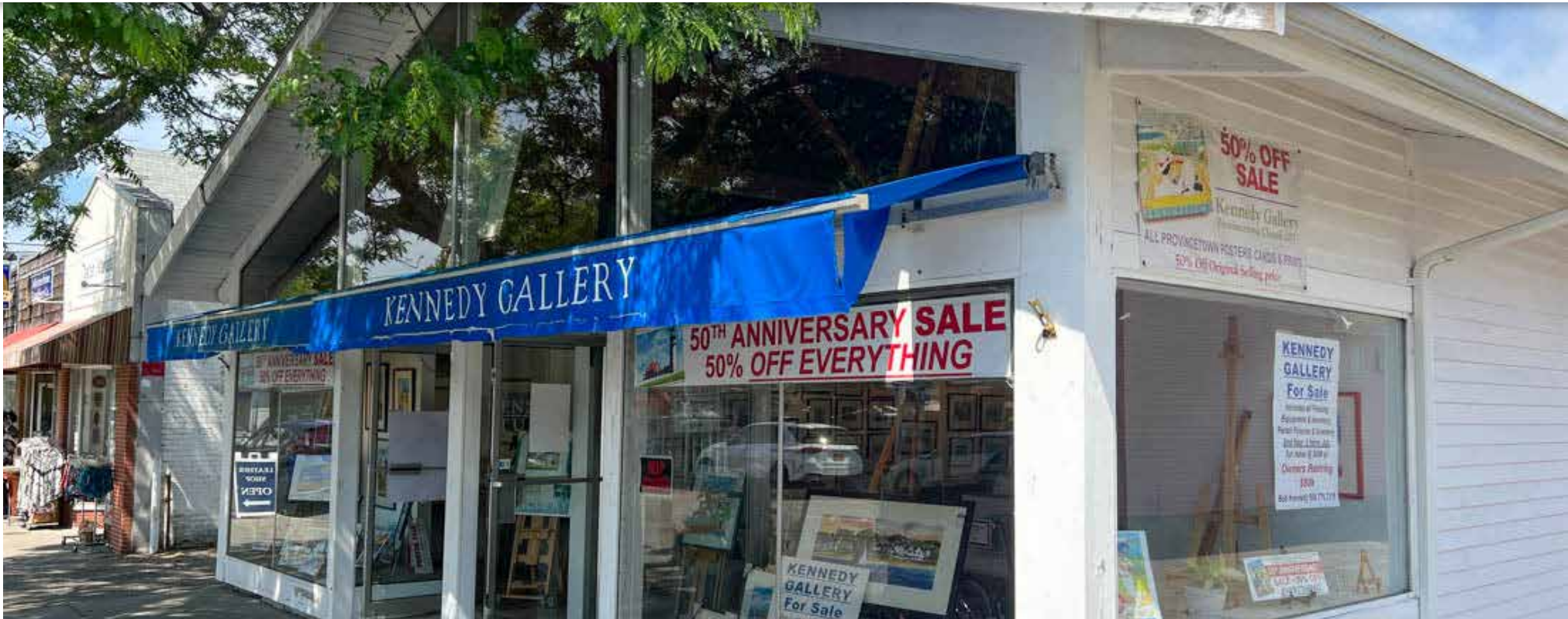


OFFERING MEMORANDUM

Retail + Apartment—574 Main Street, Hyannis, MA

Commercial
Realty Advisors



Prime Space in a
Destination Location

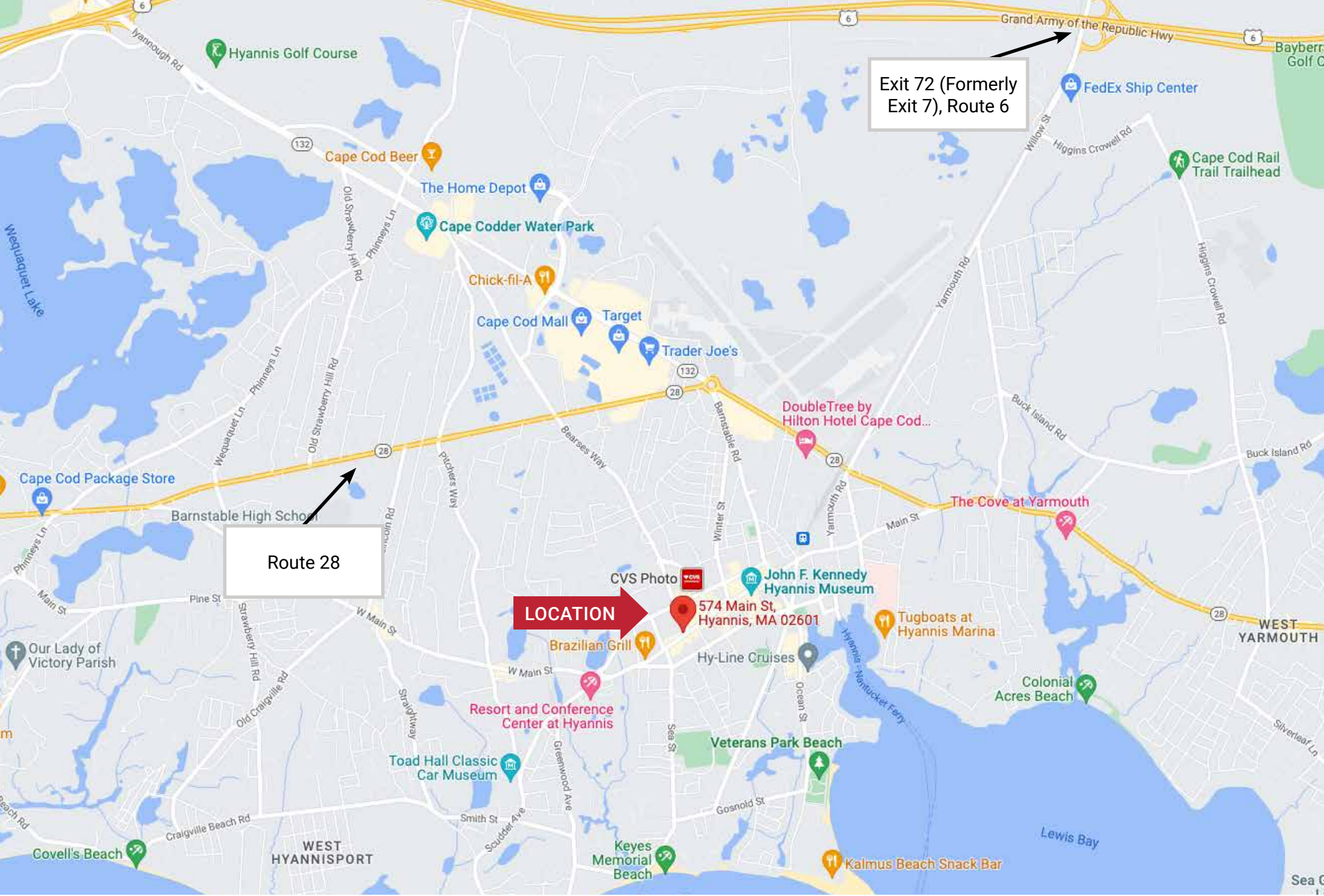
FOR SALE

\$649,900

**3,000 +/- Sq. Ft. Retail Space,
plus 990 +/- Sq. Ft. Apartment**

Excellent opportunity to locate your own “Main Street” Cape Cod business

- ✓ High visibility retail destination location perfect for multiple uses
- ✓ Street-side, mixed-use building with excellent year-round pedestrian traffic
- ✓ Successful art gallery location for decades
- ✓ More than 4,000 square foot combined space
- ✓ Bright open retail/studio space with large display windows and storage
- ✓ Two-bedroom apartment on the second floor
- ✓ Excellent opportunity to locate your own “Main Street” Cape Cod business

