size: 2,421 SF
Price: \$325,000 **\$134.24 SF**
Notes:

Date: 2/26/2010
Type of Property: Retail Service
Address: 395 Wilbur Avenue, Swansea, MA
Buyer: Sutherland Properties Inc.
Seller: A Cooperative Bank of Fall River
Lot Size: 10,454 SF
Building Size: 3,080 SF
Price: \$325,000 **\$105.52 SF**
Notes:

Date: 2/26/2010
Type of Property: Office Building
Address: 882 Washington Street, Attleboro, MA
Buyer: Parminder & Mona Singh
Seller: Robert & Paulette Kashtan
Lot Size: 11,485 SF
Building Size: 3,026 SF
Price: \$265,000 **\$87.57 SF**
Notes:

Date: 3/3/2010
Type of Property: Auto Repair
Address: 985 Bedford Street, Bridgewater, MA
Buyer: 985 Bedford Street RT & Thomas Arrighi
Seller: 985 Bedford Street RT & William McCain
Lot Size: 41,137 SF
Building Size: 7,200 SF
Price: \$560,000 **\$77.77 SF**
Notes:

Date: 3/17/2010
Type of Property: Restaurant/Bar
Address: 605 Main Street, Dennis, MA
Buyer: Theodore Adalis
Seller: Kenneth Gigante
Lot Size: 26,136 SF
Building Size: 4,592 SF
Price: \$525,000 **\$114.33 SF**
Notes:

Date: 3/31/2010
Type of Property: Gas Station
Address: 485 Pleasant Street, Attleboro, MA
Buyer: Borderline Properties LLC
Seller: Ayoub Realty LLC
Lot Size: 17,804 SF
Building Size: 1,380 SF
Price: \$1,600,000 **\$1,159.42 SF**
Notes:

Date: 3/30/2010
Type of Property: Restaurant/Bar
Address: 278 Ocean Street, Marshfield, MA
Buyer: Irish Realty LLC & William Bailey
Seller: Hingham Institution for Savings
Lot Size: 9,400 SF
Building Size: 5,051 SF
Price: \$545,000 **\$107.90 SF**
Notes:

Date: 3/26/2010
Type of Property: Retail Service
Address: 326 Lincoln Street, Hingham, MA
Buyer: 326 Lincoln LLC
Seller: Albert Ferullo Jr.
Lot Size: 17,424 SF
Building Size: 4,214 SF
Price: \$450,000 **\$106.78 SF**
Notes:

Date: 3/24/2010
Type of Property: Auto Sales
Address: 405 Lincoln Street, Hingham, MA
Buyer: CVS 1189 MA LLC
Seller: Rocky Reach LLC & Walter Weber
Lot Size: 2.4 Acres
Building Size: 26,304 SF
Price: \$3,800,000 **\$144.46 SF**
Notes:

Date: 3/12/2010
Type of Property: Other Commercial
Address: 403 Division Street, Fall River, MA
Buyer: Islamic Center
Seller: Arlington Inc
Lot Size: 16,553 SF
Building Size: 18,648 SF
Price: \$99,000 **\$5.30 SF**
Notes:

Date: 3/9/2010
Type of Property: Office Building
Address: 450 High Street, Fall River, MA
Buyer: Sheng Heng Yu LLC
Seller: Richard & Daphne Lajoie
Lot Size: 4,356 SF
Building Size: 1,508 SF
Price: \$237,500 **\$157.49 SF**
Notes:

Date: 3/12/2010
Type of Property: Restaurant/Bar
Address: 252 Main Street, Hanson, MA
Buyer: S & D RE LLC & David Drosopoulos
Seller: David Hatch
Lot Size: 3.5 Acres
Building Size: 10,616 SF
Price: \$700,000 **\$65.93 SF**
Notes:

Date: 3/8/2010
Type of Property: Retail Service
Address: 167-169 Jefferson Street, New Bedford, MA
Buyer: Redeeming FT Church Inc
Seller: Paul Kidder & Karen Nelson
Lot Size: 3,480 SF
Building Size: 3,988 SF
Price: \$98,496 **\$24.69 SF**
Notes:

