

Comps for Southeastern, MA

1st Quarter 2012

Prepared by

Michael Giancola, SIOR

Industrial

Date: 1/3/2012
Type of Property: Manufacturing Building
Address: 530 John L. Dietch Blvd., North Attleboro, MA
Buyer: Greenwood Property Management
Seller: Greenwood Realty Corporation
Lot Size: 3.13 Acres
Building Size: 17,550 SF
Price: \$1,200,000 **\$68.37 SF**
Notes:

Date: 1/12/2012
Type of Property: Commercial Warehouse
Address: 22 O'Connor Road, Orleans, MA
Buyer: Silver Cloud Towing Company
Seller: Thomas Pye
Lot Size: 18,731 SF
Building Size: 4,000 SF
Price: \$350,000 **\$87.50 SF**
Notes:

Date: 1/12/2012
Type of Property: Commercial Warehouse
Address: 164 Middleboro Road, Freetown, MA
Buyer: Jorge Mota
Seller: Jose Ambrosio
Lot Size: 3.84 Acres
Building Size: 14,208 SF
Price: \$135,000 **\$9.5 SF**
Notes:

Date: 1/13/2012
Type of Property: Industrial Warehouse
Address: 80 Hampden Road, Mansfield, MA
Buyer: Boston Cedar Realty Investment
Seller: Harvey Hurvitz
Lot Size: 10 Acres
Building Size: 111,666 SF
Price: \$5,000,000 **\$44.77 SF**
Notes:

Date: 1/5/2012
Type of Property: Commercial Warehouse
Address: 66 Federal Furnace Road, Plymouth, MA
Buyer: 66 Federal Furnace Road LLC
Seller: Ronald Ferioli
Lot Size: 31,363 SF
Building Size: 1,866 SF
Price: \$266,500 **\$142.81 SF**
Notes:

Date: 1/20/2012
Type of Property: Manufacturing Building
Address: 132 Dickens Street, Attleboro, MA
Buyer: SAS Realty Inc.
Seller: Edward R. Duclos Machine
Lot Size: 14,300 SF
Building Size: 2,000 SF
Price: \$140,000 **\$70 SF**
Notes:

Date: 1/25/2012
Type of Property: Commercial Warehouse
Address: 320 Belleville Road, New Bedford, MA
Buyer: Moses Lima
Seller: Clipper Realty Company LLC
Lot Size: 13,245 SF
Building Size: 4,050 SF
Price: \$199,000 **\$49.13 SF**
Notes:

Date: 1/24/2012
Type of Property: Industrial Building
Address: 51 Armstrong Road, Plymouth, MA
Buyer: John Tweed
Seller: Cazeault Associates LLC
Lot Size: 2 Acres
Building Size: 15,600 SF
Price: \$800,000 **\$51.28 SF**
Notes:

Date: 2/2/2012
Type of Property: Industrial Building
Address: 89 North Montello Street, Brockton, MA
Buyer: Chrisbeth Holdings LLC
Seller: Brockton Liberty LLC
Lot Size: 13,939 SF
Building Size: 9,886 SF
Price: \$457,317 **\$46.25 SF**
Notes:

Date: 1/31/2012
Type of Property: Manufacturing Building
Address: 200 Gilbert Street, Mansfield, MA
Buyer: M & P Holdings LLC
Seller: Doran & Bagnall & Co., Inc.
Lot Size: 8.5 Acres
Building Size: 34,683 SF
Price: \$1,575,000 **\$45.41 SF**
Notes:

Date: 2/9/2012
Type of Property: Industrial Building
Address: 49 Hassey Street, New Bedford, MA
Buyer: Group of Bedford Realty
Seller: MSP Realty LLC
Lot Size: 2.37 Acres
Building Size: 39,322 SF
Price: \$2,275,000 **\$57.85 SF**
Notes:

Date: 2/10/2012
Type of Property: Industrial Warehouse
Address: 1 United Drive, West Bridgewater, MA
Buyer: 1 United LLC
Seller: Liberty United Drive LLC & Eastern Bank
Lot Size: 30.6 Acres
Building Size: 315,000 SF
Price: \$7,600,000 \$24.12 SF
Notes: Foreclosure Deed

Date: 1/31/2012
Type of proeptu: Manufacturing Building
Address: 761 Warner Blvd., Taunton, MA
Buyer: TMC656 JWB LLC
Seller: Gama Realty LLC
Lot Size: 7.7 Acres
Building Size: 129,928 SF
Price: \$8,167,000 \$62.85 SF
Notes:

