

**OFFERING MEMORANDUM**

**8,000+/- Sq Ft Professional Office Building  
in Downtown Hyannis!**

**FOR  
SALE**

**KEVIN PEPE**

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**Commercial Realty Advisors, Inc.**

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Ample parking is located onsite & abuts a public parking lot

**33 Bassett Lane**

**FOR SALE**

**AREA**

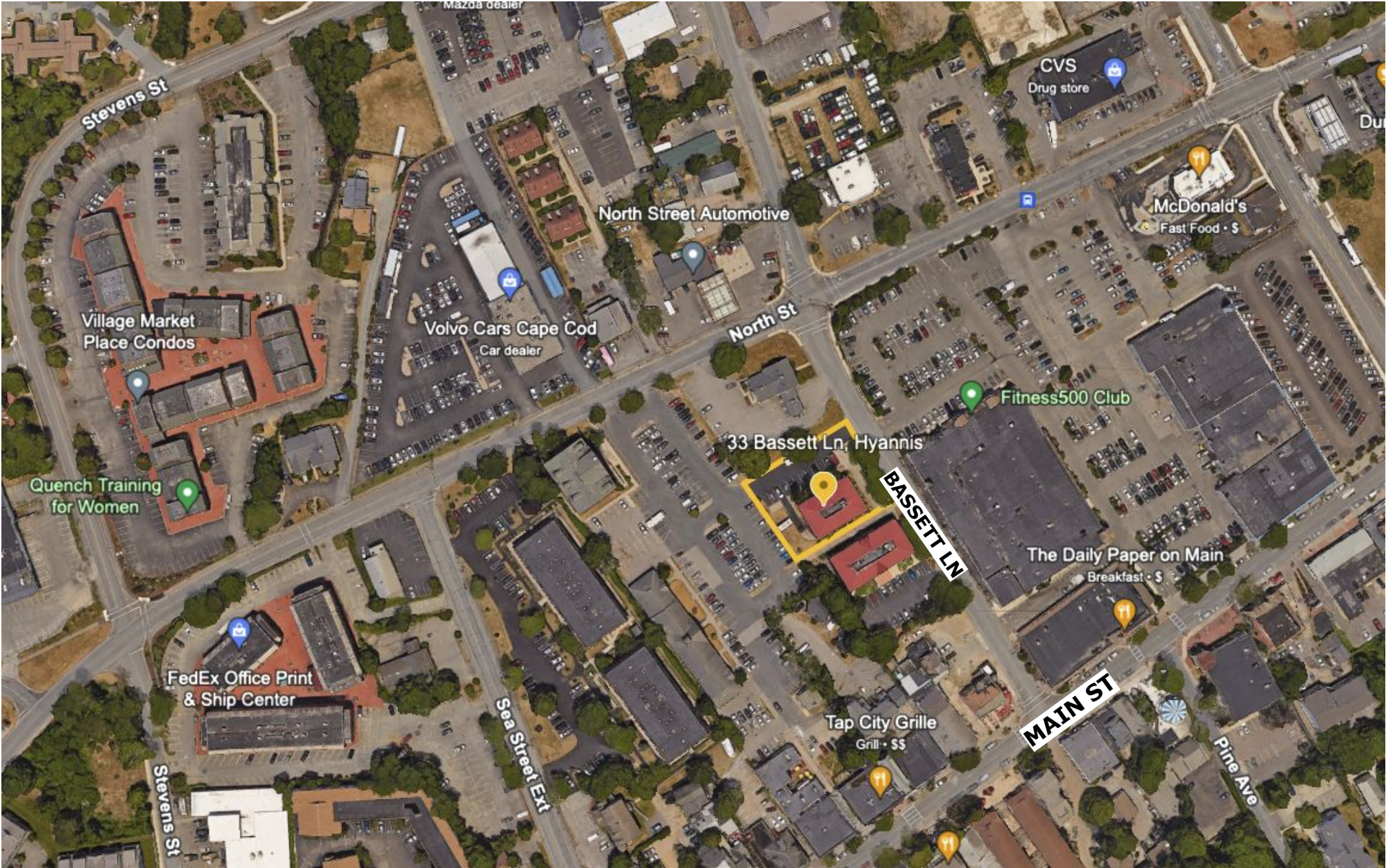