Date: 3/8/2010
Type of Property: Retail Service
Address: 2429 Meetinghouse Way, Barnstable, MA
Buyer: Donna Munsey
Seller: Elizabeth Parris
Lot Size: 19,166 SF
Building Size: 2,144 SF
Price: \$112,500 **\$52.47 SF**
Notes:

Date: 3/16/2010
Type of Property: Retail Service
Address: 471 Liberty Street, Hanson, MA
Buyer: Hanmas Realty LLC
Seller: Liberty Hanson LP & Liberty General Inc
Lot Size: 5.88 Acres
Building Size: 10,107 SF
Price: \$2,200,000 **\$217.67 SF**
Notes:

Date: 3/15/2010
Type of Property: Office Building
Address: 1 Sylvan Street, Middleboro, MA
Buyer: Marjorie Thomas
Seller: Nemasket Realty LLC
Lot Size: 8.6 Acres
Building Size: 1,560 SF
Price: \$907,000 **\$581.41 SF**
Notes:

Date: 3/16/2010
Type of Property: Retail Service
Address: 80 Market Street, Rockland, MA
Buyer: Hancock Realty Company LLC
Seller: Rockland Market LP & Rockland General Inc
Lot Size: 1.4 Acres
Building Size: 10,113 SF
Price: \$1,900,000 **\$187.87 SF**
Notes:

Date: 3/19/2010
Type of Property: Retail Department
Address: 196 Pleasant Street, Attleboro, MA
Buyer: Delta Phi Realty Indy LLC
Seller: Puget Attleboro LLC
Lot Size: 1.96 Acres
Building Size: 14,440 SF
Price: \$1,758,409 **\$121.77 SF**
Notes:

Date: 3/8/2010
Type of Property: Retail Service
Address: 673 North Main Street, Brockton, MA
Buyer: Mass Commonwealth of Realty Inc.
Seller: James Egan & Carl Berger
Lot Size: 3,049 SF
Building Size: 756 SF
Price: \$75,000 **\$99.20 SF**
Notes:

Date: 3/8/2010
Type of Property: Office Building
Address: 3 Market Crossing, Plymouth, MA
Buyer: Market Crossing Realty LLC & Stephen Kerr
Seller: CIT Small Business Lending Corporation
Lot Size: 32,670 SF
Building Size: 5,139 SF
Price: \$1,125,000 **\$218.91 SF**
Notes:

Date: 3/10/2010
Type of Property: Office Building
Address: 2510 Cranberry Highway, Wareham, MA
Buyer: A D Makepeace Company
Seller: Cranberry RE Company Inc
Lot Size: 1.1 Acres
Building Size: 1,875 SF
Price: \$50,000 **\$26.66 SF**
Notes:

Date: 3/1/2010
Type of Property: Retail Service
Address: 611 State Road, Dartmouth, MA
Buyer: Michael Ricardo
Seller: Gil & Hilda Borges
Lot Size: 24,225 SF
Building Size: 1,158 SF
Price: \$469,000 **\$405 SF**
Notes:

Date: 3/5/2010
Type of Property: Gas/Service Station
Address: 290 President Avenue, Fall River, MA
Buyer: Toros LLC
Seller: Colbea Enterprises LLC
Lot Size: 15,682 SF
Building Size: 2,842 SF
Price: \$650,000 **\$228.71 SF**
Notes:

Date: 3/9/2010
Type of Property: Office Building
Address: 411 Route 6A, Yarmouth, MA
Buyer: 411 Main LLC
Seller: International Fund for Animal Welfare
Lot Size: 1.44 Acres
Building Size: 5,212 SF & 4,954 SF (2 Buildings Total 10,169 SF)
Price: \$640,000 **\$62.93 SF**
Notes:

