

Commercial
Realty Advisors

*Fully Occupied Main Street Hyannis
Investment Property For Sale!*



KEVIN PEPE

📞 Cell: 508-962-5022

✉️ KPepe@ComRealty.net

Commercial Realty Advisors, Inc.

📍 222 West Main Street, Hyannis, MA

📞 Office: 508-862-9000

🌐 ComRealty.net [f](#) [@](#) [in](#)



569 MAIN ST. UNIT 2

FOR SALE

AREA

HYANNIS

\$325,000

± 532 SF

PROPERTY LOCATION

569 Main Street, Unit 2, Hyannis, MA



PROPERTY SPECIFICATIONS

569 Main Street, Unit 2, Hyannis, MA

| Building | | Details | |
|-------------------------------|-------------|------------------------|---------------|
| Building value | \$ 114,000 | Bedrooms | |
| Replacement Cost | \$140,752 | Bathrooms | 0 Full-0 Half |
| Model | Com Condo | Total Rooms | 1 Room |
| Style | Condominium | Heat Fuel | Gas |
| Grade | Average | Heat Type | Hot Air |
| Year Built | 1987 | AC Type | None |
| Effective depreciation | 19 | Interior Floors | Vinyl/Asphalt |
| Stories | 1 Story | Interior Walls | Drywall |
| Living Area sq/ft | 532 | Exterior Walls | Brick/Masonry |
| Gross Area sq/ft | 532 | Roof Structure | Gable/Hip |
| GIS Zoning Value | DMS | Roof Cover | Asph/F Gls/Cm |

2026 TAX INFO

Community Preservation Act Tax

\$ 20.35

Hyannis FD Tax (Commercial)

\$ 436.24

Town Tax (Commercial)

\$ 678.35

Total: \$ 1,134.94

Located along the highly traveled **Main Street retail corridor**, this ±532 square foot commercial unit is currently occupied by a **mobile phone sales and repair retailer**, providing an investor with immediate in-place tenancy within one of Cape Cod's most active commercial districts.

Positioned among restaurants, retail shops, entertainment venues, and seasonal tourist activity, the property benefits from **consistent pedestrian traffic, strong year-round visibility, and the economic energy of downtown Hyannis.**

The unit features a bright retail showroom with extensive product display shelving, modern vinyl plank flooring, updated lighting, and a service counter area. A rear storage and workspace area supports operational needs for retail and repair services. The space has been built out specifically for retail use and offers an efficient layout that maximizes merchandising and customer flow.

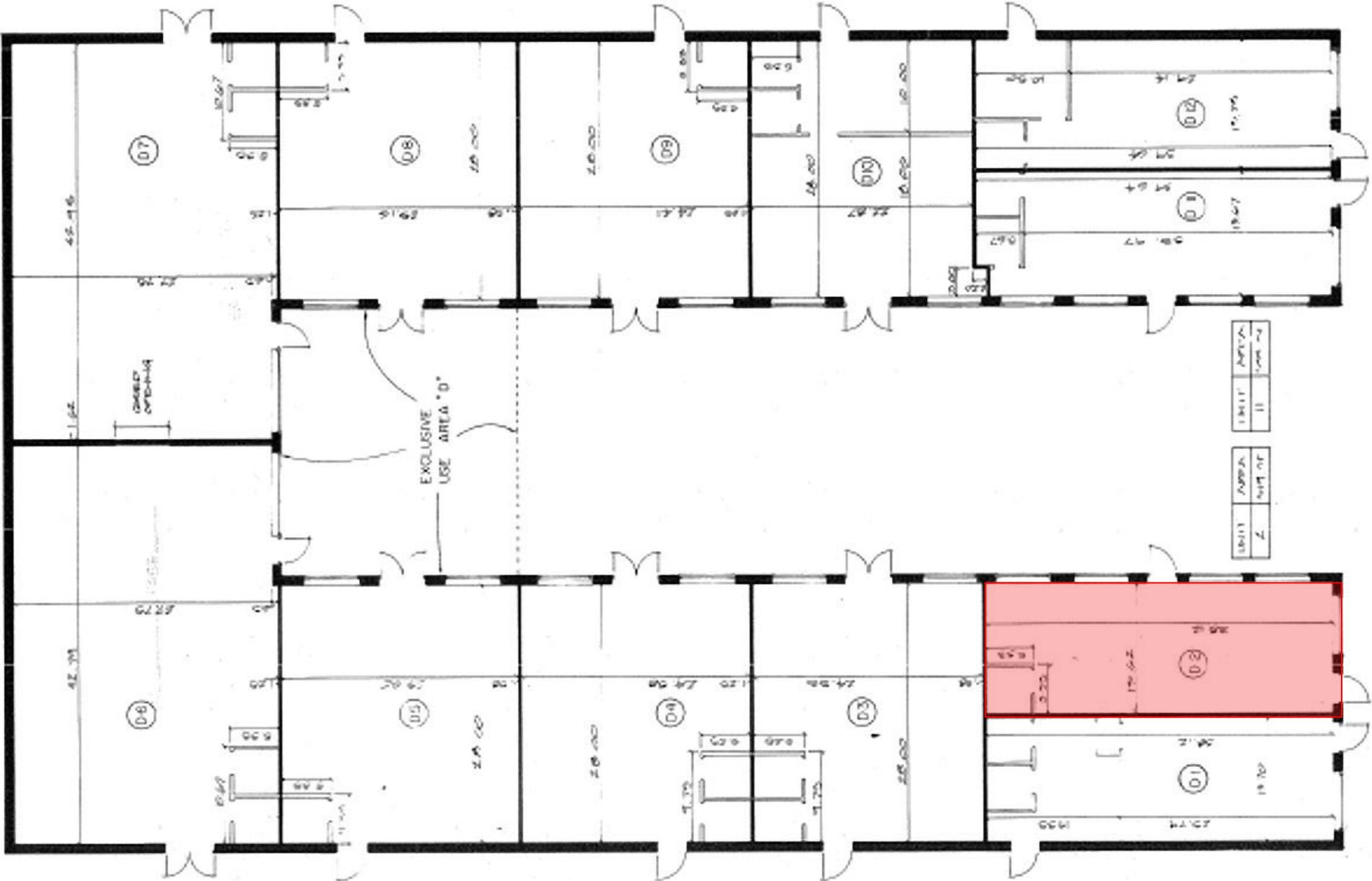
PICTURES

569 Main Street, Unit 2, Hyannis, MA



FLOOR PLAN

569 Main Street, Unit 2, Hyannis, MA



FLOOR PLAN

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Commercial Realty Advisors' Disclaimer

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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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