

421 West Main Street, Hyannis, MA 02601

Commercial
Realty Advisors

**1,915+/- Sq. Ft. Highly Visible Medical / Office Building for Sale
or Lease on West Main Street in Hyannis, Cape Cod**



FOR SALE!

Contact **Jeff Eklund** at Commercial Realty Advisors at **508-862-9000 ext 115** and jeklund@comrealty.net
or **Brad Kuhrtz** at **508-862-9000 ext 118** and bkuhrtz@comrealty.net

Property Summary:

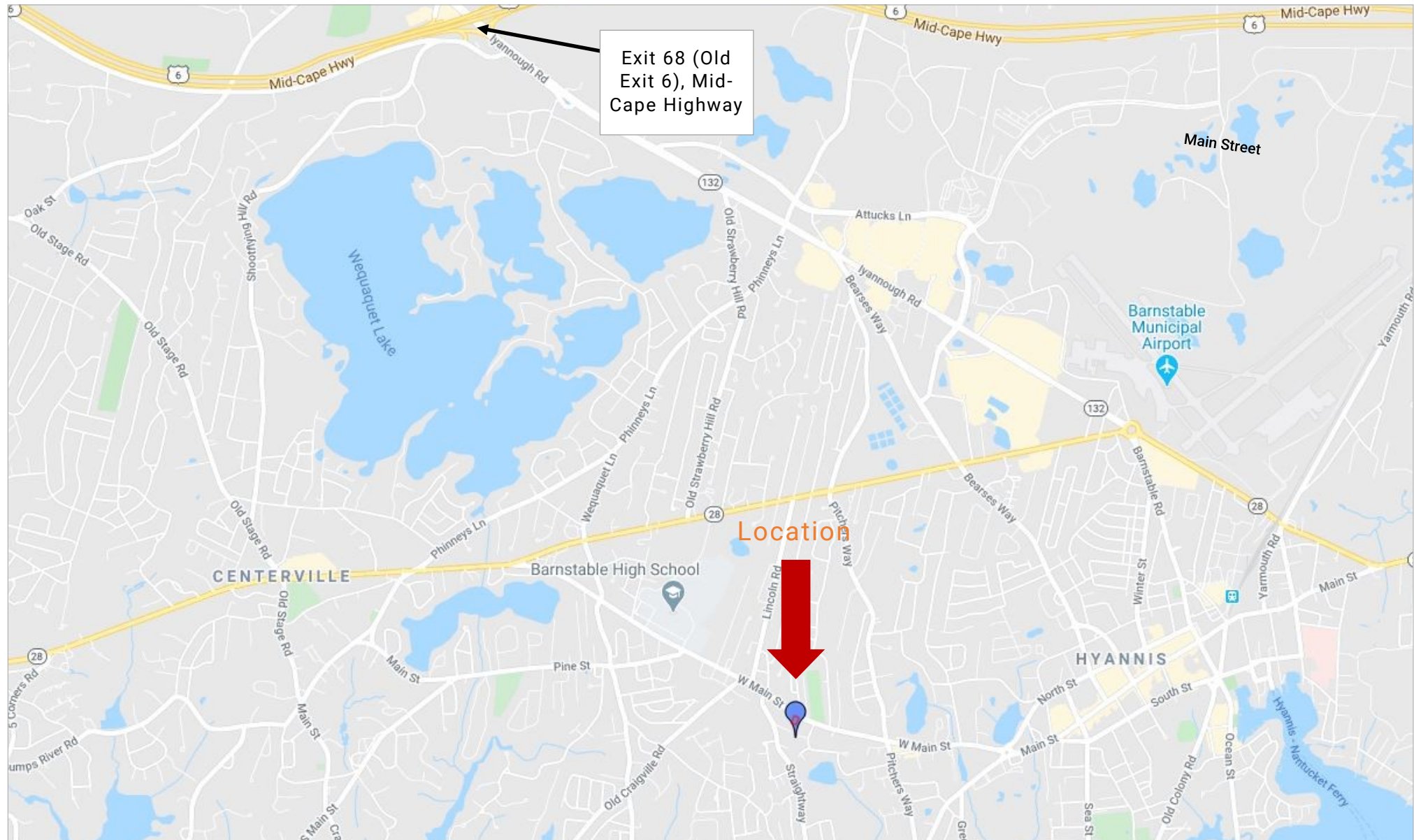
Approximately 1,916 Sq. Ft. of space in a former medical office building and 0.38 acres of land. Full, finished basement makes this building larger than it appears! Plenty of natural light with windows in almost every office! This property may be purchased by itself or combined with 433 West Main St. for approximately 1.32 acres of land and almost 6,600 Sq. Ft. of space in the 2 buildings.

