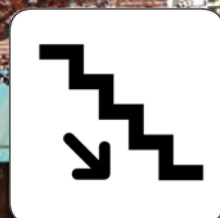
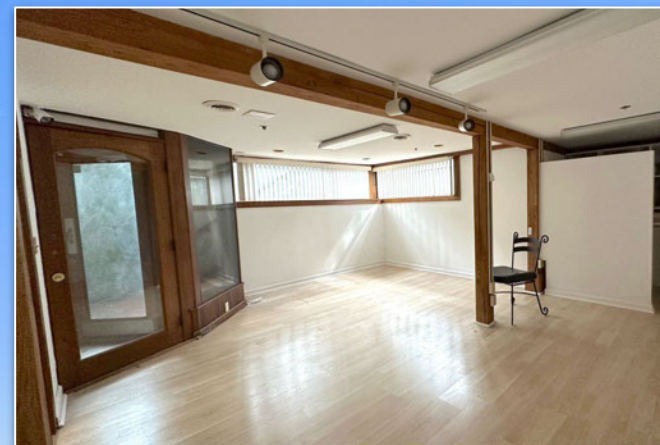


## OFFERING MEMORANDUM

*Historic Lower-Level Commercial Space*

**FOR  
LEASE**

**SEAN RANDALL**  
Cell: 508-272-2544  
Office: 508-862-9000  
SRandall@comrealty.net



Handicap  
Accessible

**FOR  
LEASE** Commercial  
Realty Advisors  
508-862-9000

**342 Main Street**

**LEASE**

**AREA**

**Hyannis**

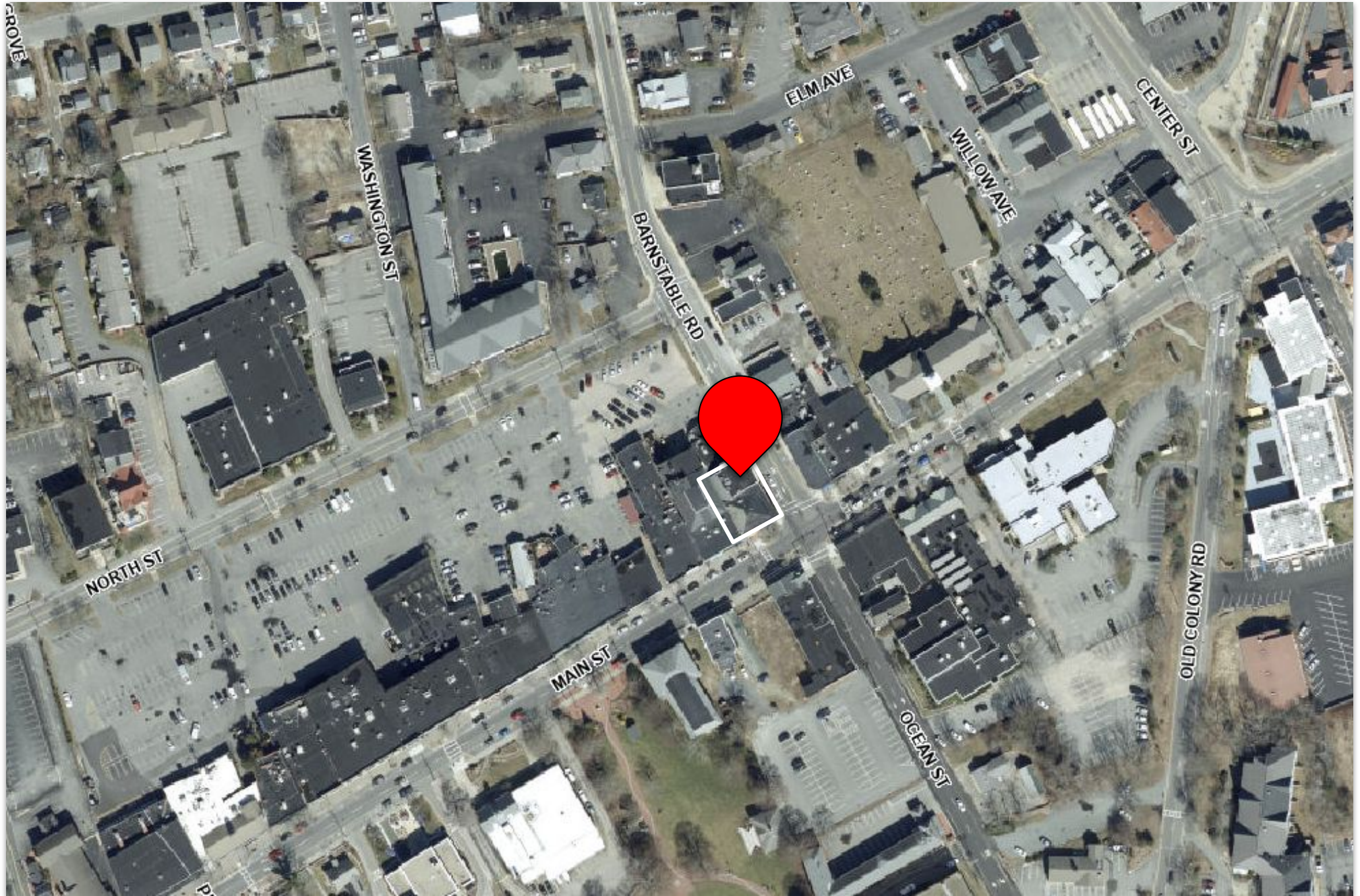
**\$4,000/Month  
+ Utilities**

**+/- 3,100 Sq Ft**



# PROPERTY LOCATION

342 MAIN STREET, HYANNIS, MA 02601





# PROPERTY MAP & SPECIFICATIONS

342 MAIN STREET, HYANNIS, MA 02601