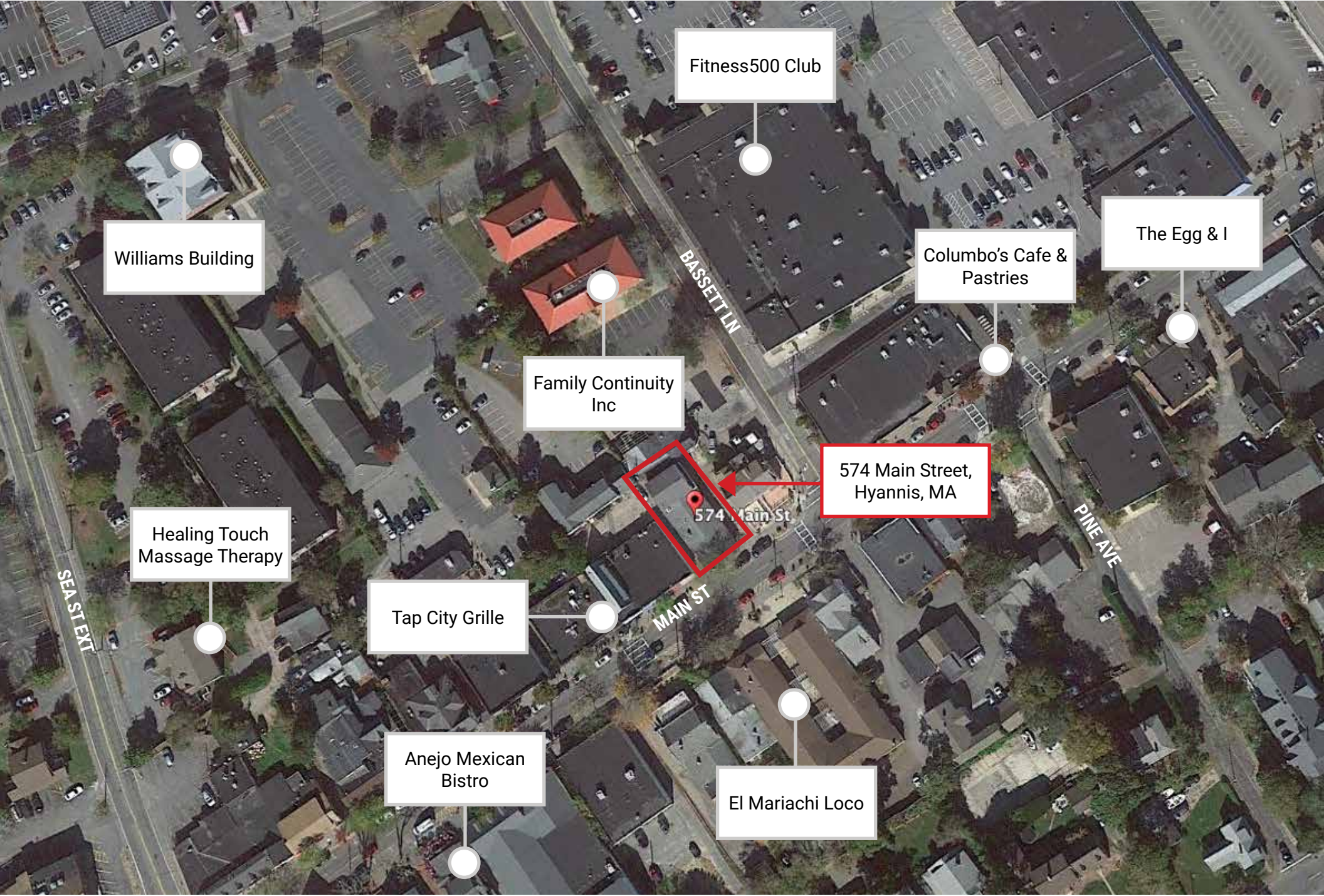


Exit 72 (Formerly Exit 7), Route 6

Route 28

LOCATION

574 Main St, Hyannis, MA 02601



Williams Building

Fitness500 Club

The Egg & I

Columbo's Cafe & Pastries

Family Continuity Inc

574 Main Street, Hyannis, MA

Healing Touch Massage Therapy

Tap City Grille

Anejo Mexican Bistro

El Mariachi Loco

PROPERTY DETAILS

574 Main Street is located in the middle of one of Cape Cod's busiest destination shopping streets. Hyannis Village is popular with residents and tourists—creating year-round pedestrian traffic.

