

RETAIL STRIP PLAZA FOR SALE OR LEASE

9,800 ± GROSS SQ. FT. | 5 LEASEABLE UNITS | 0.69 ± ACRES

215 West Main Street | Hyannis, MA



FOR SALE AT \$1,700,000

FOR LEASE AT \$16/SQ. FT. (N-N-N)

For more information, please contact:

CHRISTOPHER E. BAILEY, CCIM

Office: 508-862-9000, Ext. 132 | Cell: 508-259-3408

Fax: 508-862-9200 | cbailey@comrealty.net

Commercial
Realty Advisors

222 West Main Street, Hyannis, MA 02601 | 508-862-9000 | www.comrealty.net

Commercial Realty Advisors

PROPERTY SUMMARY: 215 WEST MAIN STREET, HYANNIS

The Property For Sale 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

Assessment and Taxes 2017 total taxes: \$11,040.44
(2017):



Commercial
Realty Advisors

215 WEST MAIN STREET, HYANNIS: UNIT AVAILABLE FOR LEASE



215 WEST MAIN STREET, HYANNIS: AERIAL MAP VIEW



OLD MAIN STREET

R = 71.15'
L = 68.21'

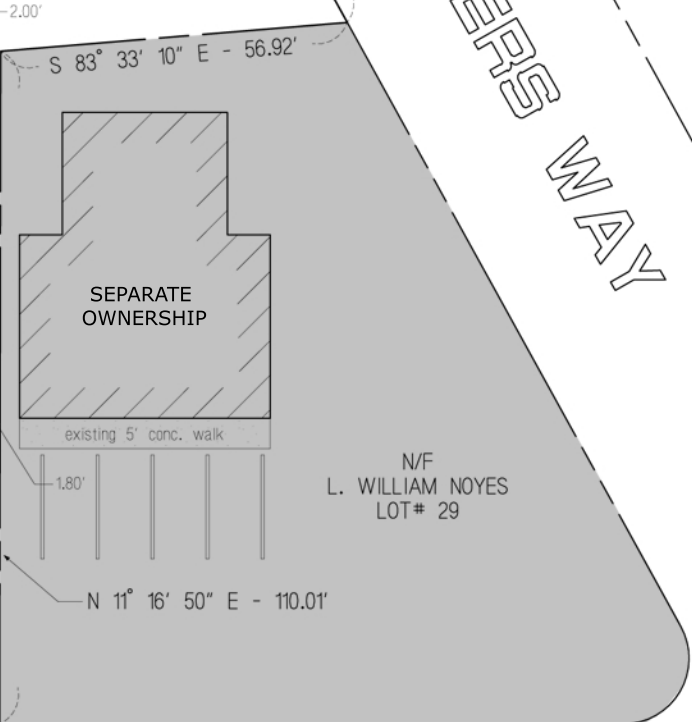
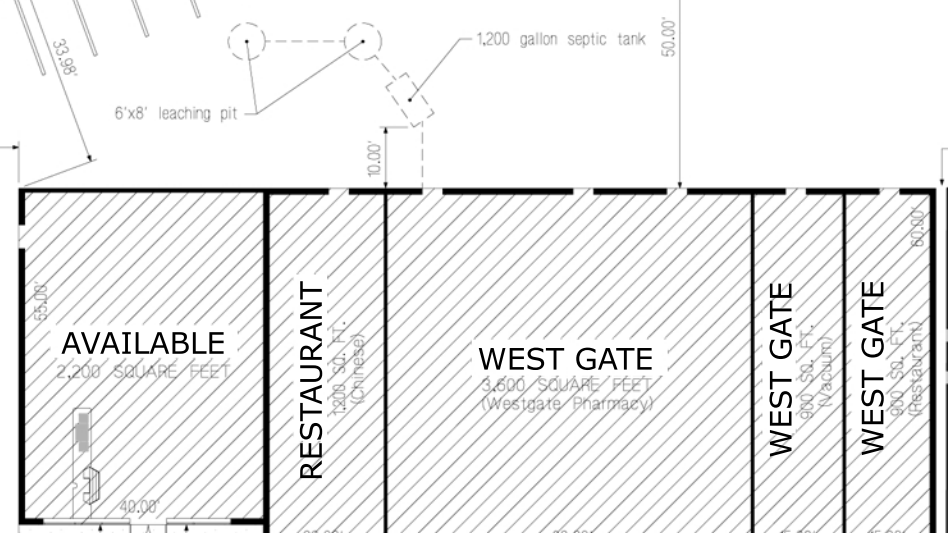
N 44° 17' 16" W - 1.75'

S 80° 47' 09" W - 146.78'

N 17° 43' 11" W - 71.39'

PITCHERS WAY

18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38



N/F L. WILLIAM NOYES LOT# 29

N/F GEM REALTY & INVESTMENT CORP. LOT# 17

S 11° 42' 20" W - 135.09'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

S 78° 48' 41" E - 182.97'

N 11° 16' 50" E - 110.01'

WEST MAIN STREET

location of pre-existing "Cumberland Farms" pole sign knocked over by wind

existing pole sign (OTHERS)

existing utility pole

existing utility pole

existing pole sign to be removed & replaced w/ 5' double-pole sign w/ 4'x5' Cumberland Farms sign & 3 - 2'x5' Rental signs (total sq. ftg. = 50) & replace railroad tie planter as shown

60.00'