**HYANNIS**

**\$1,999,000**

**4,000+/- SQ FT /FLOOR  
8,000+/- TOTAL**

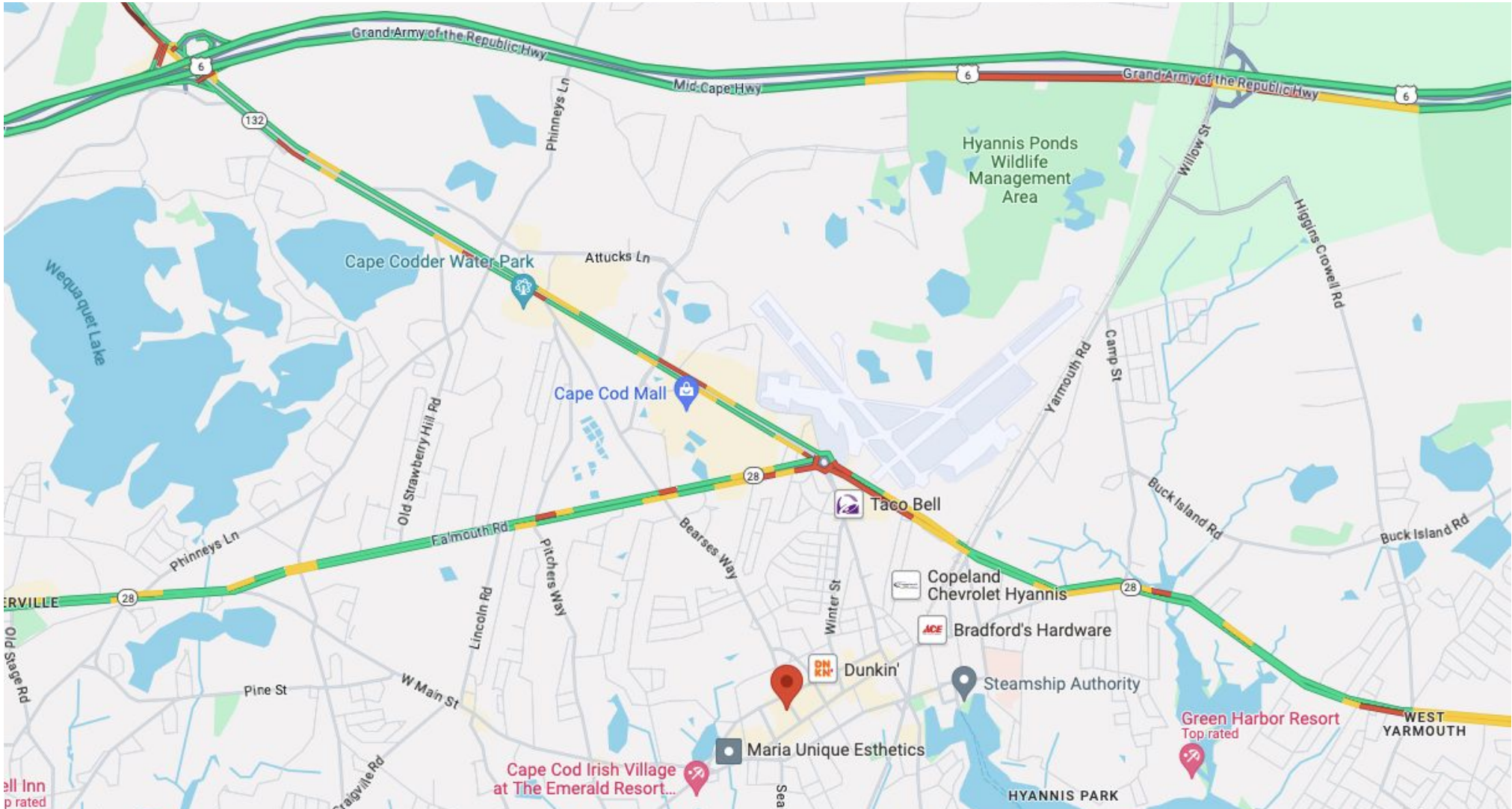
# PROPERTY LOCATION

33 Bassett Lane, Hyannis, MA 02601



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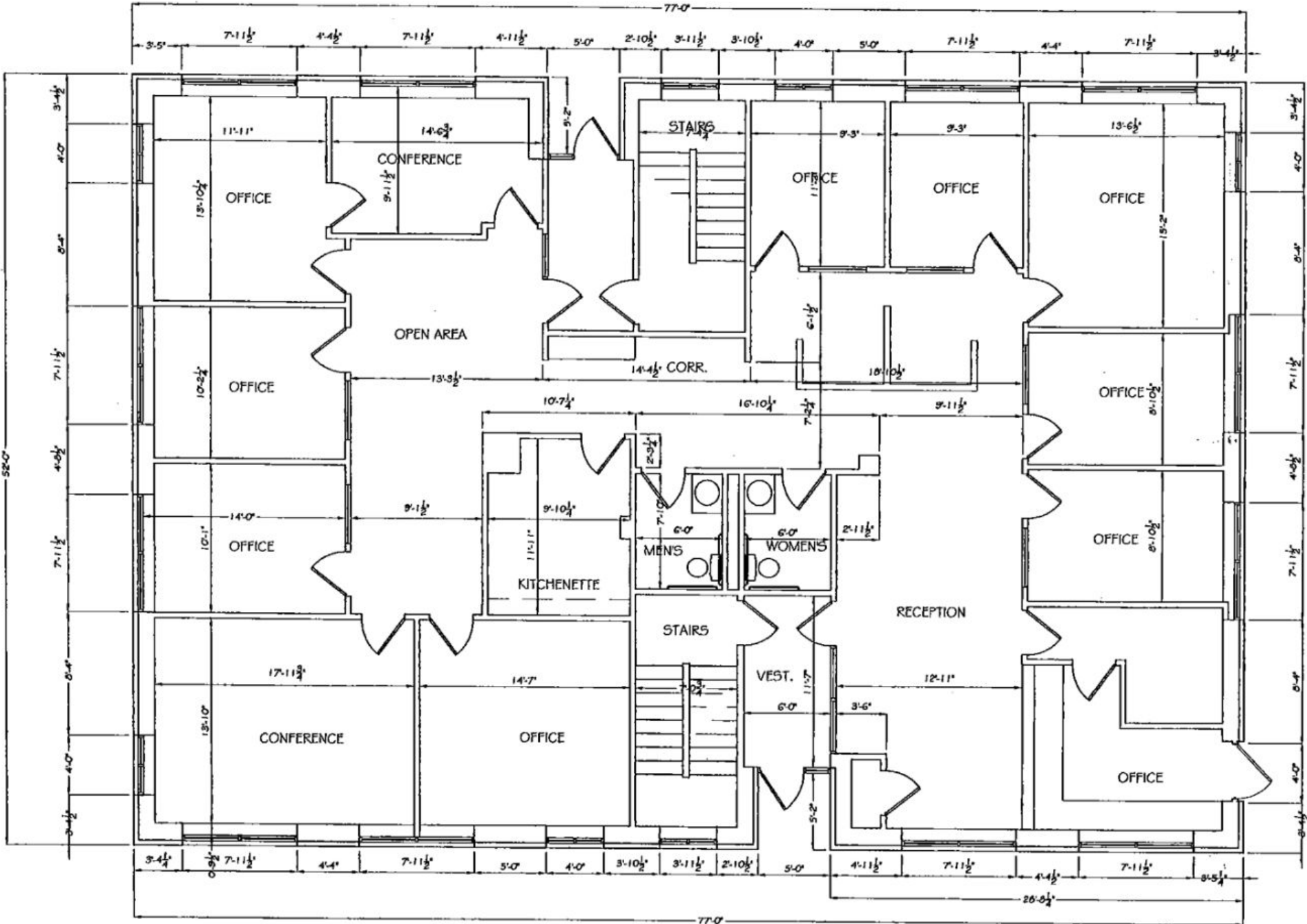


Shared office space in an ±8,000 Sq. Ft. professional office building. This professional office building is ±4,000 Sq. Ft. per floor with a full storage basement. Bassett Lane is located in Cape Cod's premier business location, Downtown Hyannis, midblock from Main Street and North Street. Ample parking is located onsite, the property also abuts a public parking facility.

- Building was constructed in 1985 (major renovations 2022).
- Zoned HVB (Hyannis Village Business) by the Town of Barnstable.

