

**33 Bassett Lane, Hyannis, MA 02601**

Commercial  
**Realty Advisors**

**8,000+/- Gross Sq. Ft. Investment Property and Professional Office Building, First Floor Available for Owner/End User on 0.42+/- Acres in Downtown Hyannis, Cape Cod**



**FOR SALE!**

Contact **Kevin Pepe** at Commercial Realty Advisors at 508-862-9000 ext 105 and [kpepe@comrealty.net](mailto:kpepe@comrealty.net)

### **Property Summary:**

- 4,000+/- Sq. Ft. per floor with a full storage basement
- Ample parking is located onsite, the property also abuts a public parking facility
- The current 1st floor vacant, the 2nd floor tenant is the Seller, a financial company
- The sale of this property presents a potential Sale-Leaseback with the existing financial company

**For Sale: \$995,000**  
**For Lease: \$18.50/Sq. Ft. NNN**



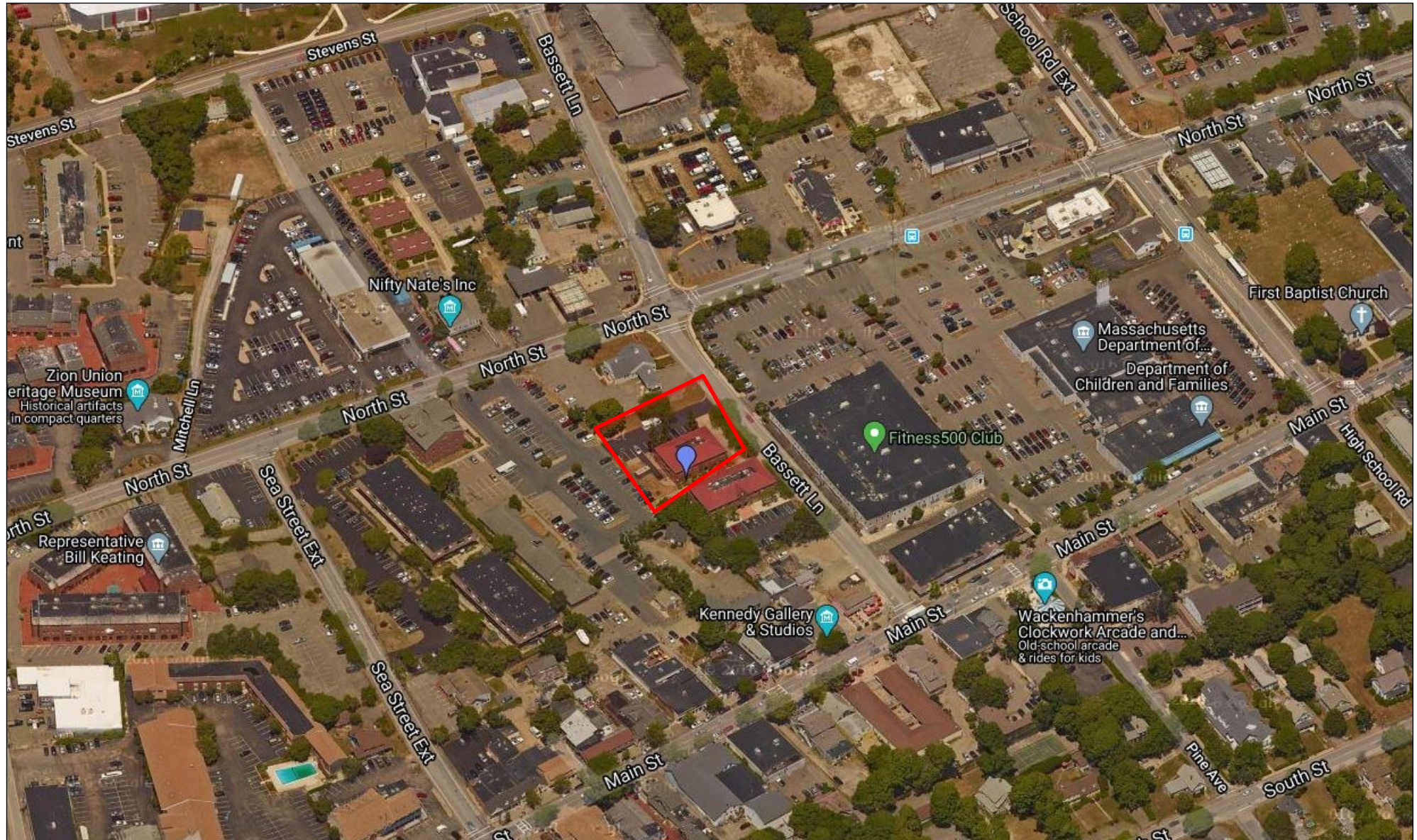
**33 Bassett Lane, Hyannis, MA 02601**  
Property Map





# 33 Bassett Lane, Hyannis, MA 02601

Property Aerial View





# 33 Bassett Lane, Hyannis, MA 02601

## Property Summary:

This 2-story professional office building is 8,000+/- gross Sq. Ft.; 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.