**Parcel ID: 327 / 006/ 001**

**Use Code: 3250**

## 2023 Taxes

**Community Preservation Act Tax**

**\$ 243.27**

**Hyannis FD Tax (Commercial)**

**\$ 5,145.29**

**Town Tax (Commercial)**

**\$ 8,108.87**

**Total: \$ 13,497.43**



## Demographics of Hyannis (2023)

Population: 17,175

Median Home Value: \$316,800

Median Individual Income: \$31,535

Education Levels		National
Master's degree or higher	9%	13%
Bachelor's degree	16%	21%
Some college or associate's degree	26%	29%
<a href="#">More ▾</a>		

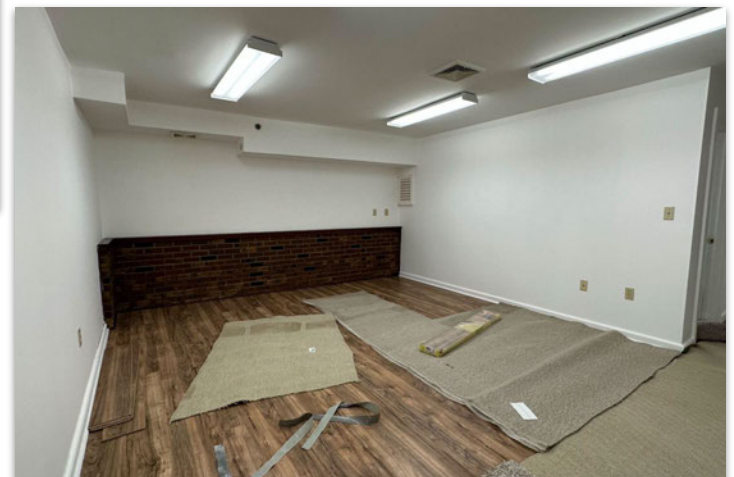
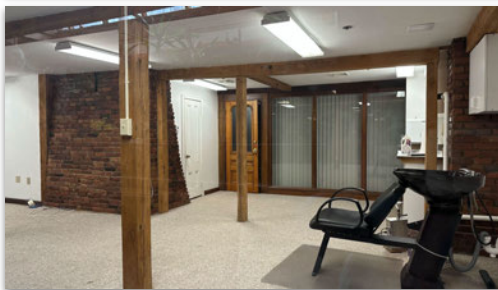
Racial Diversity	
White	59%
Hispanic	16%
African American	11%

