

# 2,684± sf, 3-Story Mixed-Use Building

## 443 Shore Rd., Bourne (Monument Beach), MA



### AUCTION: Wednesday, June 24 at 11am On-site

This 2,684± sf mixed-use property features retail/storefront space on the first floor and residential space on the second and third floors, which includes three bedrooms and two bathrooms.

Additional highlights include a cantilevered deck, walkout basement offering ample storage, and ocean views from most bedroom windows. Recent improvements include an asphalt roof, front door, and select exterior clapboard updates.

Highly desirable location across from Chester Park Recreation Area and within walking distance to Monument Beach. Close to shopping, dining and Rt. 28.

**Last List: \$900,000**

**Parcel ID:** 30.4-192-0

**County:** Barnstable

**Site Area:** .11± acres

**Recent Renovations:** New asphalt roof (Oct. 2025), new front door & exterior clapboard updates

**Design:** First floor features a retail/storefront most recently used as by a printing company. The 2nd and 3rd floors include 3 bedrooms and 2 baths and represents 60% of building or 1,464 SF as per Assessor.

**Parking:** Currently has 1 parking space & additional street parking; Possibility of tandem parking on right side of building.

**Property Preview: Tuesday, June 16 (1pm-3pm)**

**Terms of Sale:**

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, June 26, 2026. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or

any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Pre-auction Offers:**

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

**Buyer's Broker Terms:**

Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.



Property Info., Photos, Broker Reg. & Full Terms at:

**JJManning.com**

**800.521.0111**

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850  
Bro 1882 • Ref 26-2238