Date: 2/1/2012
Type of Property: Industrial Building
Address: 1 Component Park, West Bridgewater, MA
Buyer: D. Christopher Cross
Seller: Component Properties Inc.
Lot Size: 11 Acres
Building Size: 61,832 SF
Price: \$1,550,000 \$25.06 SF
Notes: May Not be Arms Length Sale

Date: 2/17/2012
Type of Property: Commercial Warehouse
Address: 880 Attucks Lane, Hyannis, MA
Buyer: This Is It LLC
Seller: RAM Construction LLC
Lot Size: 1.85 Acres
Building Size: 20,016 SF
Price: \$1,875,000 \$93.67 SF
Notes:

Date: 2/17/2012
Type of Property: Industrial Building
Address: 30 Mann Street, Attleboro, MA
Buyer: 30 Mann LLC
Seller: Mousseau Realty LLC
Lot Size: 33,000 SF
Building Size: 10,388 SF
Price: \$535,000 \$51.50 SF

Date: 3/1/2012
Type of Property: Commercial Warehouse
Address: 41 Manchester Street, Fall River, MA
Buyer: FR Yard LLC
Seller: George Cantin
Lot Size: 29,901 SF
Building Size: 8,320 SF
Price: \$170,000 **\$20.43 SF**
Notes:

Date: 3/1/2012
Type of Property: Manufacturing Building
Address: 847 Pleasant Street, Fall River, MA
Buyer: 847-867 Pleasant Street Real Estate
Seller: CHF Industries Inc.
Lot Size: 9.1 Acres
Building Size: 265,599 SF
Price: \$1,350,000 **\$5.08 SF**
Notes:

Date: 2/29/2012
Type of Property: Industrial Warehouse
Address: 68 Industrial Blvd., Hanson, MA
Buyer: 68 Industrial Blvd.
Seller: Stephen Buckley
Lot Size: 3.44 Acres
Building Size: 41,600 SF
Price: \$800,000 **\$19.23 SF**
Notes: Sold at Auction

Date: 3/6/2012
Type of Property: Commercial Warehouse
Address: 18 Huntington Avenue, Yarmouth, MA
Buyer: Marty's Barn LLC
Seller: Robert Weston
Lot Size: 8,712 SF
Building Size: 3,200 SF
Price: \$212,500 **\$66.40 SF**
Notes:

Date: 3/9/2012
Type of Property: Manufacturing Building
Address: 1881 County Street, Attleboro, MA
Buyer: SC Real Estate LLC
Seller: James Murphy
Lot Size: 12,200 SF
Building Size: 2,594 SF
Price: \$180,000 **\$69.39 SF**
Notes:

Date: 3/23/2012
Type of Property: Manufacturing Building
Address: 300 Currant Road, Fall River, MA
Buyer: Precision Realty Properties
Seller: AA Realty Company LLC
Lot Size: 3.1 Acres
Building Size: 14,400 SF
Price: \$680,000 **\$47.22 SF**
Notes:

General

Date: 1/3/2012
Type of Property: Office Building Plus Service Shop
Address: 180 Iyannough Road, Hyannis, MA
Buyer: Atlantis Iyanough Realty
Seller: NELSCO Inc.
Lot Size: 1.2 Acres
Building Size: 6,372 SF
Price: \$900,000 **\$141.24 SF**
Notes: Office Bldg-2,100 SF & Service Shop-4,272 SF

Date: 1/5/2012
Type of Property: Mixed Use
Address: 110 School Street, Hyannis, MA
Buyer: Dockside Marina LLC
Seller: Shoestring Properties LLC
Lot Size: 1.21 Acres
Building Size: 4,026 SF
Price: \$1,891,894 **\$469.91 SF**
Notes: Residential Bldg-603 SF & Commercial Bldg-3,423 SF

Date: 1/4/2012
Type of Property: Office Building
Address: 36 Savannas Path, Mashpee, MA
Buyer: Cotuit Solar LLC

Seller: FNMA
Lot Size: 1.61 Acres
Building Size: 1,357 SF
Price: \$130,000 **\$95.79 SF**
Notes:

Date: 1/6/2012
Type of Property: Office Building
Address: 162 North Main Street, Fall River, MA
Buyer: Robert Kfoury
Seller: Citizens Union Savings Bank
Lot Size: 3,049 SF
Building Size: 4,320 SF
Price: \$32,000 **\$7.40 SF**
Notes:

Date: 1/12/2012
Type of Property: Retail
Address: 471 Main Street, Chatham, MA
Buyer: 471 Main Street LLC
Seller: Suzanne Horne
Lot Size: 14,352 SF
Building Size: 1,631 SF
Price: \$925,000 **\$567.13 SF**
Notes:

Date: 1/11/2012
Type of Property: Mixed Use
Address: 607 Main Street, Dennis, MA
Buyer: Carolyn Banks
Seller: VL Properties
Lot Size: 2.2 Acres
Building Size: 1,677 SF
Price: \$275,000 **\$163.98 SF**
Notes: Garden Center

Date: 1/13/2012
Type of Property: Mixed Use
Address: 287 Route 28, Harwich, MA
Buyer: Patrick Judge
Seller: Thomas Kendall
Lot Size: 1.8 Acres
Building Size: 7,545 SF

Price: \$625,000 **\$82.83 SF**
Notes: 2,745 SF Residential Bldg. & 4,800 SF Service Garage

Date: 1/13/2012
Type of Property: Retail
Address: 1100 County Street, Somerset, MA
Buyer: Sarah Higginbottom
Seller: FHLM
Lot Size: 12,632 SF
Building Size: 8,960 SF
Price: \$165,000 **\$18.41 SF**

Date: 1/3/2012
Type of Property: Office Building
Address: 140 Marion Road, Wareham, MA
Buyer: Richard Hollis
Seller: Judith Hall-Gavaza
Lot Size: 15,200 SF
Building Size: 706 SF
Price: \$160,000 **\$226.62 SF**
Notes:

Date: 1/19/2012
Type of Property: Auto Supply
Address: 325 Broad Street, Bridgewater, MA
Buyer: URATEWL LLC
Seller: Charles Arrighi
Lot Size: 18,000 SF
Building Size: 6,100 SF
Price: \$200,000 **\$32.78 SF**
Notes:

Date: 1/20/2012
Type of Property: Store/Shop with Apartment
Address: 214 Rumford Avenue, Mansfield, MA
Buyer: Rumford Management LLC
Seller: BK Partners LLC
Lot Size: 22,379 SF
Building Size: 3,753 SF
Price: \$850,000 **\$226.48 SF**
Notes: Contains a 544 SF Apartment

Date: 1/27/2012
Type of Property: Gas/Service Station
Address: 953 Shawmut Avenue, New Bedford, MA
Buyer: Rodney Street Real Estate LLC
Seller: Magdalene Adams
Lot Size: 15,240 SF
Building Size: 4,470 SF
Price: \$200,000 **\$44.74 SF**
Notes:

Date: 1/27/2012
Type of Property: Restaurant/Bar
Address: 160 Broadway, Raynham, MA
Buyer: Wal-Mart Real Estate Business Trust
Seller: Prospect Leasing Inc.
Lot Size: 26.2 Acres
Building Size: 4,204 SF
Price: \$2,750,000 **\$654.13 SF**
Notes:

Date: 1/25/2012
Type of Property: Bank Building
Address: 50 Cohasset Avenue, Bourne, MA
Buyer: Sovereign Cape Cod Investments
Seller: CB MA QRS 12-57 Inc.
Lot Size: 11,979 SF
Building Size: 3,610 SF
Price: \$496,395 **\$137.50 SF**
Notes:

Date: 1/25/2012
Type of Property: Commercial/Retail
Address: 242 Teaticket Highway, Falmouth, MA
Buyer: Isha Poorak Properties LLC
Seller: Teaticket LLC
Lot Size: .62 Acres
Building Size: 4,739 SF
Price: \$1,010,000 **\$213.12 SF**
Notes: Contains a 939 SF Apartment Building with 2 Units.

Date: 1/25/2012
Type of Property: Auto Repair

Address: 1420 Bedford Street, Abington, MA
Buyer: 1420 Bedford Street LLC
Seller: Richard Trainor
Lot Size: 1.06 Acres
Building Size: 9,600 SF
Price: \$640,000 **\$66.66 SF**
Notes:

Date: 1/25/2012
Type of Property: Bank Building
Address: 261 Main Street, Wareham, MA
Buyer: Sovereign Cape Cod Investments
Seller: CB MA QRS-12-57 Inc.
Lot Size: 8,883 SF
Building Size: 3,066 SF
Price: \$694,020 **\$226.36 SF**

Date: 1/27/2012
Type of Property: Auto Sales
Address: 580 Bedford Street, Whitman, MA
Buyer: Teresa Hoeg
Seller: Paul Vitale
Lot Size: 35,747 SF
Building Size: 6,000 SF
Price: \$338,914 **\$56.48 SF**
Notes:

Date: 2/3/2012
Type of Property: Private Hospital
Address: 52 Oak Street, Middleboro, MA
Buyer: Highpoint Treatment Center Inc.
Seller: Mary O'Donnell
Lot Size: 3.5 Acres
Building Size: 64,965 SF
Price: \$50,000 **\$.76 SF**
Notes: Seller is a Director of Highpoint Treatment Center Inc.