Gender	
Female	54%
Male	46%
Age	
<10 years	13%
10-17 years	8%
18-24 years	8%
<a href="#">More ▾</a>	



# INTERIOR PICTURES

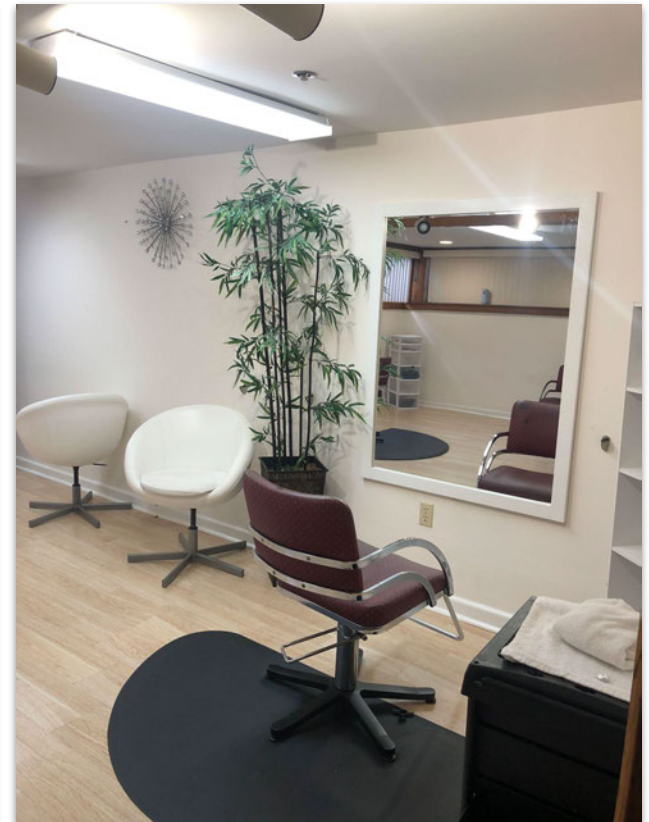
342 MAIN STREET, HYANNIS, MA 02601





# INTERIOR PICTURES

342 MAIN STREET, HYANNIS, MA 02601

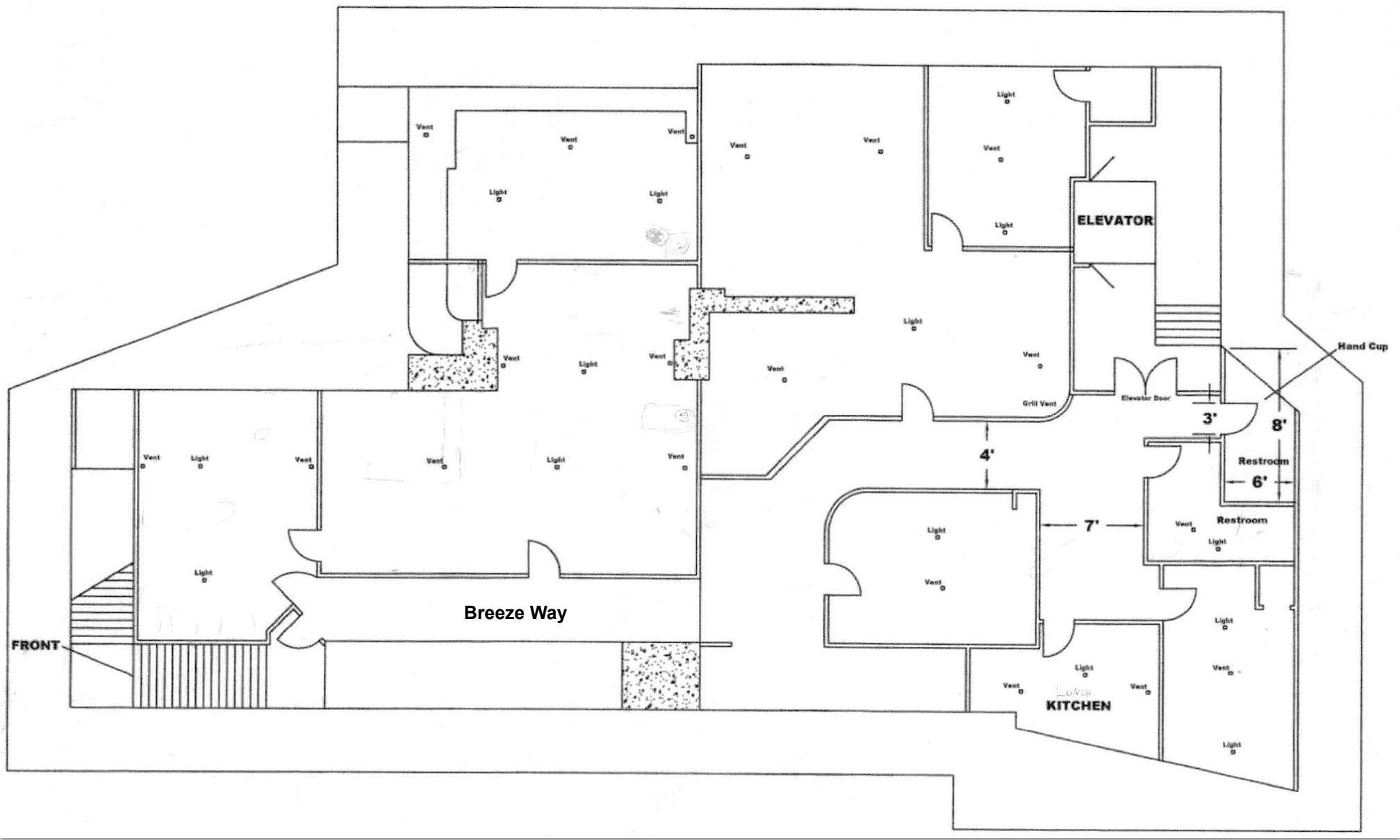




# EXTERIOR PICTURES

342 MAIN STREET, HYANNIS, MA 02601







# FIELD CARD

342 MAIN STREET, HYANNIS, MA 02601

Property Location 342 MAIN STREET (HYANNIS) #A				Map ID 327/006/001/1				Bldg Name				State Use 3250			
Vision ID 27441				Account # 241214				Bldg # 1				Sec # 1 of 1 Card # 1 of 1			
Print Date 12/21/2022 4:16:16 P															

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				<div style="text-align: center;">801</div> <div style="text-align: center;">FY2023</div> <div style="text-align: center;">BARNSTABLE, MA</div> <div style="text-align: center; font-size: 2em; font-weight: bold;">VISION</div>	
MANGELO, MICHEL G TR HAYMAN REALTY TRUST PO BOX 2128  HYANNIS MA 02601						Description	Code	Appraised	Assessed		
						COMMERC.	3250	1,082,000	1,082,000		
						COM LAND	3250	179,100	179,100		
SUPPLEMENTAL DATA						Total				1,261,100	1,261,100
		Alt Prcl ID	Plan Ref. 329/100								
		Split Zonin	Land Ct#								
		BID Parcel	#SR								
		ResExpt Q	Life Estate								
		#DL 1	PP STATU								
		#DL 2									
		GIS ID	F_988841_2701165		Assoc Pid#						