It is a true Cape Cod “downtown” filled with retail, restaurants, and museums. Numerous public events, such as open streets, draw crowds throughout the year.

The building is in a high-visibility location that has been home to a professional art gallery for decades. Perfect for multiple uses, the space features large street-facing display windows and an open floor plan which is airy and bright. There is a significant storage area, a large workroom, and a restroom on the first level. The second floor is a two-bedroom apartment with an office that could be income-producing or owner-occupied. Offer is solely for real estate and not the business or business assets as photographed.



TRAFFIC COUNTS

Annual Average Daily	5,735
Summer Average Daily	7,546
Total Peak Hour	459

(Cape Cod Commission/Estimated 2018 Traffic)



BARNSTABLE DEMOGRAPHICS ESTIMATED 2021

Population	232,411
Households	95,859
Average Household Income	\$76,863
Total Businesses	8,560

PROPERTY DETAILS

Year Built	1950
First Floor	3,040 +/- Sq. Ft. Retail Space
Second Floor	992 +/- Sq. Ft. Apartment
Total Area	4,032 +/- Sq. Ft. Total
Address	574 Main Street, Hyannis, MA
Style	Mixed Use
Map ID	308/277
Taxes 2022	\$7,141



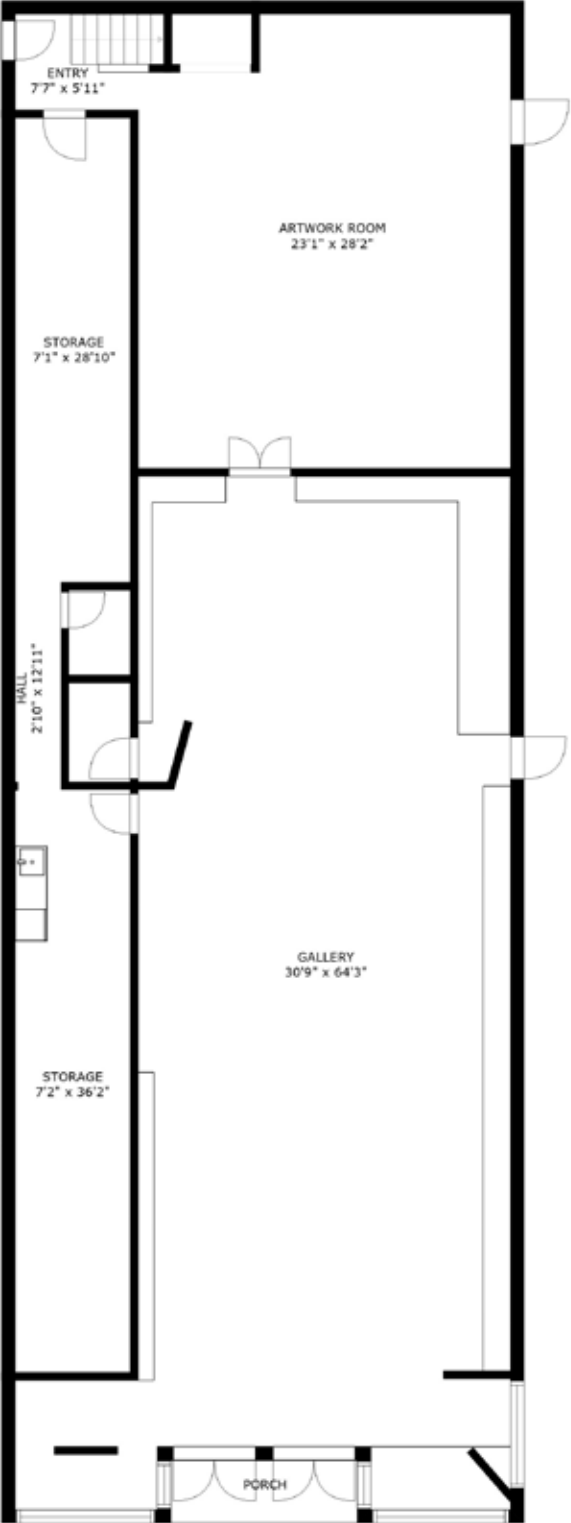
Photos



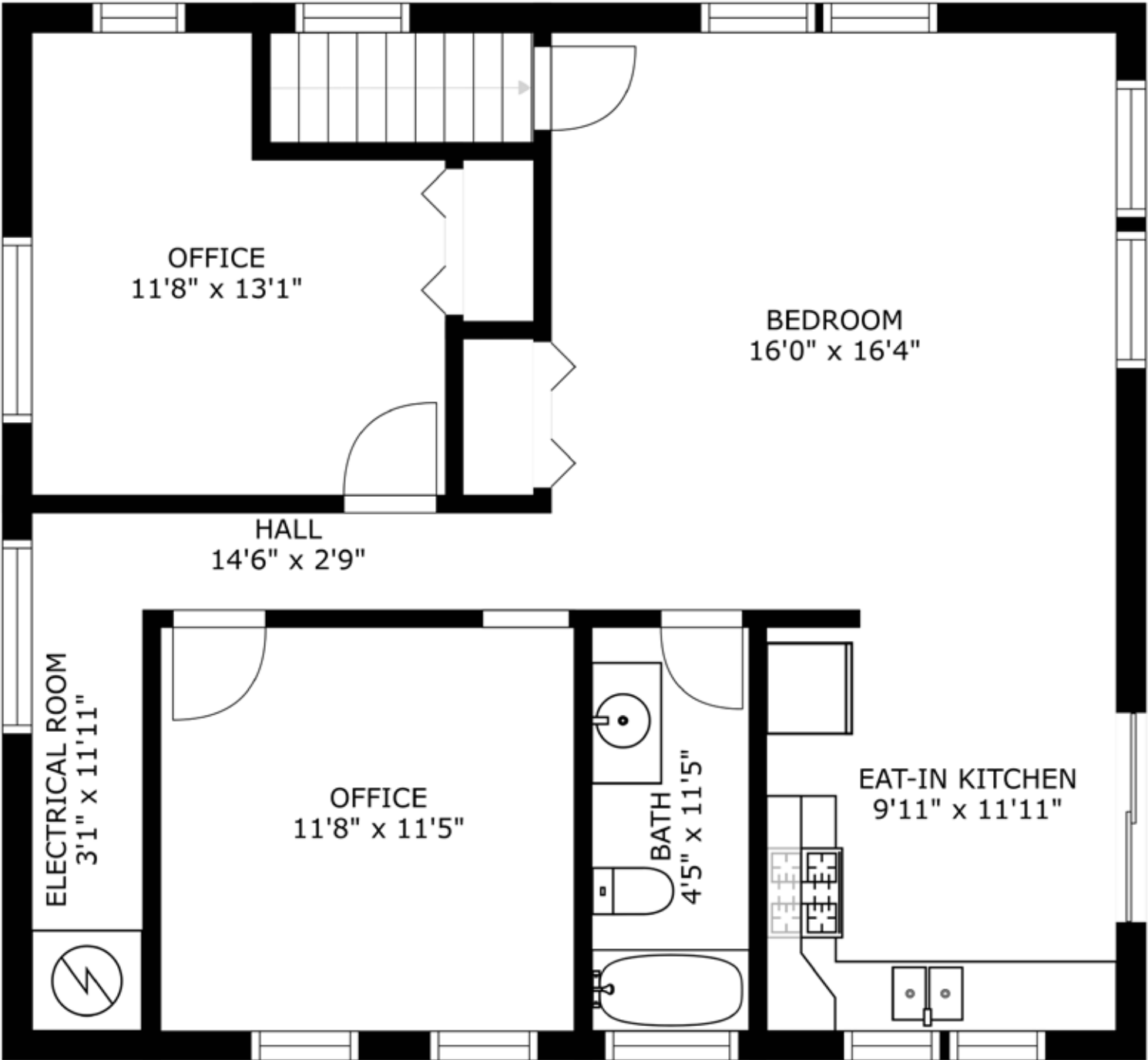
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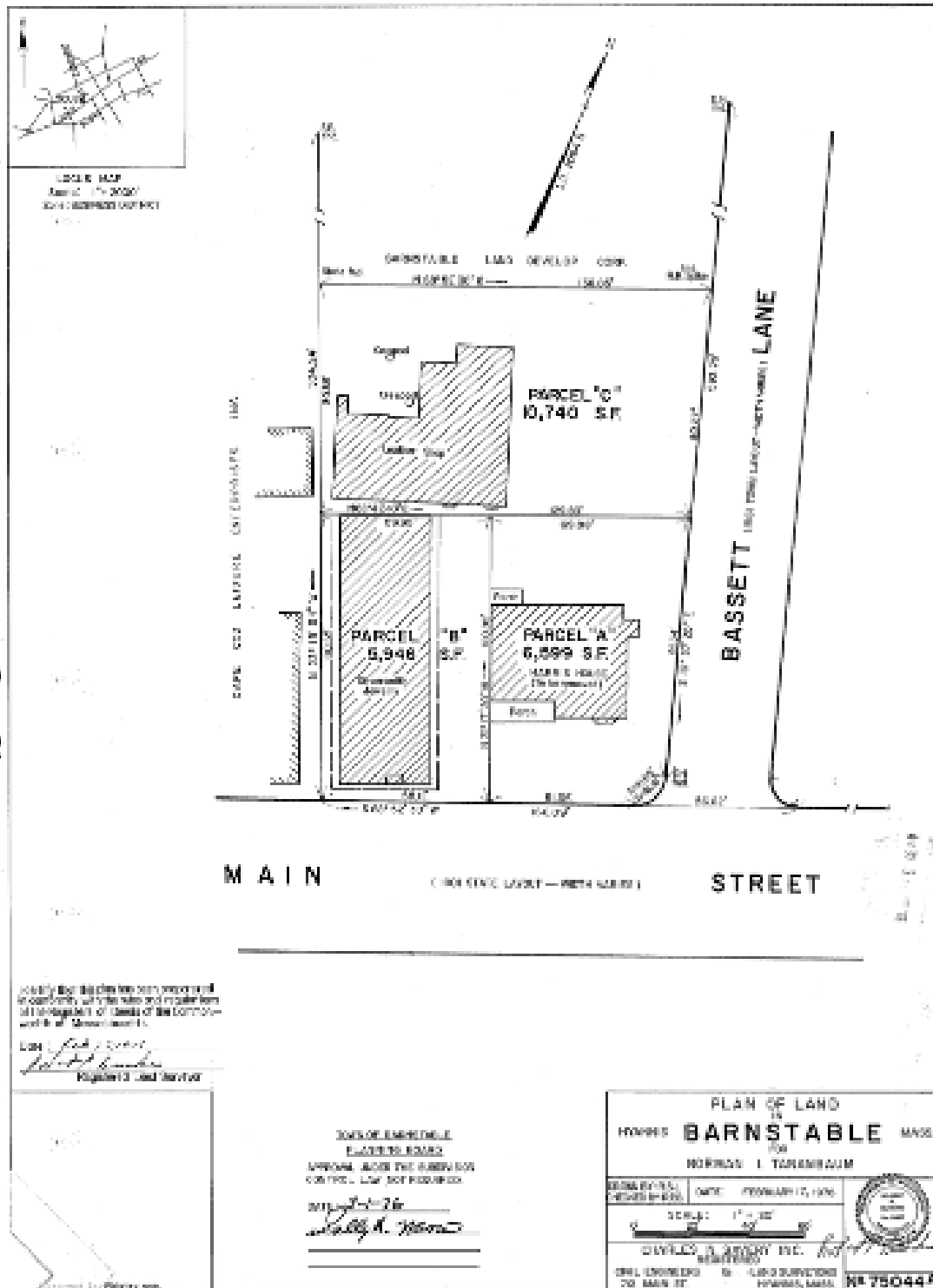
Floor Plan - First Floor