**For Sale at \$470,000 or
Lease for \$20/Sq. Ft. N-N-N**

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Property Location Map

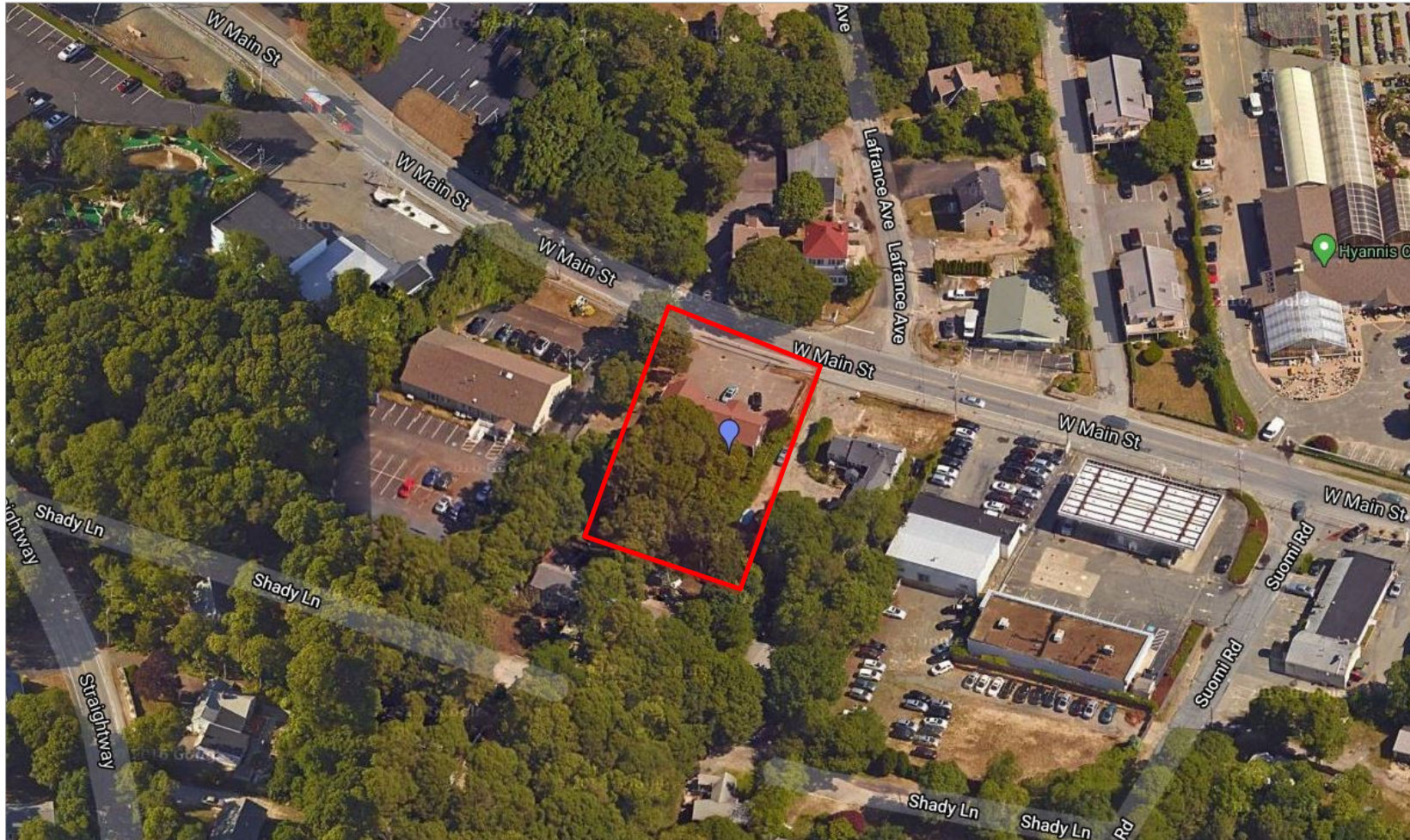
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Property View

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Commercial Realty Advisors' Disclaimer

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Property Summary:

Commercial office building on West Main St. for sale or lease. Asking \$20/Sq. Ft. N-N-N for lease. Approximately 1,916 Sq. Ft. of space in a former medical office building and 0.38 acres of land. Full, finished basement makes this building larger than it appears! Plenty of natural light with windows in almost every office! This property may be purchased by itself or combined with 433 West Main St. for approximately 1.32 acres of land and almost 6,600 Sq. Ft. of space in the 2 buildings.

Parcel ID	Assessed Acres	Land	Improvement	Total
269/119	0.38	\$ 205,600	288,800	494,400

Title: Barnstable County Registry of Deeds: Certificate # 159139

Zoning: This property is zoned HB and RB by the Town of Barnstable. See Town of Barnstable, MA Zoning Code §240-25.

Assessment and Taxes (2021): This property is assessed at \$494,400 and the Taxes for FY 2021 are: \$6,451.



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Property Images

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