

OFFERING MEMORANDUM

Medical Office Condo

Commercial
Realty Advisors



6 Main Street
HYANNIS MA

INVESTMENT SALES

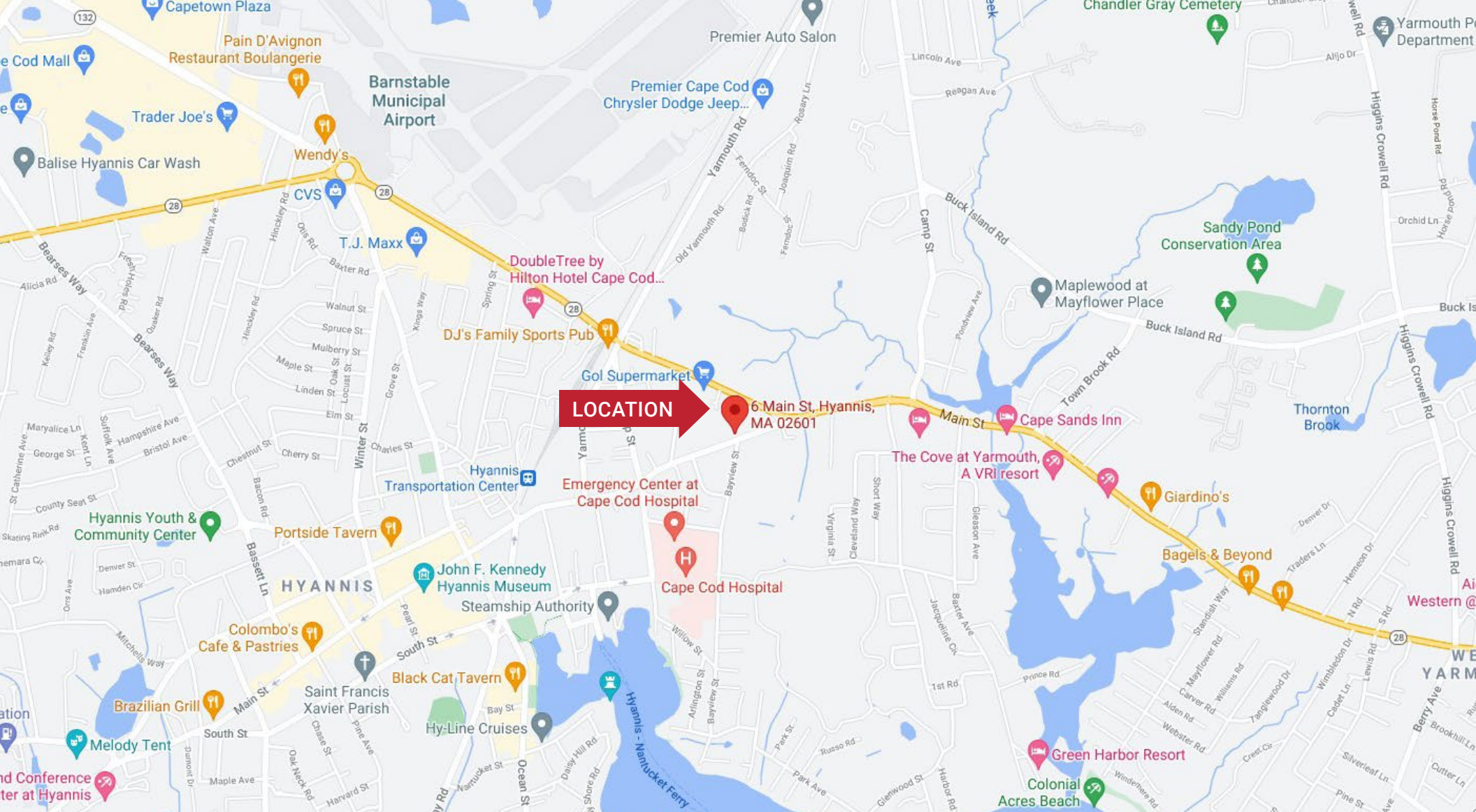
Price	Cap Rate	NOI
\$995,000	6.9%*	\$68,755.15*

Investment Highlights

- ➡ This property consists of two adjoining parcels; one in Hyannis, MA and one in Yarmouth, MA
- ➡ The subject parcel in Hyannis consists of approximately 0.24 acres and is improved with a 2

- ➡ story 7,432+/- Sq. Ft. concrete/cinder block building
- ➡ The subject parcel in Yarmouth consists of approximately 0.20 acres and is improved with a 384+/- Sq. Ft. wood-frame building