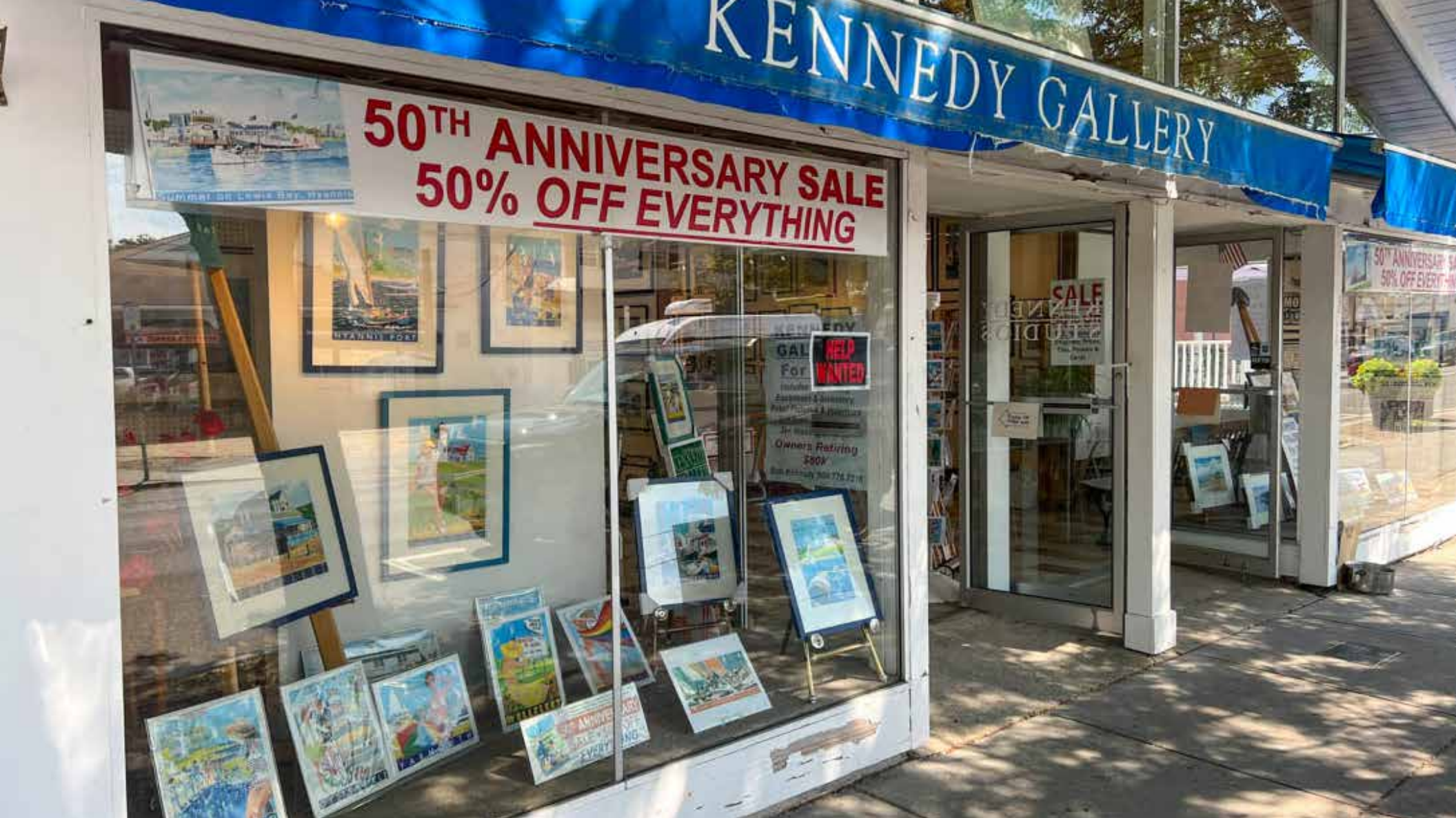


Floor Plan - Second Floor



Plot Plan





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License #6295





Commercial
Realty Advisors

**REAL ESTATE
SERVICES**

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