Date: 2/2/2012
Type of Property: Office Building
Address: 40 Bedford Park, Bridgewater, MA
Buyer: Shawn Sullivan
Seller: Paul Cincotta
Lot Size: 1.29 Acres
Building Size: 7,200 SF
Price: \$675,000 **\$93.75 SF**
Notes:

Date: 1/31/2012
Type of Property: Golf Course
Address: Cushing St., Old County Way & Whiting Street, Hingham, MA
Buyer: MGZ Real Estate LLC
Seller: Hillshire Realty Corporation
Lot Size: 165 Acres
Building Size: 18,388 SF
Price: \$6,525,000 **\$354.85 SF**

Notes:
Date: 2/9/2012
Type of Property: Office Building
Address: 404 Main Street, Centerville, MA
Buyer: 404 Centerville LLC
Seller: Michael Ryan
Lot Size: 6,970 SF
Building Size: 3,260 SF
Price: \$540,000 **\$165.64 SF**

Notes:
Date: 2/7/2012
Type of Property: Office Building with One Apartment
Address: 1356 Route 28A, Bourne, MA
Buyer: Silver Beach Realty LLC
Seller: Capital Expansion Place LLC
Lot Size: 19,471 SF
Building Size: 2,880 SF
Price: \$250,000 **\$86.80 SF**

Notes:
Date: 2/10/2012
Type of Property: Retail Service
Address: 475 Main Street, Chatham, MA
Buyer: 475 Main Street LLC
Seller: Cotter Besse & Lang Inc.
Lot Size: 10,890 SF
Building Size: 4,595 SF
Price: \$1,175,000 **\$255.71 SF**

Notes:
Date: 2/1/2012
Type of Property: Office Building
Address: 130 South Washington Street, North Attleboro, MA
Buyer: Richard Kkielyka
Seller: South Washington Partnership
Lot Size: 108.14 SF
Building Size: 3,930 SF
Price: \$425,000 **\$108.14 SF**

Notes:

Date: 2/2/2012
Type of Property: Motel
Address: 225 Route 28, Yarmouth, MA
Buyer: AMS Properties LLC
Seller: Century Tool Company, Inc.
Lot Size: 3.95 Acres
Building Size: 54,548 SF
Price: \$4,949,000 **\$90.72 SF**

Date: 1/25/2012
Type of Property: Bank Building
Address: 100 Route 6A, Sandwich, MA
Buyer: Sovereign Cape Cod Investor LLC
Seller: CB MA QRS 12-57 Inc.
Lot Size: 4.23 Acres
Building Size: 8,291 SF
Price: \$1,982,247 **\$239.08 SF**
Notes:

Date: 2/1/2012
Type of Property: Trucking Terminal
Address: 446 Walnut Street, West Bridgewater, MA
Buyer: Peter Bucuvalas
Seller: Nicholas & Rita Petronelli
Lot Size: 1.16 Acres
Building Size: 2,604 SF
Price: \$225,000 **\$86.40 SF**
Notes:

Date: 2/17/2012
Type of Property: Restaurant/Bar
Address: 1077 Main Street, Chatham, MA
Buyer: Delong & Sons LLC
Seller: William Gray
Lot Size: 27,841 SF
Building Size: 3,604 SF
Price: \$650,000 **\$180.35 SF**
Notes:

Date: 2/16/2012
Type of Property: Bank Building
Address: 927 County Street, Somerset, MA
Buyer: 927 County Street Realty
Seller: Fall River Five Cents Savings Bank
Lot Size: 30,056 SF
Building Size: 2,838 SF

Price: \$469,500 \$165.43 SF
Notes:

Date: 2/17/2012
Type of Property: Auto Repair
Address: 30 O'Connor Road, Orelans, MA
Buyer: Brian Wall
Seller: William Towner
Lot Size: 34,412 SF
Building Size: 2,546 SF
Price: \$500,000 \$196.38 SF
Notes:

Date: 2/16/2012
Type of Property: Office Building
Address: 844 East Washington Street, North Attleboro, MA
Buyer: BBBC Realty LLC
Seller: Pediatric Dental Healthcare
Lot Size: 12,053 SF
Building Size: 2,119 SF
Price: \$385,000 \$181.68 SF
Notes:

Date: 2/17/2012
Type of Property: Retail Service
Address: 564 Washington Street, Abington, MA
Buyer: La Femme Holdings LLC
Seller: Ronald Panepinto
Lot Size: 6,625 SF
Building Size: 2,205 SF
Price: \$202,000 \$91.60 SF
Notes:

Date: 2/17/2012
Type of Property: Office Building
Address: 1150 Main Street, Hanson, MA
Buyer: NGL NE Real Estate LLC
Seller: Eusa Heating & Air Conditioning
Lot Size: 14,651 SF
Building Size: 3,130 SF
Price: \$277,800 \$88.75 SF

Notes:

Date: 2/14/2012
Type of Property: Golf Course
Address: 19-A Bay Pointe Road, Wareham, MA
Buyer: Bay Pointe Club LLC
Seller: Digital Credit Union
Lot Size: 137.48 Acres
Building Size: 18,568 SF
Price: \$1,400,000 **\$75.39 SF**
Notes: 3 Buildings

Date: 2/15/2012
Type of Property: Campground
Address: 290 Glen Charlie Road, Wareham, MA
Buyer: Bradd & Jeff Rubman
Seller: Brock Tucz
Lot Size: 600 Acres
Building Size: 400 Sites
Price: \$2,850,000 **\$7,125 per Site**
Notes:

Date: 2/23/2012
Type of Property: Restaurant/Bar
Address: 142 Rockdale Avenue, Dartmouth, MA
Buyer: Cumberland Farms Inc
Seller: Marshalls Pub Inc.
Lot Size: 6,500 SF
Building Size: 1,918 SF
Price: \$500,000 **\$260.68 SF**
Notes:

Date: 2/21/2012
Type of Property: Retail Service
Address: 29-31 Center Street, Fairhaven, MA
Buyer: Eric Dawicki
Seller: Curtis Connor
Lot Size: 6,365 SF
Building Size: 2,474 SF
Price: \$235,000 **\$94.98 SF**

Notes:

Date: 2/21/2012
Type of Property: Restaurant/Bar
Address: 795 Washington Street, Hanover, MA
Buyer: Paul Hutchins
Seller: Carol Matthews
Lot Size: 2.72 Acres
Building Size: 582 SF
Price: \$385,000 **\$661.51 SF**

Date: 2/21/2012
Type of Property: Office Building
Address: 43 Schoosett Street, Norwell, MA
Buyer: 43 Schoosett Street LLC
Seller: Brady Properties LLC
Lot Size: 24,368 SF
Building Size: 2,112 SF
Price: \$275,000 **\$130.20 SF**
Notes:

Date: 2/27/2012
Type of Property: Retail Service
Address: 184 Taunton Avenue, Seekonk, MA
Buyer: Joni El-Koury
Seller: Chitadelia Smietama
Lot Size: 13,068 SF
Building Size: 1,040 SF
Price: \$140,000 **\$134.61 SF**
Notes:

Date: 2/27/2012
Type of Property: Retail-Department Store
Address: 1271 Washington Street, Hanover, MA
Buyer: TS3 Realty LLC
Seller: TRT North Hanover LLC
Lot Size: 3.61 Acres
Building Size: 18,600 SF
Price: \$3,300,000 **\$177.41 SF**
Notes:

Date: 3/1/2012
Type of Property: Retail-Department Store
Address: 149 Everett Street, Middleboro, MA
Buyer: MADSTIN LLC
Seller: Michelle Houlihan & Christine Conlon
Lot Size: 24,480 SF
Building Size: 7,006 SF

Price: \$310,000 \$44.24 SF
Notes:

Date: 2/28/2012
Type of Property: Retail Service
Address: 714 Main Street, Norwell, MA
Buyer: Thomas Campanelli
Seller: Lisa Andre
Lot Size: 19,675 SF
Building Size: 2,707 SF
Price: \$465,000 \$171.77 SF
Notes:

Date: 2/27/2012
Type of Property: Auto Sales
Address: 137 Samoset Street, Plymouth, MA
Buyer: Bradford Tracy
Seller: Jay Tracy
Lot Size: 2.18 Acres
Building Size: 21,290 SF
Price: \$2,000,000 \$93.94 SF
Notes:

Date: 2/22/2012
Type of Property: Auto Sales
Address: 10 & 22 Pond Street, Norwell, MA
Buyer: Herb Chambers
Seller: Frederick Shaw
Lot Size: 2.52 Acres
Building Size: 16,268 SF
Price: \$6,000,000 \$368.82 SF
Notes:

Date: 2/21/2012
Type of Property: Retail Service
Address: 217 Centre Avenue, Rockland, MA
Buyer: Robert Norris
Seller: John robbins
Lot Size: 43,124 SF
Building Size: 15,000 SF
Price: \$485,000 \$32.33 SF

Notes:

Date: 2/27/2012
Type of Property: Auto Sales
Address: 680-686 Iyannough Road, Hyannis, MA
Buyer: Jeffrey Tracy
Seller: Jay Tracy
Lot Size: 1.3 Acres
Building Size: 14,068 SF
Price: \$2,000,000 **\$142.16 SF**

Date: 3/13/2012
Type of Property: Retail Service
Address: 162 North Bedford Street, East Bridgewater, MA
Buyer: Mahi Realty LLC
Seller: May Chow
Lot Size: 7,275 SF
Building Size: 3,647 SF
Price: \$500,000 **\$137.09 SF**
Notes:

Date: 3/16/2012
Type of Property: Retail Department Store
Address: 644-648 Washington Street, Hanover, MA
Buyer: 1530 Holdings LLC
Seller: Hanover Country Club & South Shore Savings Bank
Lot Size: 9.28 Acres
Building Size: 13,297 SF
Price: \$1,500,000 **\$112.80 SF**
Notes:

Date: 3/23/2012
Type of Property: Bank Building
Address: 149 GAR Highway, Somerset, MA
Buyer: Coaster Holdings LLC
Seller: Webster Bank NA
Lot Size: 1.25 Acres
Building Size: 3,305 SF
Price: \$264,000 **\$79.87 SF**
Notes:

Condos

Date: 1/3/2012
Type of Property: Office Condo
Address: 749 Main Street, Unit D, Osterville, MA
Buyer: Jennifer Rapp
Seller: Blackville International

Building Size: 1,075 SF
Price: \$150,000 **\$139.53 SF**
Notes:

Date: 1/12/2012
Type of Property: Medical Condo
Address: 92 Grape Street, Unit 2, New Bedford, MA
Buyer: Gope Gidwani
Seller: Catherine Kiley
Building Size: 1,685 SF
Price: \$160,000 **\$94.95 SF**
Notes:

Date: 1/11/2012
Type of Property: Office Condo
Address: 116 Court Street, Unit 5 & Unit 6, Plymouth, MA
Buyer: George Lauriat
Seller: Julie Murphy
Building Size: 2,133 SF
Price: \$278,000 **\$130.33 SF**
Notes:

Date: 1/5/2012
Type of Property: Office Condo
Address: 17 Accord Park Drive, Unit 107, Norwell, MA
Buyer: RBG Holdings LLC
Seller: Paul Garity
Building Size: 1,659 SF
Price: \$155,900 **\$93.97 SF**
Notes:

Date: 1/6/2012
Type of Property: Retail Condo
Address: 295 Old Oak Street, Unit 2, Pembroke, MA
Buyer: CTS Fiduciary LLC
Seller: Nancy Thompson
Building Size: 15,600 SF
Price: \$1,100,000 **\$70.51 SF**
Notes:

Date: 1/20/2012
Type of Property: Industrial Condo
Address: 72 Sharp Street, Unit 12, Hingham, MA
Buyer: MMPG Realty LLC
Seller: Edward Bauer
Building Size: 2,660 SF
Price: \$165,000 **\$62.03 SF**
Notes:

Date: 1/19/2012
Type of proeprty: Industrial Condo
Address: 13 Industtrial Drive, Unit 8, Mattapoisett, MA
Buyer: John Folino
Seller: Joan Peinert & Jeffrey Canty
Building Size: 1,797 SF
Price: \$98,000 **\$54.53 SF**
Notes: Foreclosure Deed

Date: 2/9/2012
Type of Property: Retail Condo
Address: 569 Main Street, Unit D2, Hyannis, MA
Buyer: Julie Kimball
Seller: Frank Eli
Building Size: 519 SF
Price: \$70,000 **\$134.87 SF**
Notes:

Date: 2/1/2012
Type of Property: Office Condo
Address: 3 Race Road, Unit 4, Provincetown, MA
Buyer: Kimberly Furlano
Seller: John Medeiros
Building Size: 160 SF
Price: \$25,000 **\$156.25 SF**
Notes:

Date: 2/3/2012
Type of Property: Industrial Condo
Address: 84 Thornton Drive, Unit B4, Barnstable, MA
Buyer: Sunset Valley Realty LLC
Seller: Thomas Grew
Building Size: 956 SF
Price: \$130,000 **\$135.98 SF**
Notes:

Date: 2/3/2012
Type of proeprty: Industrial Condo
Address: 86 Thornton Drive, Barnstable, MA
Buyer: Sunset Valley Realty LLC
Seller: Thomas Grew
Building Size: 995 SF
Price: \$130,000 **\$130.65 SF**
Notes:

Date: 1/30/2012

Type of Property: Office Condo
Address: 277 Orleans Road, Unit 277, Chatham, MA
Buyer: Matthew Bober
Seller: Joann Pratt
Building Size: 774 SF
Price: \$105,000 **\$135.65 SF**
Notes:

Date: 2/14/2012
Type of Property: Office Condo
Address: 4 Barlows Landing Road, Unit 13, Bourne, MA
Buyer: Patricia Antonellis
Seller: Wayne Inlow & TD Bank
Building Size: 1,152 SF
Price: \$70,001 **\$60.76 SF**
Notes: Foreclosure Deed

Date: 2/16/2012
Type of Property: Office Condo
Address: 3 Main Street, Unit 13, Eastham, MA
Buyer: Glow Yoga LLC
Seller: Augustus Construction Inc.
Building Size: 1,114 SF
Price: \$70,000 **\$62.83 SF**
Notes:

Date: 2/17/2012
Type of Property: Office Condo
Address: 135 Bradford St., Unit H, Provincetown, MA
Buyer: Scot Allegretti
Seller: Richard Campbell
Building Size: 726 SF
Price: \$210,000 **\$289.25 SF**
Notes:

Date: 2/15/2012
Type of Property: Industrial Condo
Address: Jan Sebastian Drive, Unit 12B, Sandwich, MA
Buyer: Kevin Fitzpatrick
Seller: SIMI 2 LLC
Building Size: 4,281 SF
Price: \$286,700 **\$66.97 SF**
Notes:

Date: 2/22/2012

Type of Property: Industrial Condo
Address: 15 Jan Sebastian Way, Unit D4, Sandwich, MA
Buyer: Adam Broccalini
Seller: Adam Trayner
Building Size: 1,087 SF
Price: \$100,000 **\$91.99 SF**
Notes:

Date: 2/23/2012
Type of Property: Office Condo
Address: 769 Plain Street, Unit 12, Marshfield, MA
Buyer: Robert Mafera
Seller: Valerie Baxter-Boyle
Building Size: 1,523 SF
Price: \$125,000 **\$82.07 SF**
Notes:

Date: 3/2/2012
Type of Property: Medical Condo
Address: 101 Industrial Park Drive, Taunton, MA
Buyer: Acre LLC
Seller: Myles Standish Medical
Building Size: 4,950 SF
Price: \$1,511,000 **\$305.25 SF**
Notes:

Date: 3/6/2012
Type of Property: Office Condo
Address: 26 Gleason Street, Units A,B,C, & D, Hyannis, MA
Buyer: Cape Cod Hospital
Seller: Paula Connolly & Jane Yoo
Building Size: 6,295 SF
Price: \$825,000 **\$131.05 SF**
Notes:

Date: 3/6/2012
Type of Property: Office Condo
Address: 749 Main Street, Unit H, Osterville, MA
Buyer: MSRC Realty Group LLC
Seller: Kevin McShea
Building Size: 1,258 SF
Price: \$350,000 **\$278.21 SF**
Notes:

Date: 2/21/2012

Type of Property: Medical Condo
Address: 116 Court Street, Unit 2, Plymouth, MA
Buyer: Robert Nahil
Seller: Santelli Enterprises LP
Building Size: 2,256 SF
Price: \$282,000 **\$125 SF**
Notes:

Date: 3/2/2012
Type of Property: Office Condo
Address: 17 Balfour Lane, Units J,K,L,M,N,O & P, Chatham, MA
Buyer: TAC Hyannis Realty LLC
Seller: Balfour Realty LLC
Building Size: 7,258 SF
Price: \$378,000 **\$52.08 SF**
Notes:

Date: 3/12/2012
Type of Property: Office Condo
Address: 57 Obery Street, Unit 2, Plymouth, MA
Buyer: KEET LLC
Seller: Mayflower Cooperative Bank
Building Size: 1,520 SF
Price: \$322,240 **\$212 SF**
Notes:

Land

Date: 1/3/2012
Type of Property: Commercial Land
Address: 631 Foundry Street, Easton, MA
Buyer: Henry Sousa
Seller: Angela Chin
Lot Size: 4.48 Acres
Price: \$550,000 **\$122,767.85 per Acre**
Notes:

Date: 1/12/2012
Type of Property: Industrial Land
Address: Constitution Drive, Taunton, MA
Buyer: Distinctive Apparel Inc.
Seller: Womens Apparel Group Inc.
Lot Size: 6.35 Acres
Price: \$797,400 **\$125,574.80 per Acre**
Notes:

Date: 1/18/2012
Type of Property: Commercial Land
Address: 2 Apache Drive, Yarmouth, MA
Buyer: Barnstable County Mutual
Seller: Portside Development Partners LLC
Lot Size: 1.02 Acres
Price: \$500,000 **\$490,196.07 per Acre**

Date: 1/17/2012
Type of Property: Vacant Land
Address: 48 Route 28, Harwich, MA
Buyer: J. B. Macgregor
Seller: First Baptist Church
Lot Size: 30,928 SF
Price: \$150,000 **\$4.85 SF**
Notes:

Date: 1/31/2012
Type of Property: Land
Address: 20 Shoestring Road, Carver, MA
Buyer: Gingbach Enterprises LLC
Seller: Joseph Soares
Lot Size: 63.25 Acres
Price: \$1,371,680 **\$21,686 per Acre**

Date: 3/2/2012
Type of Property: Commercial Land
Address: 102 Hedges Pond Road, Plymouth, MA
Buyer: Hedges Pond Holding Company
Seller: Christopher Cummings
Lot Size: 26,572 SF
Price: \$90,000 **\$3.38 SF**
Notes:

Date: 3/16/2012
Type of Property: Commercial Land
Address: Washington Street, Lots 1 & 2, Hanover, MA
Buyer: 1530 Holdongs LLC
Seller: Hanover Country Club & South Shore Savings Bank
Lot Size: 56.23 Acres
Price: \$3,500,000 **\$62,224 per Acre**
Notes:

Apartments

Date: 1/5/2012
Type of Property: Apartment Building
Address: Blueberry Lane & Cicero Drive, Lakeville, MA
Buyer: RPI Blueberry LLC
Seller: Lakeville Blueberry LLC
Lot Size: 22.04 Acres
Building Size: 74,944 SF
Price: \$6,120,000 **\$90,000 per Unit**
Notes: 11 Buildings

Date: 1/20/2012
Type of Property: Apartment Building
Address: 240 Sandwich Road, Falmouth, MA
Buyer: DJJC LLC
Seller: Courtyard Apartments Inc.
Lot Size: 1.6 Acres
Building Size: 10,574 SF
Price: \$1,100,000 **\$157,142.85 per Unit**
Notes: 7 Units

Date: 1/26/2012
Type of Property: Apartment Building
Address: 576 Main Street, Dennisport, MA
Buyer: 576 Main Street LLC
Seller: Tritex RE Advisors Inc.
Lot Size: 1.5 Acres
Building Size: 6,223 SF
Price: \$300,000 **\$37,500 per Unit**
Notes:

Date: 2/2/2012
Type of Property: Apartment Building
Address: 25 Thomas Avenue, Bourne, MA
Buyer: W & CB Properties LLC
Seller: Good Builders Inc.
Building Size: 4,716 SF
Price: \$460,000 **\$76,666.66 per Unit**
Notes: 6 Condos

Date: 2/17/2012
Type of Property: Apartment Building
Address: 17 Anderson Avenue, Middleboro, MA
Buyer: David Lamoreaux
Seller: Andrew Kehoe
Lot Size: 20,200 SF
Building Size: 7,488 SF
Price: \$465,000 **\$58,125 per Unit**
Notes: 8 Units

Date: 3/2/2012
Type of Property: Apartment Building
Address: 54 North Street, Middleboro, MA
Buyer: David Archibald
Seller: Ryan Pacheco
Lot Size: 40,473 SF
Building Size: 3,225 SF
Price: \$330,000 **\$82,500 per Unit**
Notes: 4 Units

Motels

Date: 1/6/2012
Type of Property: Motel
Address: 350 Washington Street, Norwell, MA
Buyer: Chahine Ethau
Seller: Park View LLC
Lot Size: 1.5 Acres
Building Size: 2,928 SF
Price: \$475,000 **\$118,750 Per Unit**
Notes: 4 Units