- The current 1st floor is vacant and available for lease or by end-user, the 2nd floor tenant is the Seller, a financial company
- The sale of this property presents a potential Sale-Leaseback with the existing financial company
- There is retail potential on the first floor
- Central AC and gas heat
- Building was constructed in 1985

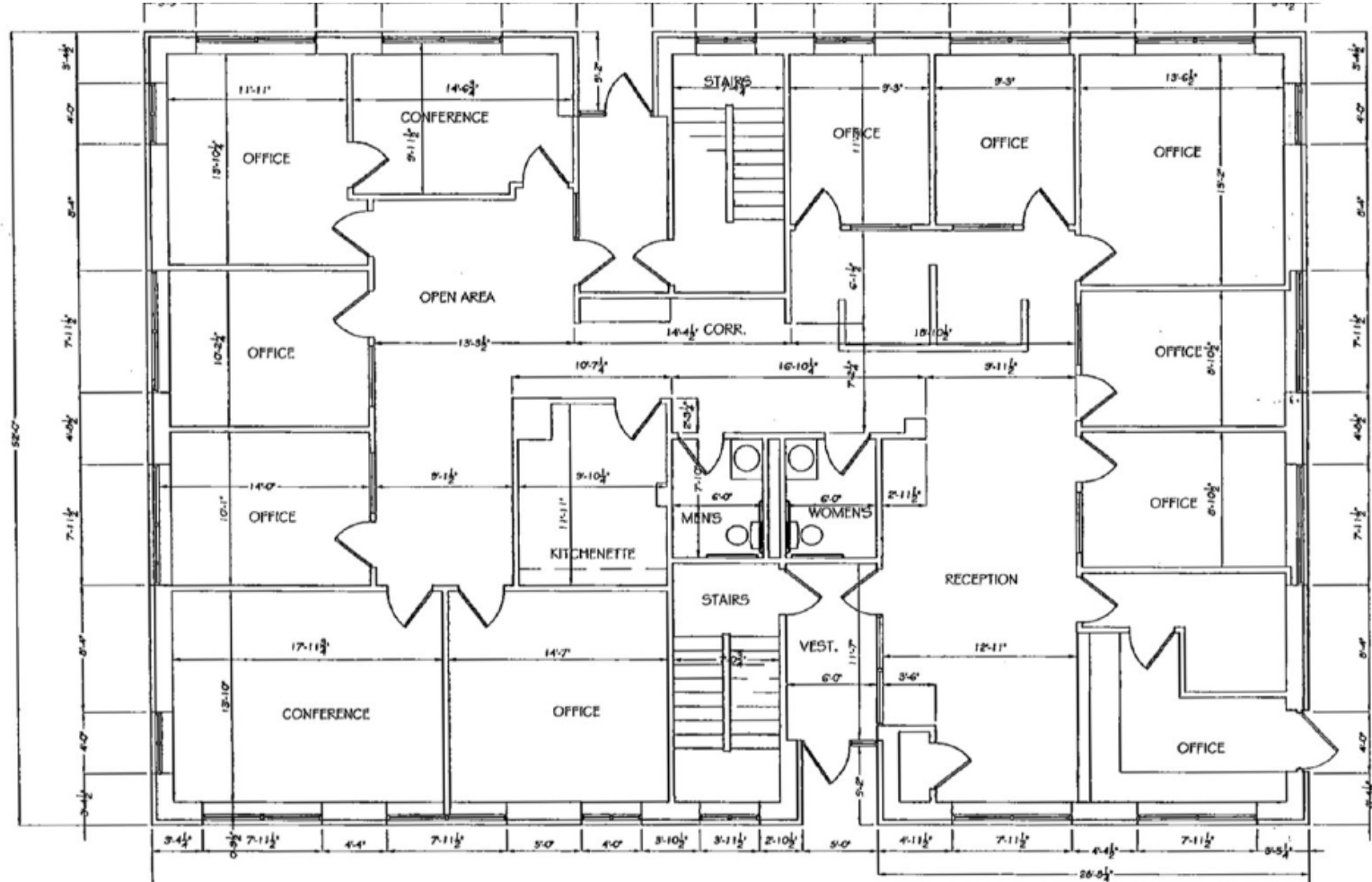
Map/Block/Lot	Land Assessment	Building Assessment	Other Assessments	Total Assessment
308 / 271 / 001	\$ 211,600	\$ 915,900	\$ 11,000	\$ 1,138,500

**Title:** Barnstable County Registry of Deeds: Book 29269, Page 319

**Assessment & 2021 Taxes:** 2021 RE Taxes: \$14,855

**Zoning:** HVB (Hyannis Village Business) by the Town of Barnstable





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