* Stabilized income & expense





BARNSTABLE



YARMOUTH



Investment Highlights

- **6.9% CAP Rate (as Stabilized) Investment Opportunity in Downtown Hyannis** - Investment Property with 3 units being sold as one. Units 1 and 3 are occupied by tenants and Unit 2 (1,002+/- Sq. Ft.) is available for Buyer to occupy or lease out.
- **Partial Net Leases with Minimal Landlord Responsibilities** - The tenants are operating under partial leases and is responsible to pay for a portion of all taxes, insurance, and CAM for the property. The landlord is solely responsible to maintain the roof and structure, making this a relatively passive ownership investment.
- **High Traffic Counts with Excellent Site Access & Visibility** - The property benefits from its key location on Main Street which has over 11,924 vehicles passing per day and 15,689 in the summer months, the main route to Downtown Hyannis. The property is easily accessible from Main Street and Sea Street with several parking lots nearby with ample parking for added customer convenience.
- **Desirable Real Estate Location / Convenient Downtown Destination** - Hyannis is the commercial hub of Cape Cod just blocks away from Cape Cod Hospital, regional airport, ferries to the islands and all of the retail and dining activities that Greater Hyannis has to offer, as well as many other medical offices.
- **Medical Office Space Strategically Located in Downtown Hyannis, the Main Commercial Hub of Cape Cod** - Close to Route 28 and closest to Exits 68 (previously Exit 6) and 72 (previously Exit 7) of the Mid-Cape Highway.

- **Above Average Household Income** - The average household income in Hyannis is over \$74,336 which is above the national average.
- **Long Tenant Operating History** - The tenants in Units 1 and 3 have been in this site for 5-15 years and have been offering professional medical services for nearly 35 years.





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License #6295



Area Demographics

BARNSTABLE DEMOGRAPHICS FOR 2021

Estimated Population	228,996
Estimated Households	94,323
Estimated Average Household Income	\$74,336
Estimated Total Businesses	8,679

FINANCIAL INFORMATION

Price for Sale	\$995,000
Price for Lease	\$1,650/Month NNN
Net Operating Income (as Stabilized)	\$68,755.15
Cap Rate (as Stabilized)	6.9%



Property Specifications

PROPERTY DETAILS

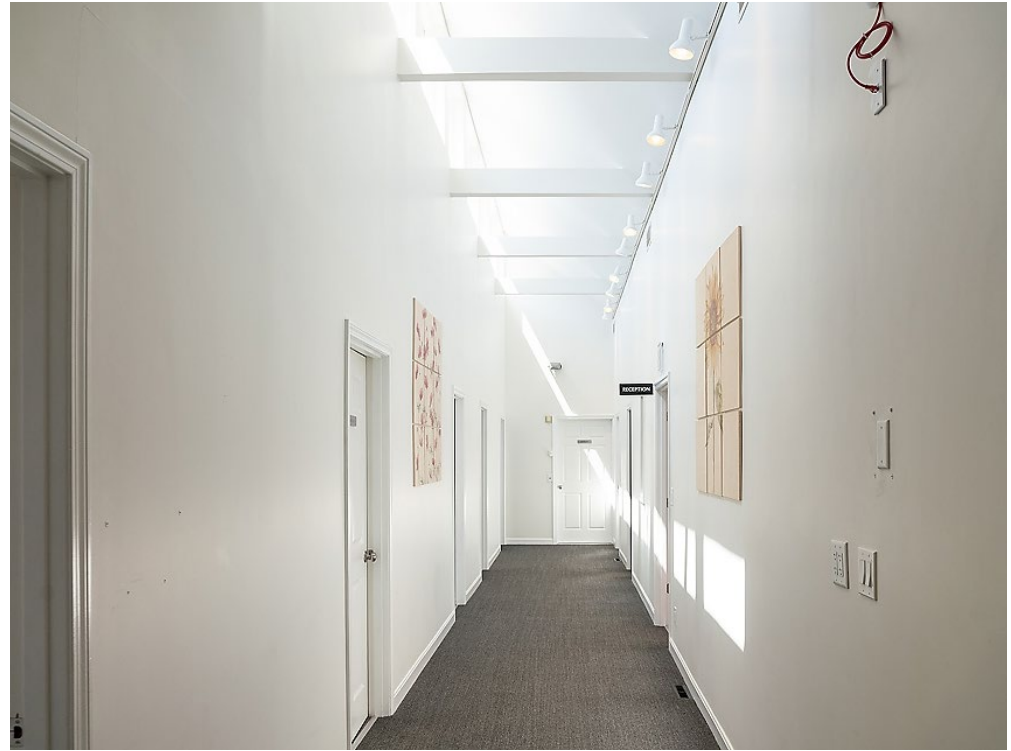
Year Built	1948
Area	4,476 +/- Sq. Ft.
Address	6 Main Street, Hyannis, MA
Style	Office Condominium
Stories	2
Zoning	MS (Medical Services)
Parcel Number	342-041-A01, A02, & A03

