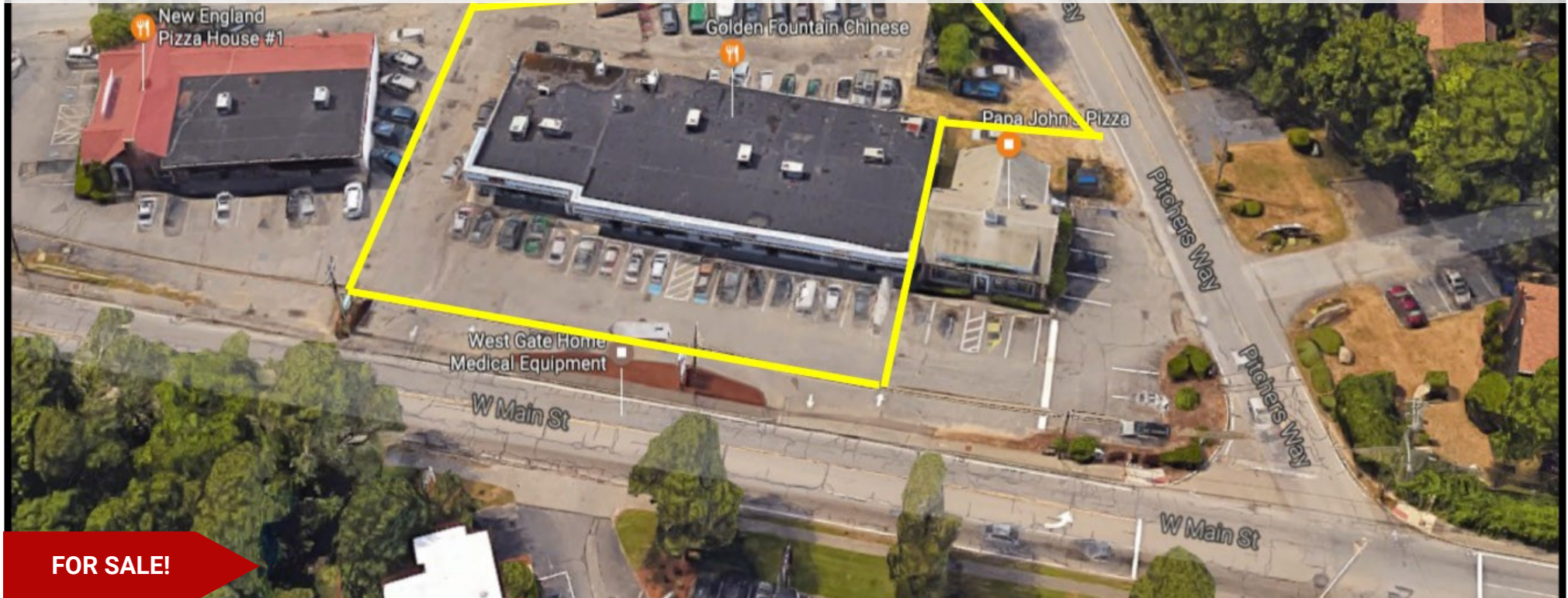


215 West Main Street, Hyannis, MA 02601

Commercial
Realty Advisors

**9,800+/- Gross Sq. Ft. Retail Strip Plaza for Sale with 5 Leasable Units
on West Main Street in Hyannis, Cape Cod**



FOR SALE!

Contact **Chris Bailey** at Commercial Realty Advisors at 508-862-9000 ext 132 and cbailey@comrealty.net

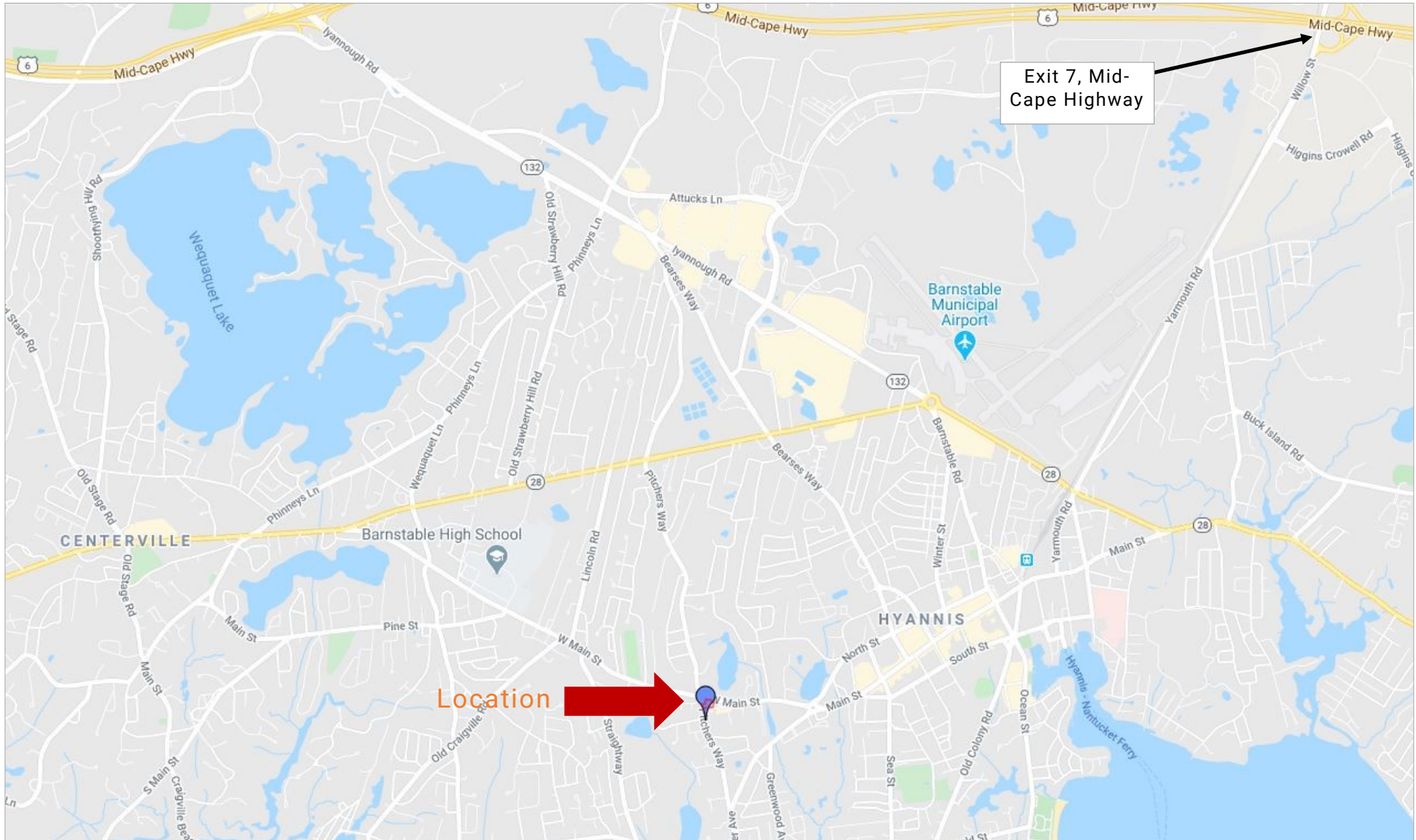
Property Summary:

- 215 West Main Street is on a 0.69+/- acre lot and is zoned HB
- The property has 38 parking spots onsite
- 1 Unit is currently vacant and available for lease
- Property to be deed restricted for convenience stores and gas stations

For Sale: \$1,700,000
For Lease: \$16/Sq. Ft.
N-N-N

215 West Main Street, Hyannis, MA 02601

Property Map





Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

215 West Main Street, Hyannis, MA 02601

Property Summary:

215 West Main Street is a 0.69+/- acre lot, zoned HB, improved by a 9,800+/- gross Sq. Ft. building configured as a retail strip plaza with 5 storefront units. The property has 38 parking spots onsite. All leases are triple-net, including taxes, and there is a 8.5% cap rate, based on full occupancy. 1 Unit is currently vacant and available for lease. Property to be deed restricted for convenience stores and gas stations.

Unit for Lease:

2,200+/- Sq. Ft. end-unit available for lease. This retail storefront has large display windows measuring 40' wide x 55' deep. This location has great visibility and is just west of the rotary, Melody Tent, in walking distance to Sturgis West Charter School (off campus lunch for students) and the planned Cape Cod Symphony/Conservatory complex. Convenience store is not allowed.

Title: Book/Page: #D441692

Zoning: HB by the Town of Barnstable

Taxes (2020): 2020 total taxes: \$11,814



215 West Main Street, Hyannis, MA 02601

Property Images

Commercial
Realty Advisors



215 West Main Street, Hyannis, MA 02601

Site Plan

