

OFFICE BUILDING / DAY CARE CENTER FOR SALE

9,871 ± SQ. FT. | 3.45± ACRES

83 Pearl Street | Hyannis, MA



FOR SALE AT \$1,294,000

For more information, please contact:

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Commercial
Realty Advisors

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

PROPERTY SUMMARY: 83 PEARL STREET, HYANNIS, MA

The Property

The property is approximately 3.45+/- Acres of split-zoned land (RB (Residence B, HD Harbor District and SF Single Family) improved by a 2-story 9,871+/- Sq Ft office/daycare building built in 1900 and a 1 story residential building . The living area of the main building is approximately 5,790+/- Sq Ft across 2 floors and is currently configured as a day care center /school. The additional building is a 1,250+/- Sq Ft residential building with 885+/- Sq. Ft. living area also built in 1900. The property is at the end of a cul-de-sac and is 1.5 blocks from Main Street in Hyannis. The property is serviced by Town water and Town sewer.

Title

Barnstable County Registry of Deeds: Book 2048, Page 48

Zoning:

The property is split-zoned (RB (Residence B, HD Harbor District and SF Single Family and is a pre-existing, non-conforming use.

Assessment and Taxes

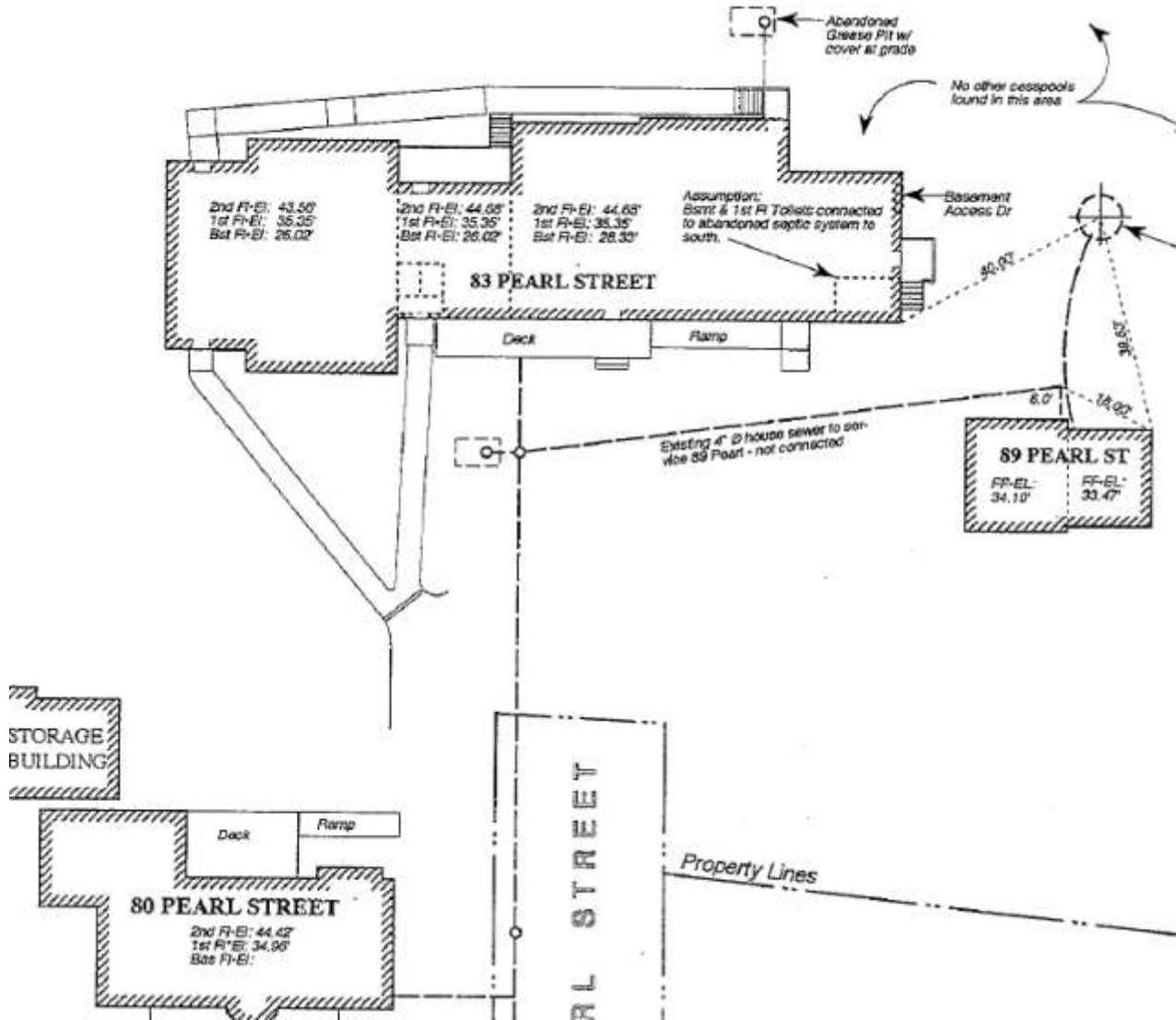
(2019):

