

# Comps for Southeastern, MA

## 2<sup>nd</sup> Quarter 2011

Prepared by

Michael Giancola, SIOR

### Industrial

Date: 4/4/2011  
Type of Property: Industrial Warehouse  
Address: 994 Jefferson Street, Fall River, MA  
Buyer: Pedro Amaral & Wilton Ribeiro  
Seller: Norine Jean  
Lot Size: 1 Acre  
Building Size: 7,039 SF  
Price: \$250,000 **\$35.51 SF**  
Notes:

Date: 4/14/2011  
Type of Property: Manufacturing Building  
Address: 395 West Water Street, Taunton, MA  
Buyer: 395 West Water LLC  
Seller: Felt Management LLC  
Lot Size: 1 Acre  
Building Size: 80,448 SF  
Price: \$400,000 **\$4.97 SF**  
Notes:

Date: 4/27/2011  
Type of Property: Manufacturing Building  
Address: 1244 Davol Street, Fall River, MA  
Buyer: 1244 Davol Realty Associates LLC  
Seller: Bear Brothers LLC  
Lot Size: 3.61 Acres  
Building Size: 80,788 SF  
Price: \$150,000 **\$1.85 SF**  
Notes:

Date: 4/26/2011  
Type of Property: Industrial Warehouse  
Address: 20 Middlesex Road, Mansfield, MA  
Buyer: NE Ventures 2 LLC  
Seller: Dry Creek Corporation  
Lot Size: 7.5 Acres  
Building Size: 76,160 SF  
Price: \$3,000,000 **\$39.39 SF**  
Notes:

Date: 5/17/2011  
Type of Property: Commercial Warehouse  
Address: 311 Warren Avenue, Brockton, MA  
Buyer; Neysean Realty LLC  
Seller: Ronald Rainer  
Lot Size: 14,810 SF  
Building Size: 6,270 SF  
Price: \$125,000 **\$19.93 SF**  
Notes:

Date: 5/20/2011  
Type of Property: Industrial Building  
Address: 421 Currant Road, Fall River, MA  
Buyer: Brilliant Novelty LLC  
Seller: Fall River Realty Ltd.  
Lot Size: 10 Acres  
Building Size: 79,300 SF  
Price: 2,600,000 **\$32.78 SF**  
Notes:

Date: 5/17/2011  
Type of Property: Industrial Building  
Address: 763 Quequechan Street, Fall River, MA  
Buyer: Clean Holdings LLC  
Seller: 665 Orchard Management LLC  
Lot Size: 5 Acres  
Building Size: 250,808 SF  
Price: \$875,000 **\$3.48 SF**  
Notes:

Date: 5/27/2011  
Type of Property: Commercial Warehouse  
Address: 58 Arch Street, Fall River, MA  
Buyer: Tmomas Gosselin  
Seller: Joan Bolduc  
Lot Size: 16,117 SF  
Building Size: 6,831 SF  
Price: \$215,000 **\$31.47 SF**  
Notes:

Date: 5/31/2011  
Type of Property: Manufacturing Building  
Address: 159 GAR Highway, Swansea, MA  
Buyer: Robert Sanford  
Seller: Bayview Loans Servicing LLC  
Lot Size: 1.39 Acres  
Building Size: 4,719 SF  
Price: \$239,900 **\$50.83 SF**  
Notes:

Date: 5/9/2011  
Type of Property: Manufacturing Building  
Address: 348 Main Street, Mashpee, MA  
Buyer: J. Bruce Macgregor  
Seller: Demos Young by Cape Cod Cooperative Bank  
Lot Size: 3.6 Acres  
Building Size: 5,068 SF  
Price: \$365,000 **\$72.02 SF**  
Notes: Bought at Foreclosure

Date: 5/31/2011  
Type of Property: Manufacturing Building  
Address: 9 Aldrin Road, Plymouth, MA  
Buyer: 49 Aldrin LLC  
Seller: Lawrence Zimble  
Lot Size: 3.98 Acres  
Building Size: 41,400 SF  
Price: \$1,450,000 **\$35.02 SF**  
Notes:

Date: 5/31/2011  
Type of Property: Industrial Warehouse  
Address: 900 Auburn Street, Whitman, MA  
Buyer: Paul Leahy Sr.  
Seller: 900 Auburn Street LLC  
Lot Size: 1.15 Acres  
Building Size: 4,440 SF  
Price: \$380,000 **\$85.58 SF**  
Notes:

Date: 6/9/2011  
Type of Property: Industrial Warehouse  
Address: 30 Industrial Park Road, Plymouth, MA  
Buyer: Dauntless LLC  
Seller: Henry Stout  
Lot Size: 3.92 Acres  
Building Size: 19,000 SF  
Price: \$1,070,000 **\$56.31 SF**  
Notes:

Date: 6/16/2011  
Type of Property: Industrial Warehouse  
Address: 45 Commerce Way, Norton, MA  
Buyer: Props LLC  
Seller: Cabot 2 Maiboi LLC  
Lot Size: 55.73 Acres  
Building Size: 404,353 SF  
Price: \$20,600,000 **\$50.94 SF**  
Notes:

Date: 6/22/2011  
Type of Property: Manufacturing Building  
Address: 186 Duchaine Blvd., New Bedford, MA  
Buyer: RD PMD LLC  
Seller: Reynolds Dewalt Corporation  
Lot Size: 3.3 Acres  
Building Size: 27,169 SF  
Price: \$796,500 **\$29.31 SF**  
Notes:

Date: 6/22/2011  
Type of Property: Industrial Building  
Address: 44 South Street, New Bedford, MA  
Buyer: Ocean Capital US Ltd  
Seller: Impfishing Gear Ltd  
Lot Size: 1.14 Acres  
Building Size: 10,000 SF  
Price: \$399,039 **\$39.90 SF**  
Notes:

Date: 6/27/2011  
Type of Property: Manufacturing Building  
Address: 290 Weymouth Street, Rockland, MA  
Buyer: 290 Weymouth Street LLC  
Seller: Alan Stark  
Lot Size: 43,124 SF  
Building Size: 12,200 SF  
Price: \$1,100,000 **\$90.16 SF**  
Notes:

Date: 5/6/2011  
Type of Property: Commercial Warehouse  
Address: 2812 Acushnet Avenue, New Bedford, MA  
Buyer: Four Brothers Realty LLC  
Seller: Pavillion Realty LLC  
Lot Size: 23,639 SF  
Building Size: 11,688 SF  
Price: \$487,500 **\$41.70 SF**  
Notes:

# General

Date:	4/1/2011	
Type of Property:	Office Building	
Address:	237 Route 149, Marstons Mills, MA	
Buyer:	Timothy Ball	
Seller:	John McShane & TD Bank N/A	
Lot Size:	10,454 SF	
Building Size:	2,229 SF	
Price:	\$290,000	<b>\$130.10 SF</b>
Notes:	Bought at Foreclosure	
Date:	4/1/2011	
Type of Property:	Industrial Office Building	
Address:	170 South Main Street, Freetown, MA	
Buyer:	S & S Freetown LLC	
Seller:	Riverfront Business Park	
Lot Size:	399 Acres	
Building Size:	11,328 SF	
Price:	\$1,500,000	<b>\$132.41 SF</b>
Notes:	2 Buildings	
Date:	4/7/2011	
Type of Property:	Gas Station/Mini Mart	
Address:	125 West Main Street, Barnstable, MA	
Buyer:	125 West Main Street LLC	
Seller:	Joseph & Lorraine Sousa	
Lot Size:	7.81 Acres	
Building Size:	960 SF	
Price:	\$1,000,000	<b>\$1,041.66 SF</b>
Notes:		
Date:	4/6/2011	
Type of Property:	Retail Service	
Address:	539 South Street, Hyannis, MA	
Buyer:	Little Beach Realty LLC	
Seller:	Elizabeth Young	
Lot Size:	3,920 SF	
Building Size:	1,500 SF	
Price:	\$260,000	<b>\$173.33 SF</b>
Notes:		
Date:	4/8/2011	
Type of Property:	Retail Service	
Address:	1238 Main Street, Chatham, MA	
Buyer:	Maho LLC	
Seller:	John Mccarte	
Lot Size:	30,056 SF	
Building Size:	8,878 SF	
Price:	\$485,000	<b>\$54.63 SF</b>

Date: 4/5/2011  
Type of Property: Sand Quarry  
Address: Blacksmith Shop Road, Falmouth, MA  
Buyer: Lawrence Lynch HMA Corporation  
Seller: Lawrence Lynch Materials  
Lot Size: 17.4 Acres  
Price: \$532,800 **\$30,620 per Acre**  
Notes:

Date: 4/5/2011  
Type of Property: Sand Quarry  
Address: 396 Gifford Street, Falmouth, MA  
Buyer: Lawrence Lynch HMA Corporation  
Seller: Lawrence Lynch Materials  
Lot Size: 26 Acres  
Building Size: 16,276 SF  
Price: \$2,900,000 **\$178.17 SF**  
Notes: 3 Buildings

Date: 4/8/2011  
Type of Property: Retail Service  
Address: 306 Route 28, Harwich, MA  
Buyer: Judith Rosenberg  
Seller: Greenpoint Mortgage Funding  
Lot Size: 10,019 SF  
Building Size: 3,200 SF  
Price: \$150,000 **\$46.87 SF**  
Notes:

Date: 4/5/2011  
Type of Property: Restaurant/Bar  
Address: 572 GAR Highway, Swansea, MA  
Buyer: 572 Swansea Realty LLC  
Seller: Tim Hortons Inc.  
Lot Size: 26,136 SF  
Building Size: 1,500 SF  
Price: \$250,000 **\$166.66 SF**  
Notes:

Date: 4/13/2011  
Type of Property: Mixed Use  
Address: 108 Main Street, Sandwich, MA  
Buyer: Richard Waterhouse & Caleb Brown  
Seller: Theodore Diggle  
Lot Size: 33,106 SF  
Building Size: 2,457 SF  
Price: \$435,000 **\$177.04 SF**  
Notes: Currently a Lodging House

Date: 4/15/2011  
Type of Property: Restaurant/Bar  
Address: 1023 North Main Street, Fall River, MA  
Buyer: Manuel Andrade  
Seller: Tim Hortons Inc.  
Lot Size: 18,295 SF  
Building Size: 1,656 SF  
Price: \$560,000 **\$338.16 SF**  
Notes:

Date: 4/12/2011  
Type of Property: Lumber Yard  
Address: 700 Bearses Way, Hyannis, MA  
Buyer: Bryan Reardon  
Seller: Nickerson Lumber Company  
Lot Size: 4.11 Acres  
Building Size: 46,100 SF  
Price: \$2,500,000 **\$54.22 SF**  
Notes: Former Mid Cape Lumber

Date: 4/20/2011  
Type of Property: Mixed Use-Retail Center  
Address: 2089 Bay Street, Taunton, MA  
Buyer: CSC Northwoods Xing C2A  
Seller: Koffer/Gid Taunton LLC  
Lot Size: 32.93 Acres  
Building Size: 131,028 SF  
Price: \$19,463,500 **\$148.54 SF**  
Notes: Anchored by BJ'S

Date: 4/29/2011  
Type of Property: Office Building  
Address: 580 Robeson Street, Fall River, MA  
Buyer: Ronald Rusin  
Seller: John Taylor & Susan Ramsden  
Lot Size: 13,068 SF  
Building Size: 6,464 SF  
Price: \$100,000 **\$15.47 SF**  
Notes:

Date: 4/29/2011  
Type of Property: Restaurant/Bar  
Address: 303-307 South Main Street, Fall River, MA  
Buyer: Tetrault Real Estate LLC  
Seller: IB Property Holdings LLC  
Lot Size: 7,841 SF  
Building Size: 7,533 SF  
Price: \$149,900 **\$19.89 SF**  
Notes:

Date: 4/29/2011  
Type of Property: Restaurant/Bar  
Address: 1347-1355 South Main Street, Fall River, MA  
Buyer: Marino Benevides  
Seller: S & C Realty Inc.  
Lot Size: 6,534 SF  
Building Size: 6,771 SF  
Price: \$200,000 **\$29.53 SF**  
Notes:

Date: 4/27/2011  
Type of Property: Auto Sales  
Address: 1 Saturn Drive, Hanover, MA  
Buyer: WN Realty LLC  
Seller: Route 3 Hanover LLC & Daniel Flynn  
Lot Size: 3.17 Acres  
Building Size: 10,400 SF  
Price: \$2,100,000 **\$201.92 SF**  
Notes:

Date: 4/21/2011  
Type of Property: Sand/Gravel Processing Plant  
Address: 245 Tripp Street, Fall River, MA  
Buyer: Stephen Cardi  
Seller: Douglass Industries Inc.  
Lot Size: 5.24 Acres  
Building Size: 12,492 SF  
Price: \$1,300,000 **\$104.06 SF**  
Notes:

Date: 4/25/2011  
Type of Property: Retail Department Store  
Address: 115 Washington Street, Attleboro, MA  
Buyer: 115 Washington Street LLC  
Seller: Federated Construction LLC  
Lot Size: 3.16 Acres  
Building Size: 15,950 SF  
Price: \$2,625,000 **\$164.57 SF**  
Notes:

Date: 4/29/2011  
Type of Property: Retail Service  
Address: 2050 County Street, Dighton, MA  
Buyer: George & Teresa Almeida  
Seller: Joseph & Elizabeth Mullancy  
Lot Size: 22,651 SF  
Building Size: 5,400 SF  
Price: \$350,000 **\$64.81 SF**  
Notes:



Date: 5/6/2011  
Type of Property: Church Building  
Address: 4956 & 4966 Falmouth Road, Cotuit, MA  
Buyer: Gateway Christian Center  
Seller: Steven Ross  
Lot Size: 5.78 Acres  
Building Size: 12,120 SF  
Price: \$875,000 **\$72.19 SF**  
Notes: Former Sons of Italy

Date: 5/3/2011  
Type of Property: Retail Building  
Address: 67 Depot Road, Chatham, MA  
Buyer: Caroline Libby  
Seller: Robert Denn  
Lot Size: 10,000 SF  
Building Size: 1,760 SF  
Price: \$320,000 **\$181.81 SF**  
Notes:

Date: 5/2/2011  
Type of Property: Bank Building  
Address: 330 Swansea Mall Drive, Swansea, MA  
Buyer: K2 Swansea Realty LLC  
Seller: Webster Bank  
Lot Size: 19.99 Acres  
Building Size: 50,760 SF  
Price: \$3,000,000 **\$59.10 SF**  
Notes:

Date: 5/13/2011  
Type of Property: Supermarket  
Address: 35 Columbia Road, Hanover, MA  
Buyer: AG WP Hanover LLC  
Seller: CSHV Hanover LLC  
Lot Size: 15.10 Acres  
Building Size: 60,273 SF  
Price: \$7,825,000 **\$129.82 SF**  
Notes:

Date: 5/13/2011  
Type of Property: Shopping Center/Mall  
Address: 690 Depot Street, Easton, MA  
Buyer: AG WP Easton LLC  
Seller: CSHV Easton LLC  
Lot Size: 19.83 Acres  
Building Size: 103,765 SF  
Price: \$12,375,000 **\$119.25 SF**  
Notes:

Date: 5/9/2011  
Type of Property: Mixed Use  
Address: 225 Commercial Street, Provincetown, MA  
Buyer: Topknot Properties LLC  
Seller: Edward Polay  
Lot Size: 4,443 SF  
Building Size: 3,140 SF  
Price: \$1,093,000 **\$348.08 SF**  
Notes:

Date: 5/19/2011  
Type of Property: Tennis/Racquetball Club  
Address: 85 Mill Street, Brockton, MA  
Buyer: James Bertarelli  
Seller: James Bertarelli for William Bertarelli  
Lot Size: 2.18 Acres  
Building Size: 44,016 SF  
Price: \$650,000 **\$14.76 SF**  
Notes:

Date: 5/19/2011  
Type of Property: Retail, Mixed Res/Commercial  
Address: 111 & 125-129 Pleasant Street, Brockton, MA  
Buyer: Chowdhury RE LLC  
Seller: Jose Fernandez  
Lot Size: 13,504 SF  
Building Size: 19,974 SF (2 Buildings)  
Price: \$1,050,000 **\$52.56 SF**  
Notes: Contains Retail Space & Apartment Units

Date: 5/18/2011  
Type of Property: City/Town Property  
Address: 229 North Street, Hingham, MA  
Buyer: Hersey House 229 LLC  
Seller: Town of Hingham  
Lot Size: 3.33 Acres  
Building Size: 8,874 SF  
Price: \$1,250,000 **\$140.86 SF**  
Notes:

Date: 5/20/2011  
Type of Property: Office Building  
Address: 600 Longwater Drive, Norwell, MA  
Buyer: Jumbo Capital Norwell  
Seller: Oasis Longwater LLC  
Lot Size: 5.6 Acres  
Building Size: 70,644 SF  
Price: \$7,900,000 **\$111.82 SF**  
Notes:

Date: 5/20/2011  
Type of Property: Bank Building  
Address: 180 Elsbree Street, Fall River, MA  
Buyer: John Marshall  
Seller: Fall River Five Cents Savings Bank  
Lot Size: .39 Acres  
Building Size: 1,465 SF  
Price: \$365,000 **\$249.14 SF**  
Notes:

Date: 5/18/2011  
Type of Property: Retail Service  
Address: 478 Middleboro Avenue, Taunton, MA  
Buyer: Aaron Amaro  
Seller: 478 Middleboro Avenue LLC  
Lot Size: 19,166 SF  
Building Size: 2,500 SF  
Price: \$375,000 **\$150 SF**  
Notes:

Date: 5/18/2011  
Type of Property: Office Building  
Address: 540 Myles Standish Blvd., Taunton, MA  
Buyer: Rock Partners LLC  
Seller: 540 Taunton LLC  
Lot Size: 4.17 Acres  
Building Size: 22,200 SF  
Price: \$1,150,000 **\$51.80 SF**  
Notes:

Date: 5/17/2011  
Type of Property: Retail Service  
Address: 141 Bradford Street, Provincetown, MA  
Buyer: 141 Bradford RE LLC  
Seller: Rodney James Realty LLC  
Lot Size: 5,271 SF  
Building Size: 3,258 SF  
Price: \$485,000 **\$148.86 SF**  
Notes:

Date: 5/20/2011  
Type of Property: Retail Service  
Address: 378 West Center Street, West Bridgewater, MA  
Buyer: Demoulas Supermarkets Inc.  
Seller: John Burnham  
Lot Size: 23,133 SF  
Building Size: 1,508 SF  
Price: \$325,000 **\$215.51 SF**  
Notes:

Date: 5/20/2011  
Type of Property: Mixed Use-Res & Comm  
Address: 380 West Center Street, West Bridgewater, MA  
Buyer: Demoulas Supermarkets Inc.  
Seller: Daniel McNeill  
Lot Size: 30,492 SF  
Building Size: 4,269 SF  
Price: \$530,000 **\$124.15 SF**  
Notes:

Date: 5/20/2011  
Type of property: Mixed Use-Res & Comm  
Address: 402 West Center Street, West Bridgewater, MA  
Buyer: Demoulas Supermarkets Inc.  
Seller: Bruce & Claire Pratt  
Lot Size: 5.4 Acres  
Building Size: 5,496 SF  
Price: \$675,000 **\$122.81 SF**  
Notes:

Date: 5/24/2011  
Type of Property: Auto, Other  
Address: 3 County Street, Somerset, MA  
Buyer: Somerset Mobil Inc.  
Seller: Edwin Baker  
Lot Size: 5,227 SF  
Building Size: 2,432 SF  
Price: \$230,000 **\$94.57 SF**  
Notes:

Date: 5/27/2011  
Type of Property: Office Building  
Address: 463 Swansea Mall Drive, Swansea, MA  
Buyer: Swansea Healthcare LLC  
Seller: Sallie Mae Inc.  
Lot Size: 8.38 Acres  
Building Size: 37,026 SF  
Price: \$782,250 **\$21.12 SF**  
Notes: Sold at Online Auction

Date: 5/23/2011  
Type of Property: Retail Department Store  
Address: 269 Pembroke Street, Kingston, MA  
Buyer: J. Squarred Properties LLC  
Seller: 3 Boys LLC  
Lot Size: 40,168 SF  
Building Size: 1,390 SF  
Price: \$375,000 **\$269.78SF**  
Notes:

Date: 6/3/2011  
Type of Property: Auto Sales  
Address: 436 Yarmouth Road, Barnstable, MA  
Buyer: 499 Route 6A Inc.  
Seller: 436 Yarmouth Road LLC  
Lot Size: 24,394 SF  
Building Size: 6,628 SF  
Price: \$800,000 **\$120.70 SF**  
Notes:

Date: 6/1/2011  
Type of Property: Office Building  
Address: 110 State Road, Bourne, MA  
Buyer: 110 State Road LLC  
Seller: Donald Henderson  
Lot Size: 38,333 SF  
Building Size: 11,956 SF  
Price: \$425,000 **\$35.54 SF**  
Notes:

Date: 6/3/2011  
Type of Property: Restaurant/Apartment Building  
Address: 385 Columbia Street, Fall River, MA  
Buyer: MSS 2 Realty LLC  
Seller: Carvalho FT  
Lot Size: 4,356 SF  
Building Size: 9,849 SF  
Price: \$500,000 **\$50.76 SF**  
Notes: Restaurant with 6 Apartment Units Above

Date: 6/1/2011  
Type of property: Mixed Use-Commercial/Industrial  
Address: 2060 Washington Street, Hanover, MA  
Buyer: Prime Infiniti RE LLC  
Seller: Randolph Wright  
Lot Size: 5.3 Acres  
Building Size: 7,897 SF  
Price: \$2,750,000 **\$348.23 SF**  
Notes: 3 Buildings

Date: 6/1/2011  
Type of Property: Auto Repair  
Address: 28 Wareham Street, Middleboro, MA  
Buyer: Penn Street LLC  
Seller: Vincent Dirusso  
Lot Size: 18,152 SF  
Building Size: 3,624 SF  
Price: \$252,000 **\$69.53 SF**  
Notes:

Date: 6/7/2011  
Type of Property: Store  
Address: 408 South Main Street, Attleboro, MA  
Buyer: 408 South Main Street LLC  
Seller: Brothers Realty LLC  
Lot Size: 8,712 SF  
Building Size: 2,410 SF  
Price: \$525,000 **\$217.84 SF**  
Notes:

Date: 6/10/2011  
Type of Property: Auto Sales  
Address: 3131 Cranberry Highway, Wareham, MA  
Buyer: Giancola Properties LLC  
Seller: Mayflower Cooperative Bank  
Lot Size: 1.85 Acres  
Building Size: 18,276 SF  
Price: \$725,000 **\$39.66 SF**  
Notes:

Date: 6/15/2011  
Type of Property: Retail Department Store  
Address: 64 Fairhaven Road, Mattapoisett, MA  
Buyer: Saltbox Properties LLC  
Seller: John Middleton  
Lot Size: 34,412 SF  
Building Size: 2,883 SF  
Price: \$385,000 **\$133.54 SF**  
Notes:

Date: 6/14/2011  
Type of Property: Medical Office Building  
Address: 253 Bedford Street, Bridgewater, MA  
Buyer: Brookeout LLC  
Seller: Dale Fisher  
Lot Size: 21,780 SF  
Building Size: 2,480 SF  
Price: \$620,000 **\$250 SF**  
Notes:

Date: 6/16/2011  
Type of Property: Office Building  
Address: 45 Pearl Street, Brockton, MA  
Buyer: Shumeane Benford  
Seller: JBR Developers Inc.  
Lot Size: 1.1 Acres  
Building Size: 8,976 SF  
Price: \$125,000 **\$13.92 SF**  
Notes:

Date: 6/17/2011  
Type of Property: Multi-Use Commercial  
Address: 296-346 Buffinton Street, Somerset, MA  
Buyer: Pharmacy Portfolio 2 DST  
Seller: Richmond Somerset Development LLC  
Lot Size: 1.56 Acres  
Building Size: 22,046 SF  
Price: \$6,549,000 **\$297.06 SF**  
Notes:

Date: 6/13/2011  
Type of Property: Gas Mart  
Address: 100 Lawton Avenue, Taunton, MA  
Buyer: 100 Lawton Street LLC  
Seller: Cumberland Farms LLC  
Lot Size: 27,443 SF  
Building Size: 2,400 SF  
Price: \$900,000 **\$375 SF**  
Notes:

Date: 6/22/2011  
Type of Property: Gas Station  
Address: 508 Middleboro Avenue, Taunton, MA  
Buyer: Andy Amaro  
Seller: Albert Amaro  
Lot Size: 35,284 SF  
Building Size: 2,639 SF  
Price: \$965,000 **\$365.66 SF**  
Notes:

Date: 6/24/2011  
Type of Property: Retail Service  
Address: 337 Winthrop Street, Taunton, MA  
Buyer: Tom & Jimmies Inc.  
Seller: Wells Fargo Bank NA  
Lot Size: 6,970 SF  
Building Size: 480 SF  
Price: \$95,000 **\$197.91 SF**  
Notes:

Date: 6/30/2011  
Type of Property: Gas Station  
Address: 94 Winthrop Street, Taunton, MA  
Buyer: Kostas Geroukos  
Seller: Winthrop Energy Inc.  
Lot Size: 9,148 SF  
Building Size: 1,232 SF  
Price: \$410,000 **\$332.79 SF**  
Notes:

Date: 6/28/2011  
Type of Property: Office Building  
Address: 1968 Main Road, Westport, MA  
Buyer: Dorothy Tongue  
Seller: Daniel Tripp  
Lot Size: 3,223 SF  
Building Size: 2,110 SF  
Price: \$340,000 **\$161.13 SF**  
Notes:

Date: 6/3/2011  
Type of Property: Office Building-Medical  
Address: 892 Plain Street, Marshfield, MA  
Buyer: Hession Realty LLC  
Seller: Eagle Real Estate Fund LLC  
Lot Size: 2 Acres  
Building Size: 21,464 SF  
Price: \$917,000 **\$42.72 SF**  
Notes:

Date: 6/24/2011  
Type of Property: Retail Service  
Address: 287 School Street, Mansfield, MA  
Buyer: Davos Mansfield LLC  
Seller: Hecthwin Mansfield LLC  
Lot Size: 6.26 Acres  
Building Size: 24,360 SF  
Price: \$10,375,000 **\$425.90 SF**  
Notes: 2 Buildings

Date: 6/23/2011  
Type of Property: Retail Service  
Address: 674 Dartmouth Street, Dartmouth, MA  
Buyer: 674 Dartmouth Street LLC  
Seller: Spindle City Realty LLC  
Lot Size: 1.09 Acres  
Building Size: 11,070 SF  
Price: \$1,150,000 **\$103.88 SF**  
Notes:

Date: 5/5/2011  
Type of Property: Auto Supply  
Address: 196 Huttleston Avenue, Fairhaven, MA  
Buyer: Route 6 Props LLC  
Seller: Robert Gomes  
Lot Size: 16,378 SF  
Building Size: 4,011 SF  
Price: \$400,000 **\$99.72 SF**  
Notes:



# Condos

Date: 4/1/2011  
Type of Property: Commercial Condo  
Address: 334-336 Commercial Street, Unit 1, Provincetown, MA  
Buyer: Chad LLC & Villa LLC  
Seller: Shawn Nightingale Tr. For Pilgrim House RT  
Building Size: 15,491 SF  
Price: \$1,210,000 **\$78.11 SF**  
Notes:

Date: 4/14/2011  
Type of Property: Medical Condo  
Address: 89 Lewis Bay Road, Hyannis, MA  
Buyer: Jeffrey & Karin Twarog  
Seller: 89 Lewis Bay LLC  
Building Size: 1,307 SF  
Price: \$349,000 **\$267.02 SF**

Date: 4/13/2011  
Type of Property: Office Condo  
Address: 46 North Street, Hyannis, MA  
Buyer: NSCC 2 LLC  
Seller: 46 North Street LLC  
Building Size: 3,076 SF  
Price: \$630,000 **\$204.81 SF**  
Notes:

Date: 4/21 2011  
Type of Property: Industrial Condo  
Address: 154 Commerce Park, Unit 4B, Chatham, MA  
Buyer: Michael Powers  
Seller: Peter Barber  
Building Size: 695 SF  
Price: \$72,500 **\$104.31 SF**  
Notes:

Date: 4/19/2011  
Type of Property: Industrial Condo  
Address: 124 Turnpike Street, Unit 17, Easton, MA  
Buyer: MLG Realty LLC  
Seller: James Killgoar for Stonehill Seventeen Trust  
Building Size: 1,520 SF  
Price: \$93,333 **\$61.40 SF**  
Notes:

Date: 5/4/2011  
Type of Property: Commercial Condos  
Address: 237 Commercial Street, Provincetown, MA  
Buyer: Provincetown Film Society  
Seller: Whalers Wharf LLC  
Building Size: 2,248 SF (Total)  
Price: \$450,000 **\$64,285 per Unit**  
Notes: 7 Units

Date: 6/15/2011  
Type of Property: Industrial Condo  
Address: 16 Kendrick Road, Wareham, MA  
Buyer: 16 Kendrick Road LLC  
Seller: Kimberly Smith  
Building Size: 2,028 SF  
Price: \$137,000 **\$67.55 SF**  
Notes:

Date: 6/20/2011  
Type of Property: Industrial Condo  
Address: 30 Cit Avenue, Unit 8, Hyannis. MA  
Buyer: D. Scott Horgan  
Seller: John Merrick  
Building Size: 1,369 SF  
Price: \$125,000 **\$91.30 SF**  
Notes:

Date: 5/25/2011  
Type of Property: Retail Condo  
Address: 205 Worcester Court, Unit B4, Falmouth, MA  
Buyer: Jam LLC  
Seller: Coastal Classics Realty  
Building Size: 3,100 SF  
Price: \$339,000 **\$109.35 SF**  
Notes:

Date: 6/2/2011  
Type of Property: Office Condo  
Address: 100 Copeland Drive, Unit 4, Mansfield, MA  
Buyer: Roxana Delcea  
Seller: Beth Levenson  
Building Size: 748 SF  
Price: \$150,000 **\$200.53 SF**  
Notes:

Date: 6/10/2011  
Type of Property: Industrial Condo  
Address: 92 Rosary Lane, Unit 19, Hyannis, MA  
Buyer: Housing Assistance Corporation  
Seller: Junius Hopkins  
Building Size: 954 SF  
Price: \$76,000 **\$79.66 SF**  
Notes:

Date: 6/29/2011  
Type of Property: Industrial Condo  
Address: 152 Breeds Hill Road, Unit 6, Barnstable, MA  
Buyer: Edward Malloy  
Seller: Owen Duff  
Building Size: 3,199 SF  
Price: \$257,500 **\$80.49 SF**  
Notes:

Date: 6/10/2011  
Type of Property: Office Condo  
Address: 150 Longwater Drive, Unit 202, Norwell, MA  
Buyer: P-3 Inc  
Seller: Holbrook Cooperative Bank  
Building Size: 2,163 SF  
Price: \$285,000 **\$131.76 SF**  
Notes:

Date: 6/21/2011  
Type of Property: Office Condo  
Address: 17 Accord Park Drive, Unit 105, Norwell, MA  
Buyer: Rbg Holding LLC  
Seller: Peter Carlson  
Building Size: 1,734 SF  
Price: \$173,400 **\$100 SF**  
Notes:

## **Apartments**

Date: 4/27/2011  
Type of Property: Apartment Building  
Address: 189 Standish Avenue, Plymouth, MA  
Buyer: Rogan Props LLC  
Seller: Aldo & Sharon Gomes  
Lot Size: 4,792 SF  
Building Size: 4,800 SF  
Price: \$610,000 **\$101,666 per Unit**  
Notes: 6 Units

Date: 4/26/2011  
Type of Property: Apartment Building  
Address: 125 Minot Avenue, East Wareham, MA  
Buyer: New Depot Crossing LP  
Seller: Rockland T Phoenix LLC  
Lot Size: 4.11 Acres  
Building Size: 24,336 SF  
Price: \$1,247,925 **\$38,997 per Unit**  
Notes: 32 Apartments

Date: 4/27/2011  
Type of Property: Apartment Building  
Address: 21 Emory Street, Attleboro, MA  
Buyer: Timothy & Allison Dyer  
Seller: David Walsh  
Lot Size: 5,878 SF  
Building Size: 4,408 SF  
Price: \$225,000 **\$56,250 per Unit**  
Notes: 4 Units

Date: 4/27/2011  
Type of Property: Apartment Building  
Address: 27 Emory Street, Attleboro, MA  
Buyer: Timothy & Allison Dyer  
Seller: David Walsh  
Lot Size: 6,237 SF  
Building Size: 4,408 SF  
Price: \$212,000 **\$53,000 per Unit**  
Notes: 4 Units