Motels & Inns

Date: 1/8/2010
Type of Property: Inn/Resort
Address: 27 Main Street, Falmouth, MA
Buyer: KT Robinson Realty LLC
Seller: First Evergreen Properties LLC
Lot Size: 1.14 Acres
Building Size: 3,364 SF
Price: \$825,000 **\$117,857 per Unit**
Notes: B & B (7 Units)

Date: 1/29/2010
Type of Property: Motel
Address: 1237 Route 28, Yarmouth, MA
Buyer: Shooshaloo Inc.
Seller: Henry & Annette Schultz
Lot Size: .46 Acres
Building Size: 6,636 SF (Motel) & 700 SF (Residential House)
Price: \$460,000 **\$23,000 per Unit**
Notes: 20 Motel Rooms

Condos

Date: 1/4/2010
Type of Property: Office Condo
Address: 1292 Route 28, Falmouth, MA
Buyer: KC RT & Karen Cheverie
Seller: Spies RT & Susan Henderson
Building Size: 690 SF
Price: \$72,500 **\$105.07 SF**
Notes:

Date: 1/14/2010
Type of Property: Industrial Condo
Address: 103 Industrial Drive, Unit C, Mashpee, MA
Buyer: 103 Industrial Drive LLC
Seller: LRME LLC
Building Size: 1,250 SF
Price: \$170,000 **\$136 SF**
Notes:

Date: 1/29/2010
Type of Property: Industrial Condo
Address: 14 Bristol Drive, Unit B, Easton, MA
Buyer: 14 Bristol Drive Unit B LLC
Building Size: 4,764 SF
Price: \$415,000 **\$87.11 SF**
Notes:

Date: 1/29/2010
Type of Property: Industrial Condo
Address: 344 John L Dietsch Blvd., Unit 20, North Attleboro, MA
Buyer: Mark Tyrol
Seller: Thomas Poirier
Building Size: 1,500 SF
Price: \$170,000 **\$113.33 SF**
Notes:

Date: 2/16/2010
Type of Property: Industrial Condo
Address: 15 Jan Sebastian Way, Unit C5, Sandwich, MA
Buyer: John S. Birch
Seller: John Trotto
Building Size: 1,154 SF
Price: \$125,000 **\$108.31 SF**
Notes:

Date: 2/5/2010
Type of Property: Office Condo
Address: 57 Route 6A, Unit 1, Orleans, MA
Buyer: Edward & Gail Leonard
Seller: Stephen Vance & David Eckert
Building Size: 392 SF
Price: \$105,000 **\$267.85 SF**
Notes:

Date: 2/9/2010
Type of Property: Office Condo
Address: 376 Commercial Street, Unit 1, Provincetown, MA
Buyer: Catherine Polsell
Seller: Helene Lyons
Building Size: 676 SF
Price: \$265,000 **\$392.01 SF**
Notes:

Date: 2/10/2010
Type of Property: Office Condo
Address: 46 North Street, Unit 3 & 5, Hyannis, MA
Buyer: NSCC LLC
Seller: 46 North Street LLC
Building Size: 5,945 SF (Total)
Price: \$1,057,485 **\$177.87 SF**
Notes:

Date: 2/10/2010
Type of Property: Non-Residential Condo
Address: 46 North Street, Unit 4, Hyannis, MA
Buyer: NSCC LLC
Seller: 46 North Street LLC
Building Size: 6,591 SF
Price: \$1,351,155 **\$205 SF**
Notes:

Date: 2/10/2010
Type of Property: Medical Condo
Address: 46 North Street, Unit 7, Hyannis, MA
Buyer: Emerald Neurology LLC
Seller: 46 North Street LLC
Building Size: 5,753 SF
Price: \$1,179,365 **\$205 SF**
Notes:

Date: 2/17/2010
Type of Property: Office Condo
Address: 18 Samoset Street, Unit 2, Plymouth, MA
Buyer: Stephen Liuzzi
Seller: David Thomas
Building Size: 746 SF
Price: \$275,000 **\$368.63 SF**
Notes:

Date: 2/25/2010
Type of Property: Office Condo
Address: 35 Pearl Street, Unit 1B, Brockton, ma
Buyer: Atlantic PA Realty LLC
Seller: One Pearl Street NT & Robert Murphy
Building Size: 2,615 SF
Price: \$2,650,000 **\$1,013.38 SF**
Notes:

Date: 2/25/2010
Type of Property: Office Condo
Address: 175 Derby Street, Unit 10, Hingham, MA
Buyer: JGH & S RT & James Ubertalli
Seller: Buchwalter Papuga RT & David Papuga
Building Size: 1,327 SF
Price: \$612,500 **\$461.56 SF**
Notes:

Date: 2/24/2010
Type of Property: Industrial Condo
Address: 4 Old Colony Lane, Unit 4, Marshfield, MA
Buyer: Robert & Jean Reilly
Seller: Andre & Bridget Farhat
Building Size: 1,066 SF
Price: \$32,500 **\$30.48 SF**
Notes:

Date: 3/31/2010
Type of Property: Industrial Condo
Address: 4 Crane Circle, Unit 4, Bourne, MA
Buyer: Cataumet 4 Inc
Seller: AAF RT & Albert Fleury
Building Size: 1,456 SF
Price: \$175,000 **\$120.19 SF**
Notes:

Date: 3/25/2010
Type of Property: Office Condo
Address: 1150 Queene Anne Road, Unit 1, Harwich, MA
Buyer: Queen Anne Road Barn LLC
Seller: 1150 Queen Anne Road LLC
Building Size: 4,655 SF
Price: \$380,000 **\$81.63 SF**
Notes:

Date: 3/29/2010
Type of Property: Office Condo
Address: 2435 Main Street, Unit A, Chatham, MA
Buyer: Toronaga LLC
Seller: Bandy NT & Joseph Bandy
Building Size: 319 SF
Price: \$215,000 **\$673.98 SF**
Notes:

Date: 3/5/2010
Type of Property: Industrial Condo
Address: 3 Tradesman Circle, Unit 1C, Falmouth, MA
Buyer: T & R Tradesman RT & Harry Turner
Seller: John Haddad
Building Size: 840 SF
Price: \$100,000 **\$119.04 SF**
Notes:

Land

Date: 1/5/2010
Type of Property: Industrial Land
Address: 2701 Cranberry Highway, Wareham, MA
Buyer: Wareham Tech Gas LLC
Seller: Manuel & Faith Demiranda
Lot Size: 4.4 Acres
Price: \$275,000 **\$62,500 per Acre**
Notes:

Date: 1/27/2010
Type of Property: Commercial Land
Address: 54 North Main Street, Carver, MA
Buyer: Leah Callan
Seller: Maxine McManus
Lot Size: 43,124 SF
Price: \$100,000 **\$2.31 SF**
Notes:

Date: 1/29/2010
Type of Property: Commercial Land
Address: 202 Slades Ferry Road, Somerset, MA
Buyer: Apollo Duke & Anthony Souza
Seller: Eduarda Nunes
Lot Size: 17,860 SF
Price: \$350,000 **\$19.59 SF**
Notes:

Date: 2/12/2010
Type of Property: Industrial Land
Address: 954 Hingham Street, Rockland, MA
Buyer: CS Rockland LLC
Seller: Perry South Shore LLC
Lot Size: 3.1 Acres
Price: \$1,500,000 **\$483,870.96 per Acre**
Notes:

Date: 2/26/2010
Type of Property: Commercial Land
Address: 532 Main Street, Mashpee, MA
Buyer: Forestdale Road LLC
Seller: Full Throttle RT & John Mcauliffe
Lot Size: 18 Acres
Price: \$650,000 **\$36,111.11 per Acre**
Notes:

Apartments

Date:	2/1/2010	
Type of Property:	Apartment Building	
Address:	1152 Main Street, Hanover, MA	
Buyer:	Michael J. Marshall Sr.	
Seller:	Weymouth Bank	
Lot Size:	11,761 SF	
Building Size:	3,494 SF (4 Units)	
Price:	\$460,000	\$115,000 per Unit
Notes:	Bank Owned	