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MANGELO, MICHEL G TR				9257 0232	06-15-1994	U	I	285,000	I	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
FERRARO, JOSEPH P & BRENDA C TRS				7732 0214	10-30-1991	U	I	225,000	L	2023	3250	1,082,000	2022	3250	1,082,000	2021	3250	1,038,800	
NANTUCKET DEVEL CORP				7721 0258	10-15-1991	U	I	525,000	L		3250	179,100		3250	179,100		3250	179,100	
SHAUGHNESSY, KENNETH TR				5459 0270	12-15-1986	Q	I	575,000	U										
SHANLEY, BARBARA ANN				3325 0116	07-16-1981	U		0											
Total										1,261,100		Total		1,261,100		Total		1,217,900	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES			
-REGALIA JEWELERS -BEAUTY SALON -3 OTHERS			

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
16-2674	09-26-2016	835	Sid/Wind/Roof/	52,500		100		remove existing trim replace w/		07-10-2021	CK	01		03	Cycl Insp Comp
201501148	03-09-2015	SG	Sign	0				REFACE EXISTING WALL SI		04-29-2020	GM	04		FR	Field Review
66385	01-14-2003	RE	Remodel		08-24-2004	100	01-01-2005	AWNINGS		05-03-2012	DR	03		16	In Office Review
40271	08-06-1999	AD	Addition	11,728	01-01-2002	100	12-31-2002	2ND FLOOR REAR		05-01-2012	DR	22		22	Change of Address
B30570	03-01-1987	RE	Remodel	100,000	12-31-1987	100	12-31-1987	HY REMOD'		06-05-2009	MK	02		14	Cyclical Inspection
										08-24-2004	PT	02		02	Bldg Permit Completed
										01-31-2002	GB	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3250	OFFC/RETAIL M	HVB	4		0.120	AC	330,000.00	4.11255	C	1.00	CI11	1.100		0	1,492,854	179,100



# FIELD CARD

342 MAIN STREET, HYANNIS, MA 02601

Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	2				
Occupancy	5.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	02	10%			
Wall Height	12.00				
1st Floor Use:	325I				

## MIXED USE

Code	Description	Percentage
3250	OFFC/RETAIL M94	100
		0
		0

## COST / MARKET VALUATION

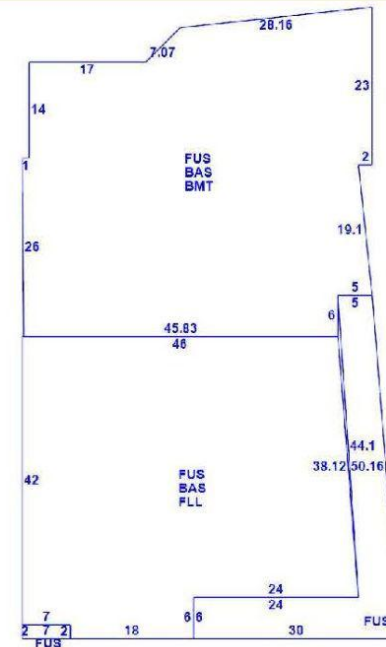
RCN	1,232,379
Year Built	1890
Effective Year Built	1981
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	862,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

## OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
ELV2	Elevator-Hotel 2	B	1	61667.00	1981			70		0.00	43,200
ELVS	Elevator-Comm	B	3	30000.00	1981			70		0.00	63,000
BFA	Bsmt Fin-Avg	B	1,943	17.36	1981			70		0.00	23,600
BMT	Basement-Unfin	B	4,132	26.01	1981			70		0.00	59,100
SPR1	SPRINKLERS-	B	10,585	4.10	1981			70		0.00	30,400

## BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,110	4,110	4,110	117.36	482,343
BMT	Basement Area	0	2,169	434	23.48	50,934
FLL	Fin Lowr Level	1,941	1,941	1,650	99.76	193,641
FUS	Upper Story	4,534	4,534	4,307	111.48	505,462





## ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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ADVISORS, INC.**  
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 **MLS**  
REALTOR MULTIPLE LISTING SERVICE