FINANCIAL ASSESSMENT & TAXES

Building Value	\$995,000
Extra Features	\$37,800
Total Assessed Value	\$825,200
2021 Taxes	\$11,264



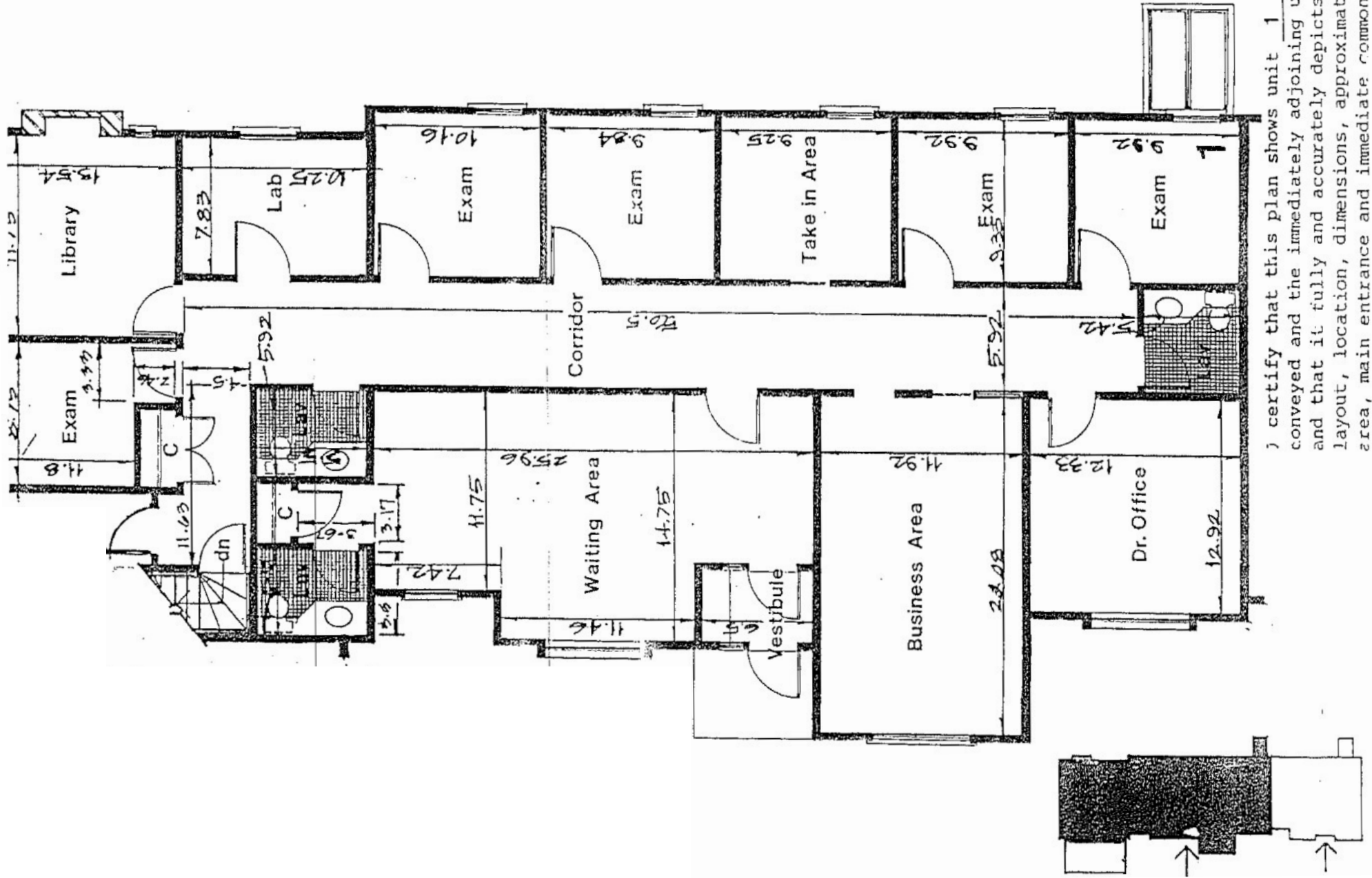
Property Photos



Property Photos

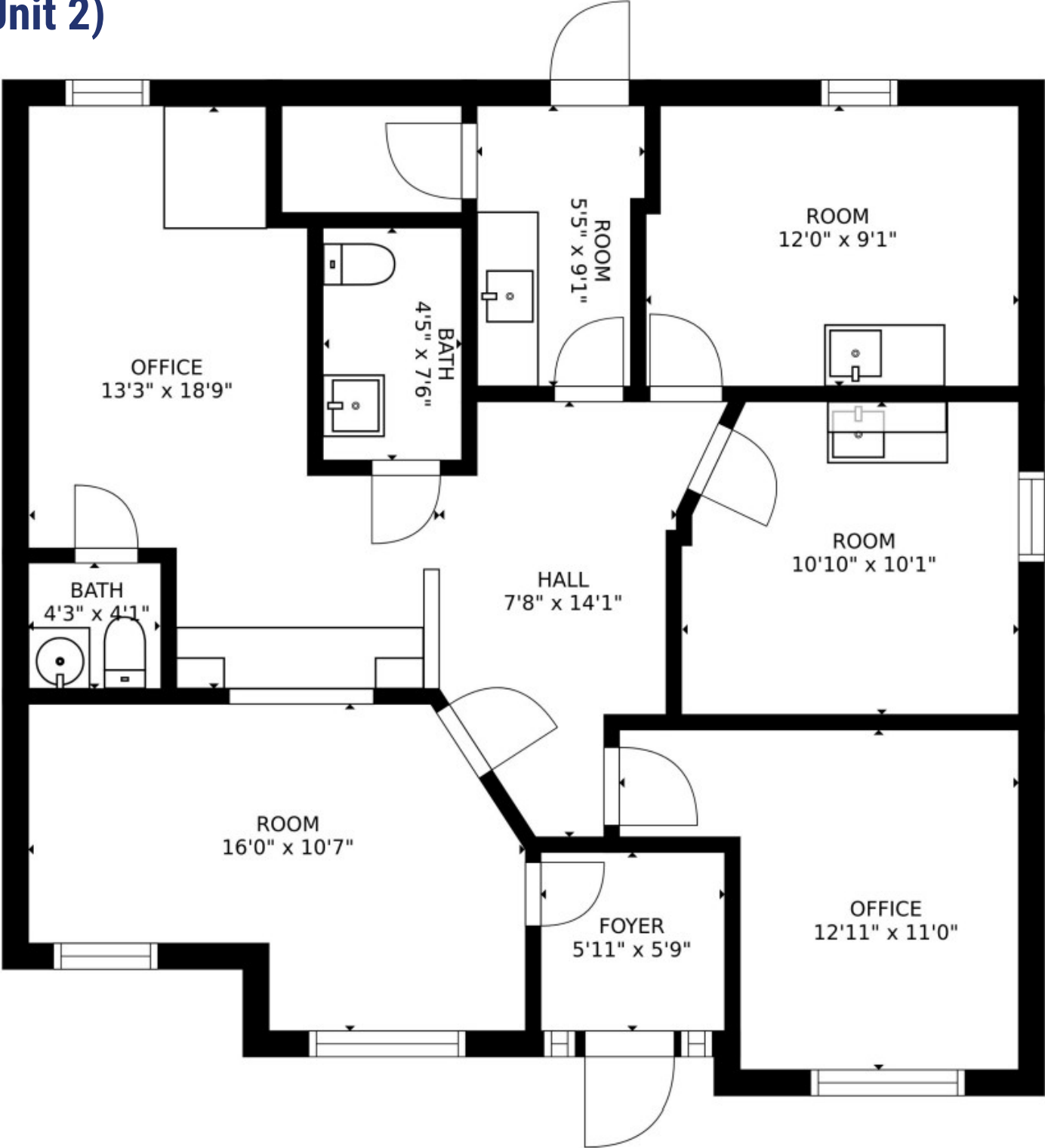


Floor Plan (Unit 1)



); certify that this plan shows unit 1 being conveyed and the immediately adjoining unit 2 and that it fully and accurately depicts the layout, location, dimensions, approximate area, main entrance and immediate common area to which it has access, as built.

Floor Plan (Unit 2)





**REAL ESTATE
SERVICES**

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