

460 Bearses Way, Hyannis, MA 02601

7,900+/- Sq. Ft. Mixed-use Commercial Building on +/- .42 Acres for Sale in Hyannis, MA



FOR SALE!

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

Property Highlights:

- Mixed use commercial opportunity in Hyannis
- Property includes a +/- 7,900 sq. ft building situated on a +/- .42 acre lot
- Includes multiple retail, office, & workshop spaces
- Loading/unloading area with rear dock access

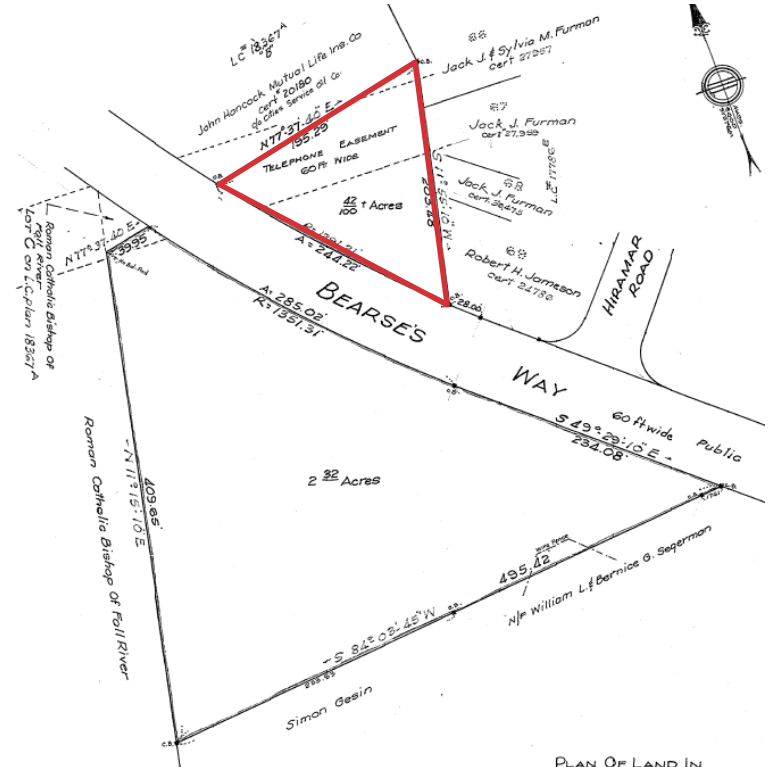
Offered at \$799,000

Property Summary:

- Mixed use commercial opportunity in Hyannis
- Property includes a +/- 7,900 sq. ft building situated on a +/- .42 acre lot
- Includes multiple retail, office, & workshop spaces
- Loading/unloading area with rear dock access
- Multiple baths throughout
- +/- 200 feet of frontage on Bearse's Way
- 13 parking spots, excellent signage & visibility, and is

- convenient to all downtown & village points
- Easy access to Route 6 via Bearse's Way
- The property is on town water, private septic, and 3 phase power. The lot has split zoning: SPLIT RB;HB.
- Barnstable RE Taxes (2021): \$11,721

Address	Parcel ID	Assessed Acres	Land Assessment	Building Assessment	Total Assessment
460 Bearse's Way	292/006	0.42	\$231,400	\$658,000	\$898,300



PLAN OF LAND IN
HYANNIS, MASS.
BELONGING TO
WILLIAM P. SWIFT
SCALE 1 IN. = 40 FT. JUNE 2, 1967

I hereby certify that this plan shows the precise lines and area of the land of which I am the owner, and the lines of record and map thereon are true and correct. I am not aware of any other claims or interests in the land shown on this plan.





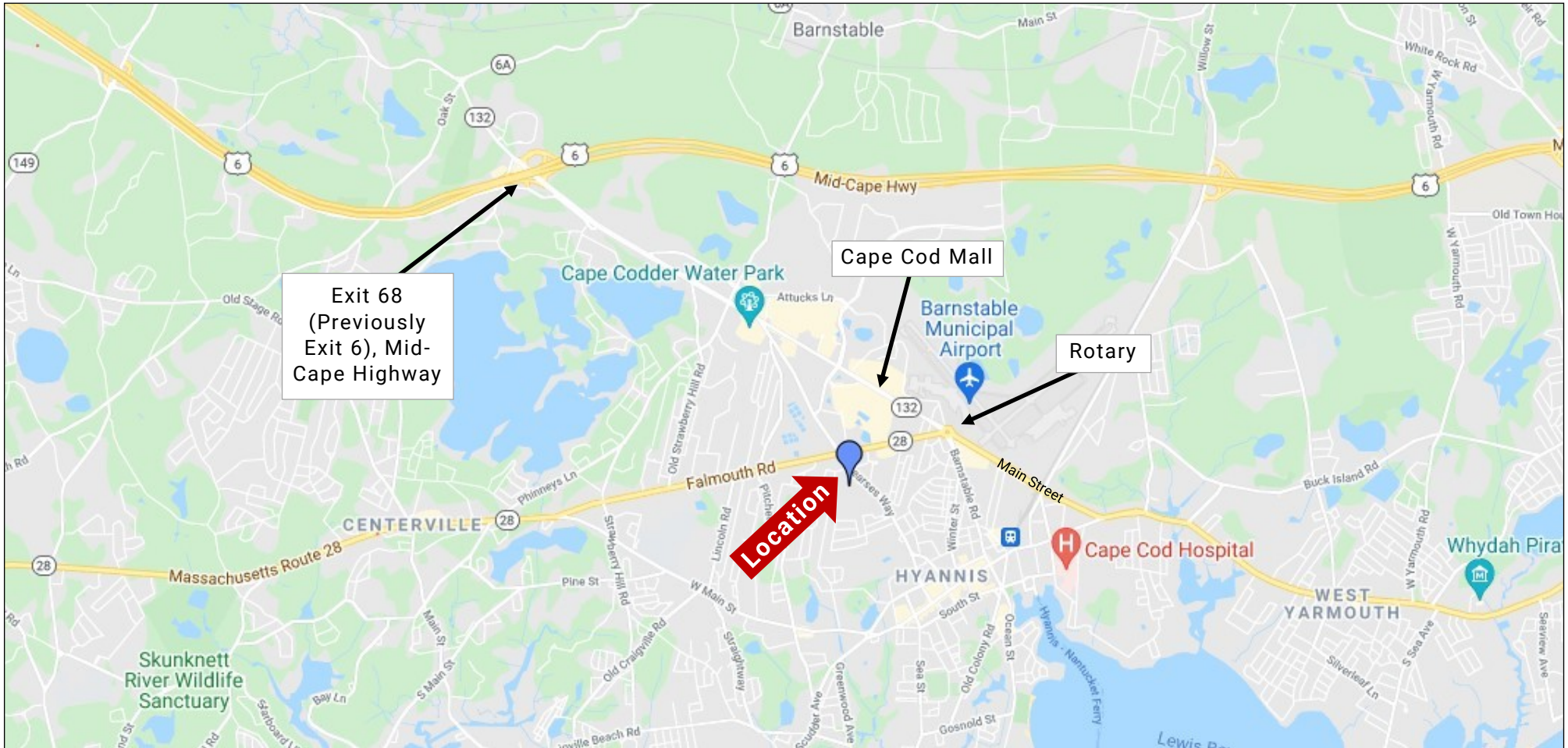


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Property Location Map



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