

433 West Main Street, Hyannis, MA 02601

Commercial
Realty Advisors

**4,650+/- Sq. Ft. Office / Medical Building for Sale or Lease
on 0.93+/- Acres on West Main Street in Hyannis, Cape Cod**



FOR SALE!

Contact **Jeff Eklund** at Commercial Realty Advisors at **508-862-9000 ext 115** and jeklund@comrealty.net
or **Brad Kuhrtz** at **508-862-5000 ext 118** and bkuhrtz@comrealty.net

Property Summary:

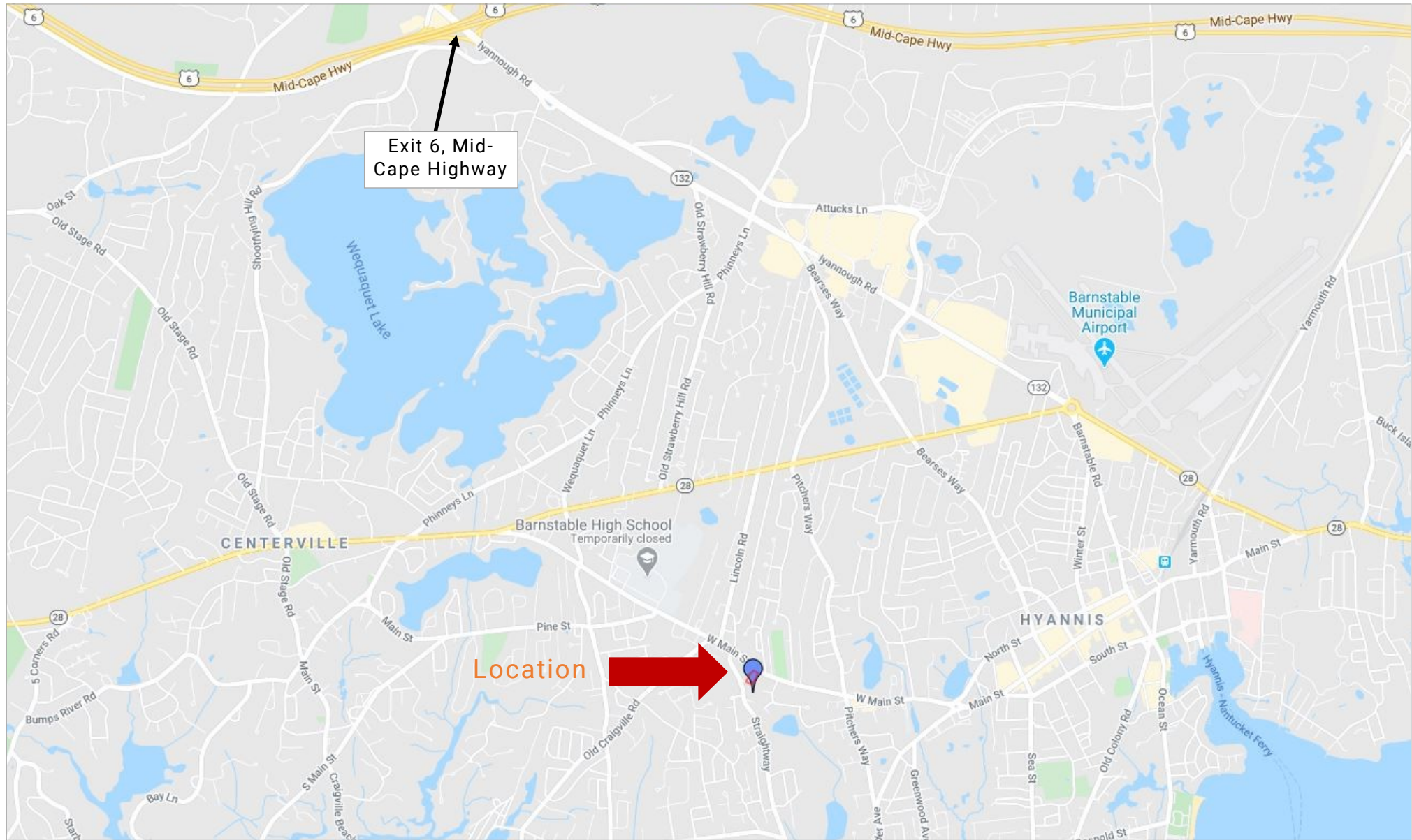
Approximately 4,650 Sq. Ft. of space in a former medical office building and almost a full acre of land. Ample parking on site. Plenty of natural light with windows in almost every office and a skylight in the center waiting area. This property may be purchased by itself or combined with 421 West Main St. for approximately 1.32 acres of land and almost 6,600 Sq. Ft. of space in the 2 buildings.