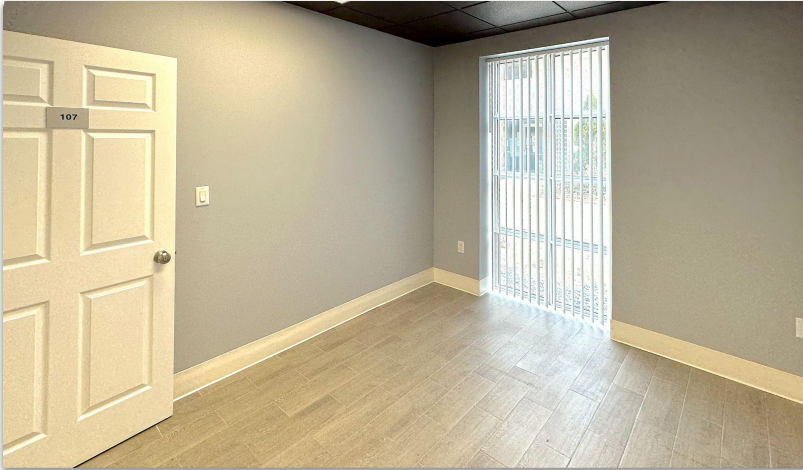
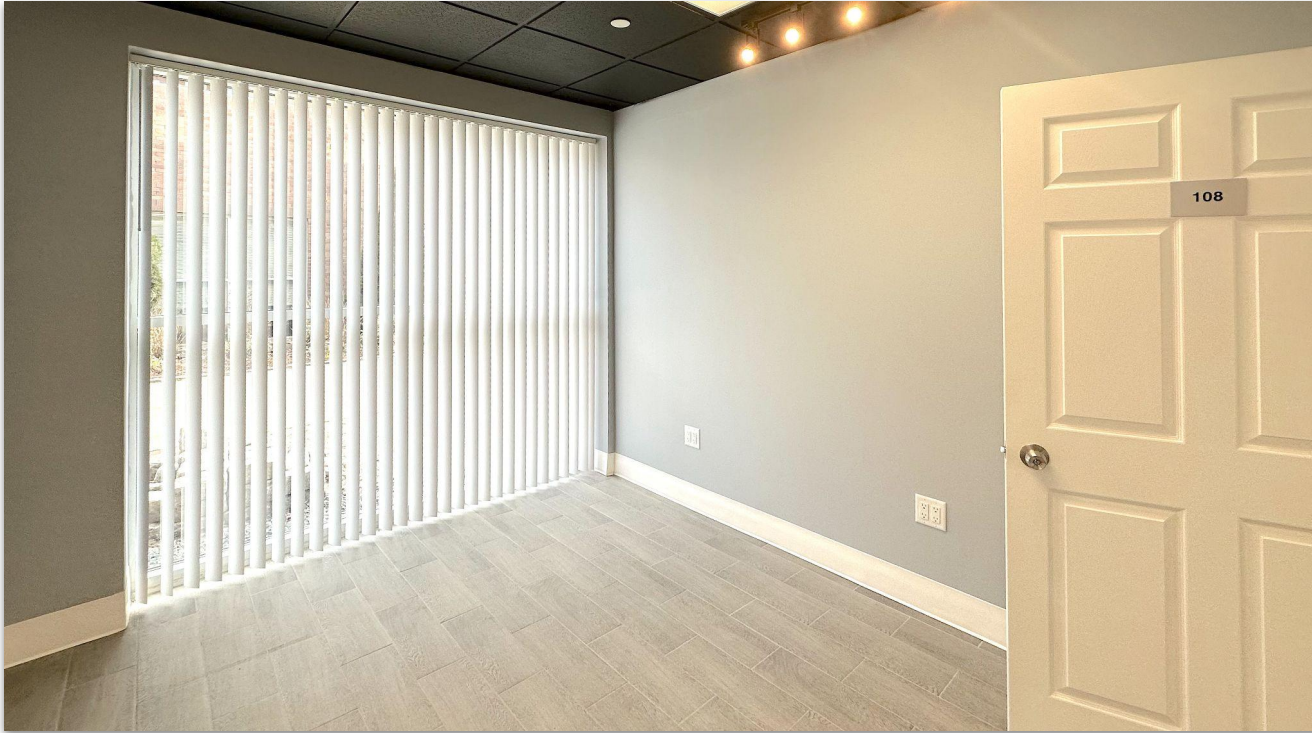
# FIRST FLOOR PLAN