Address	Parcel ID	Assessed Acres	Land Assessment	Building Assessment	Total Assessment
83 Pearl Street	326/009/001	3.45	216,000	567,400	783,400

The property is currently owned by a non-profit organization and is exempt from real estate taxes



SITE PLAN: 83 PEARL STREET, HYANNIS, MA



Hyannis is the Cape's mercantile, transportation and business hub. Its historic mile-long Main Street is perfect for shopping, dining, strolling or people-watching. Buses, seasonal trains, island ferries and airplanes are near Main Street. The nostalgic working harbor is a five-minute walk as are museums and many services. Cape Cod Mall is about a mile off Main and many historic houses and buildings are found here. Several outstanding warm water beaches including Kalmus, a popular wind and kits surfing venue, are a short distance from the village center.

Hyannis' business community is overseen by the Hyannis Main Street Business Improvement District The Hyannis Main Street Business Improvement District (HMSBID) is a private nonprofit organization that was established in 1999 in response to the need to carry out a Hyannis Renaissance. Business Improvement Districts (BID) across the country have been successful in revitalizing downtowns because they are funded by the property owners within the district who provide a dependable revenue stream. BIDs are special assessment districts, enabled by Mass. General Laws Chapter 40 (0) and sanctioned by the local legislative body; fees are binding.

While there are more than a thousand BIDs throughout the United States, the Hyannis Main Street BID is one of only seven in Massachusetts. BIDs also speak with a unified voice for their districts and are solely focused on the implementation of the Improvement Plan voted on by the members.

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PROPERTY IMAGES: 83 PEARL STREET, HYANNIS, MA



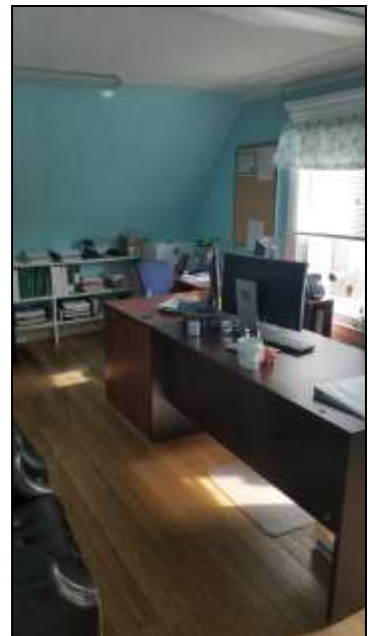
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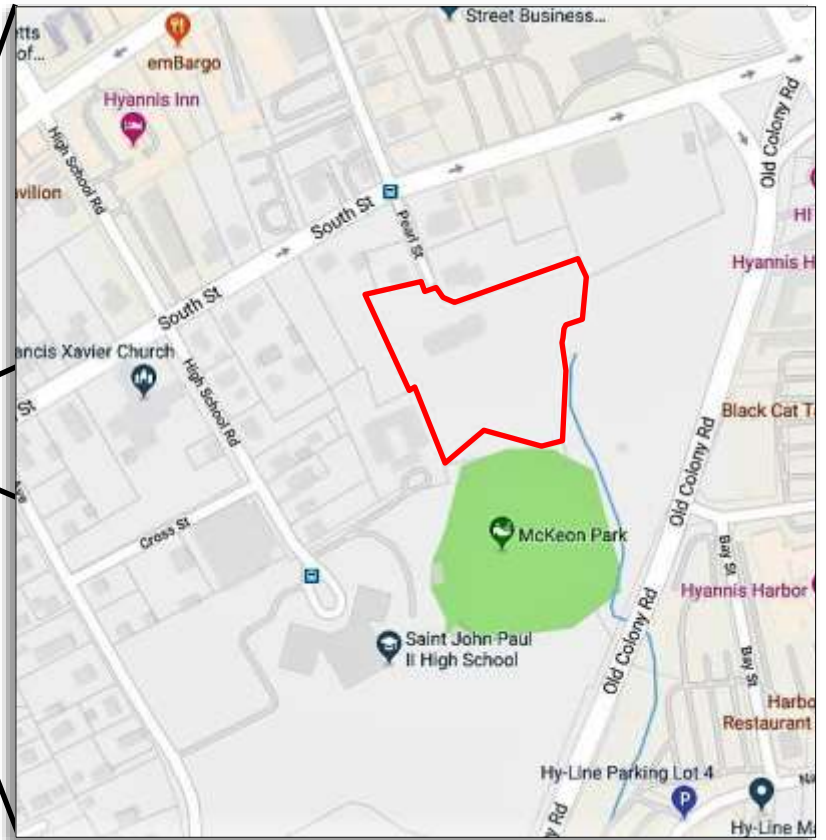
PROPERTY IMAGES: 83 PEARL STREET, HYANNIS, MA



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PROPERTY IMAGES: COTTAGE & SHED AT 83 PEARL STREET, HYANNIS





Walk to Hyannis' Main Street, Ocean Street Docks area, McKeon Field and other destinations.