**For Sale at \$965,000
or Lease for \$20/Sq.
Ft. N-N-N**

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Property Location Map

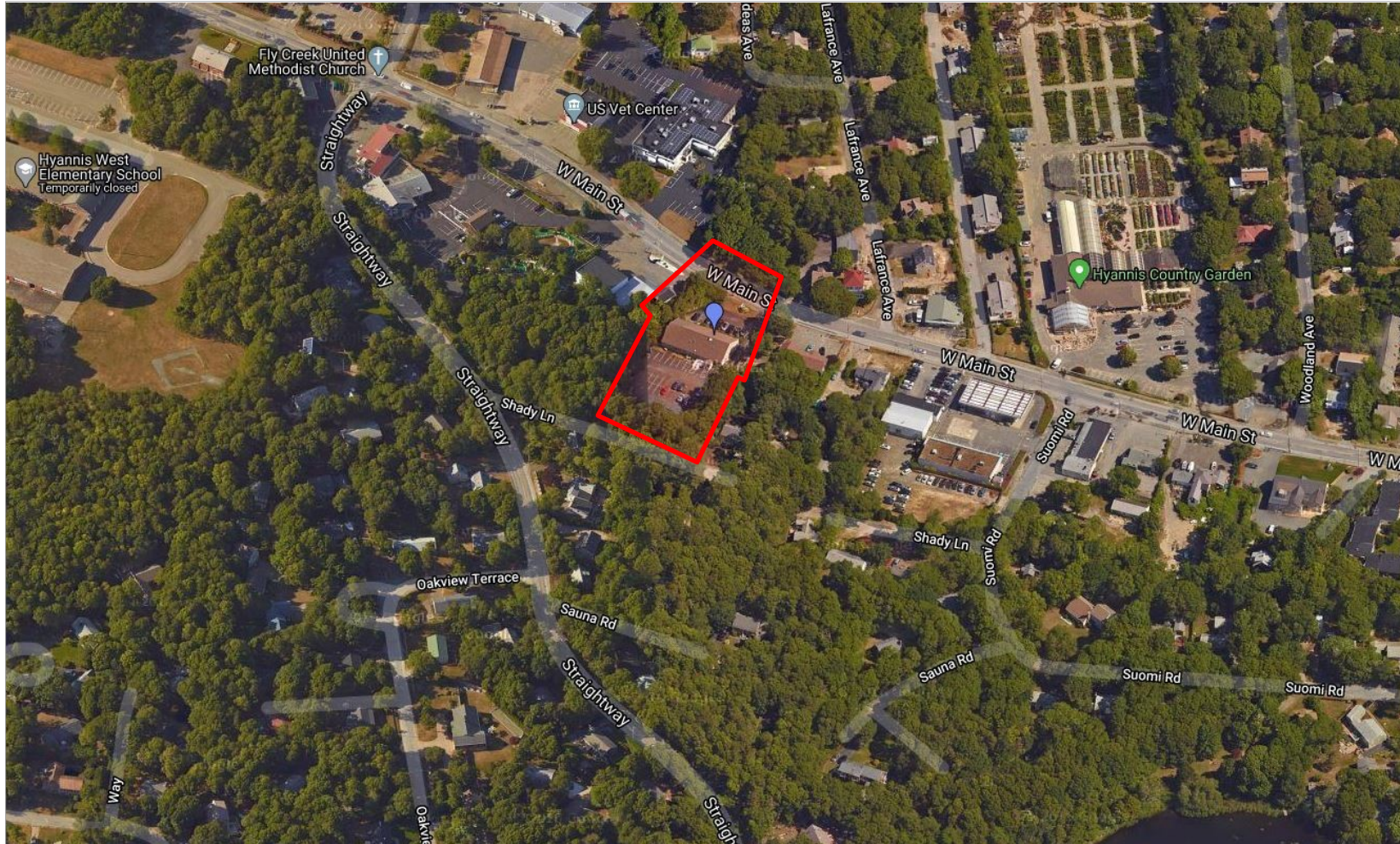
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Property View

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Parcel ID	Assessed Acres	Land	Improvement	Total
269/120	0.93+/-	225,100	501,700	726,800

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Property Summary:

Large commercial office building on West Main St. for sale or lease. Asking \$20/SF N-N-N for lease. Approximately 4,650 Sq. Ft. of space in a former medical office building and almost a full acre of land. Ample parking on site. Plenty of natural light with windows in almost every office and a skylight in the center waiting area. This property may be purchased by itself or combined with 421 West Main St. for approximately 1.32 acres of land and almost 6,600 Sq. Ft. of space in the 2 buildings.

Title:

Barnstable County Registry of Deeds: Cert.: C169906

Zoning:

This property is zoned HB and RB by the Town of Barnstable. See Town of Barnstable, MA Zoning Code §240-11 & 25

Assessment and Taxes (2020):

This property is assessed at \$726,800 and the Taxes for FY 2020 are: \$9,751.



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Property Images

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