33 Bassett Lane, Hyannis, MA 02601



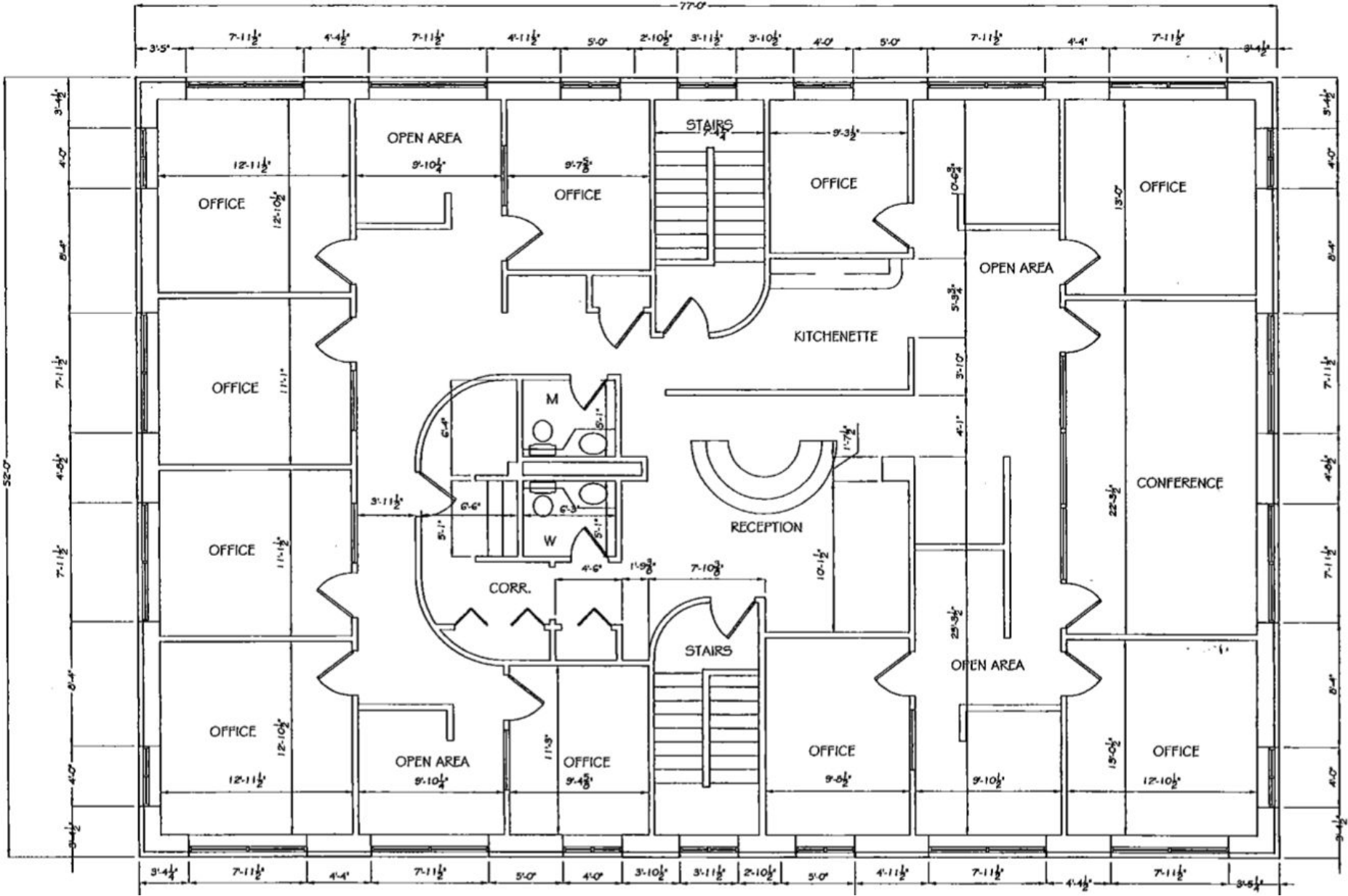
# Pictures

*33 Bassett Lane, Hyannis, MA 02601*



# SECOND FLOOR PLAN

33 Bassett Lane, Hyannis, MA 02601



# SECOND FLOOR

33 Bassett Lane, Hyannis, MA 02601



# Exterior

33 Bassett Lane, Hyannis, MA 02601





Commercial  
Realty Advisors

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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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