Date: 5/2/2011  
Type of Property: Apartment Building  
Address: 597 & 601 West Falmouth Highway, Falmouth, MA  
Buyer: Westwind Cottages LLC  
Seller: Annandale Apartments LLC  
Lot Size: 1.84 Acres  
Building Size: 5,210 SF (total of 2 buildings)  
Price: \$1,264,000 **\$210,666 per Unit**  
Notes: 6 Units-Buyer will be Constructing Condo's

Date: 5/17/2011  
Type of Property: Apartment Building  
Address: 42 Summer Street, Kingston, MA  
Buyer: Richard Eldridge  
Seller: Lawrence Griffin  
Lot Size: 38,664 SF  
Building Size: 2,781 SF  
Price: \$450,000 **\$56,250 per Unit**  
Notes: 8 Units

Date: 5/20/2011  
Type of Property: Apartment Building  
Address: 26 Pleasant Street, Pembroke, MA  
Buyer: Patricia Santin & Janet Watts  
Seller: Kindred Apartments LLC  
Lot Size: 40,507 SF  
Building Size: 3,428 SF  
Price: \$450,000 **\$64,285 per Unit**  
Notes: 7 Units

Date: 5/19/2011  
Type of Property: Apartment Complex  
Address: 792 West Street, Mansfield, MA  
Buyer: Behringer Havard  
Seller: Fairfield Green at Mansfield  
Lot Size: 25.68 Acres  
Building Size: 253,398 SF  
Price: \$36,000,000 **\$180,000 per Unit**  
Notes:

Date: 5/27/2011  
Type of Property: Apartment Building  
Address: 78 East Grove Street, Middleboro, MA  
Buyer: Edward Mederios  
Seller: Michael Striar  
Lot Size: 10,629 SF  
Building Size: 3,120 SF  
Price: \$300,000 **\$75,000 per Unit**  
Notes: 4 Units

## **Land**

Date: 4/5/2011  
Type of Property: Commercial Land  
Address: 441 Winthrop Street, Taunton, MA  
Buyer: Bruce & John Paul Thomas  
Seller: Joseph & Paula Ruggiero  
Lot Size: 20.5 Acres  
Price: \$1,000,000 **\$48,780 per Acre**  
Notes:

Date: 4/13/2011  
Type of Property: Industrial Land  
Address: 52 Mercantile Way, Mashpee, MA  
Buyer: Community Bank  
Seller: Timothy Kelley & Community Bank  
Lot Size: 1.63 Acres  
Price: \$315,000 **\$193,251 per Acre**  
Notes:

Date: 4/20/2011  
Type of Property: Commercial Land  
Address: 2101 Bay Street, Taunton, MA  
Buyer: CSC Northwoods Xing LLC  
Seller: KGI Taunton li LLC  
Lot Size: 9.18 Acres  
Price: \$3,986,500 **\$434,259 per Acre**  
Notes:

Date: 4/29/2011  
Type of Property: Commercial Land  
Address: 872 Globe Street, Fall River, MA  
Buyer: Amaral Brothers Inc.  
Seller: Alissa Fishman  
Lot Size: 25,700 SF  
Price: \$255,000 **\$9.92 SF**  
Notes:

Date: 5/3/2011  
Type of Property: Industrial Land  
Address: Freedom Trail, Plympton, MA  
Buyer: Sysco Boston LLC  
Seller: SN Commercial LLC  
Lot Size: 174.6 Acres  
Price: \$5,772,200 **\$33,059 per Acre**  
Notes:

Date: 5/20/2011  
Type of Property: Commercial Land  
Address: 352 West Center Street, West Bridgewater, MA  
Buyer: Demoulas Supermarkets Inc  
Seller: Waterstone Meadowbrook Place  
Lot Size: 7.6 Acres  
Price: \$4,276,246 **\$562,663 per Acre**  
Notes:

Date: 5/31/2011  
Type of property: Undevelopable Land  
Address: 70 Weir Street, Taunton, MA  
Buyer: 70-74 Weir Street LLC  
Seller: IB Property Holdings LLC  
Lot Size: 5,227 SF  
Price: \$65,000 **\$12.43 SF**  
Notes:

Date: 6/21/2011  
Type of Property: Commercial Land  
Address: Beal Street & Sgt. William B. Terry Drive, Hingham, MA  
Buyer: Hingham Terry Drive LLC  
Seller: John J. Flatley  
Lot Size: 5+/- Acres  
Price: \$2,000,000 **\$400,000 per Acre**  
Notes:

Date: 4/7/2011  
Type of Property: Land  
Address: 49 Edgerton Drive, Falmouth, MA  
Buyer: Teledyne Benthos Inc.  
Seller: Falmouth Economic Development  
Lot Size: 6.1 Acres  
Price: \$995,000 **\$163,114 per Acre**  
Notes: