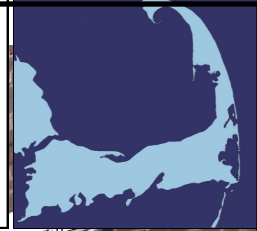


AMG REALTY

Commercial Real Estate Services



RESTAURANT SPACE AVAILABLE

357 MAIN STREET, HYANNIS

Approximately 865 sq. ft. inside plus outdoor patio area. Former tenants had permits for 30 seats (16 indoors and 14 outdoors). 2 bathrooms. Some equipment in place, as well as a grease trap. Outstanding location for food delivery and pick-up. Located on Main Street, abuts the Barnstable Town Hall and the Village Green, home to 'Pops by the Sea' and other concerts and events. Within walking distance of the post office, JFK Museum and Sturgis School. Adjacent to the 'Walkway to the Sea' that leads visitors from the harbor to Main Street.

Note: the awnings shown have been removed. Tenant may install its own awnings and signage.

ASKING \$20 per sq. ft. / \$1,442 per month

The information contained herein is believed to be accurate, and has been derived from sources deemed reliable. The providers of this package expressly disclaim any and all liability, express or implied for any information, representations, projections, contained herein, or for any omissions from the document, including, but not limited to all other forms of documentation that may be communicated to any party during the course of evaluating this transaction.

ALI MALONEY
Commercial Group

www.AMGRealty.net

ALI MALONEY ~ AMG REALTY

Bus: 508.362.3323

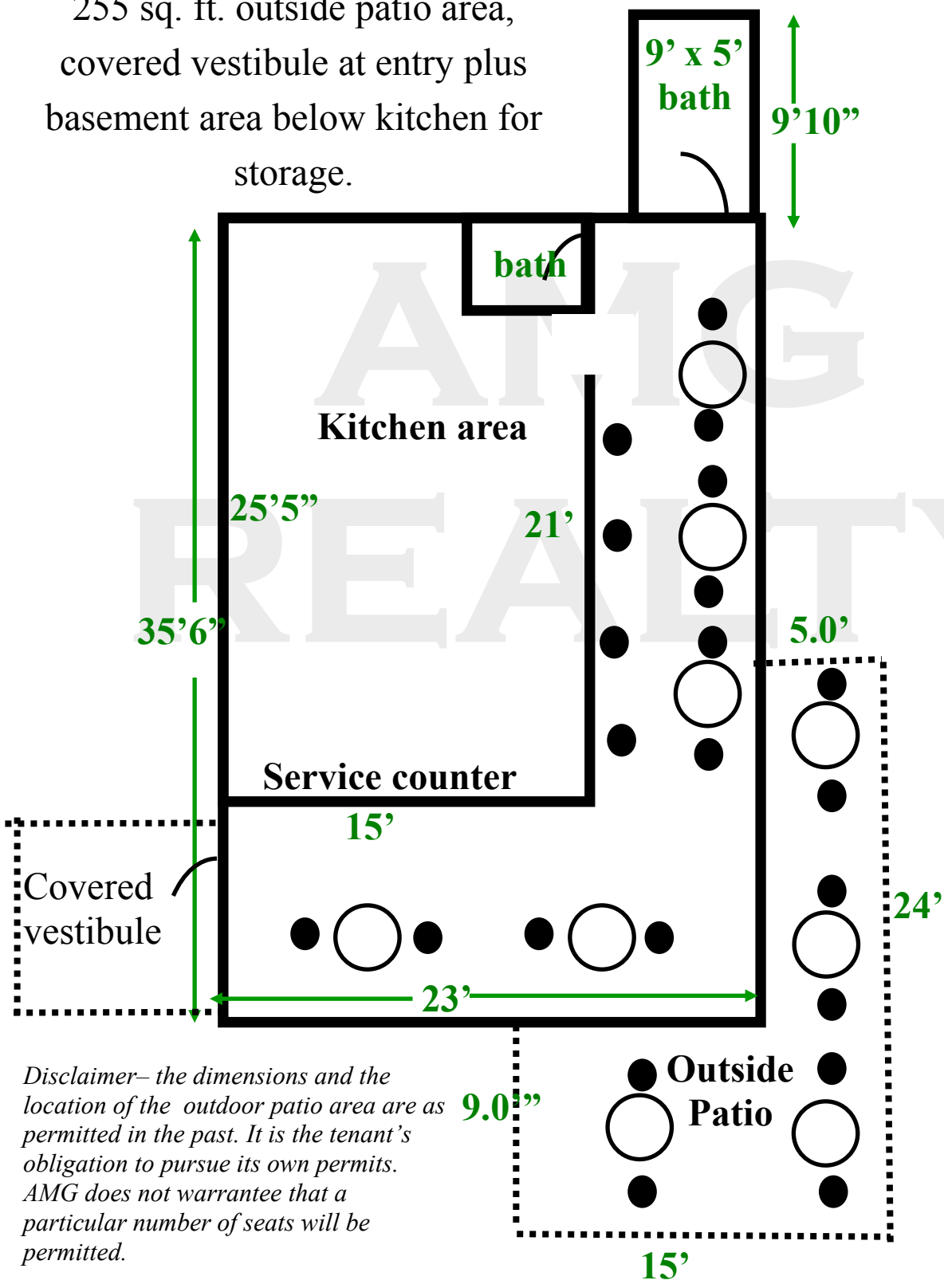
Fax: 508.362.3324

Cell: 774.836.0347

aamaloney@comcast.net

1170 Main Street, Rt. 6A, #5, West Barnstable, MA

Approximately 865 sq. ft. inside,
 255 sq. ft. outside patio area,
 covered vestibule at entry plus
 basement area below kitchen for
 storage.



Disclaimer— the dimensions and the location of the outdoor patio area are as permitted in the past. It is the tenant's obligation to pursue its own permits. AMG does not warrantee that a particular number of seats will be permitted.

AMG Realty ~ 357 Main Street, Hyannis ~ Floor Plan ~ Not to Scale ~

357 MAIN STREET, HYANNIS

Rent is \$1,442 per month.

There will be annual increases to the rent.

Landlord pays the taxes and insurance. Tenant pays the heat and cooling (electric). Tenant is responsible for pumping and maintenance of the grease trap and maintenance of all equipment.



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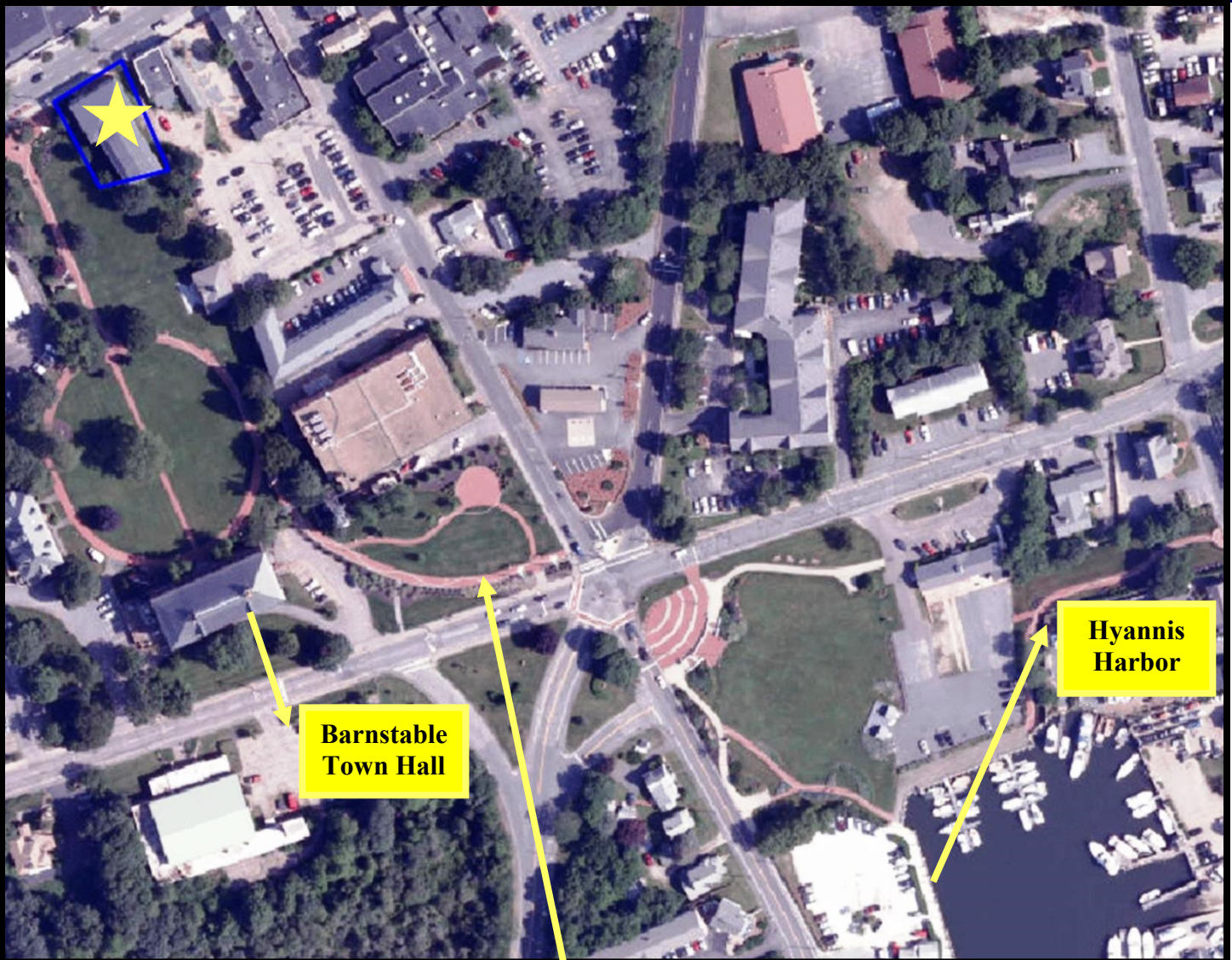
Photo left shows the restaurant when it was leased to prior tenant, the Boxed Lunch. The awnings in the photo have been removed. The tenant may have new awnings installed.

Photo below shows the outdoor patio area for seating abutting the town green and Main Street.



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357 MAIN STREET, HYANNIS



357 Main Street is shown with the yellow star.

The pink lines are the 'Walkway to the Sea' coming from Hyannis Harbor where the boats come and go to the islands and other destinations. The restaurant is within walking distance of the Sturgis Charter School East, the bus station, transportation center, post office, JFK Museum, Hyannis Harbor and the ferries to the Islands and more.

Close to Cape Cod Hospital.

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