

Commercial
Realty Advisors
OFFERING MEMORANDUM
Investment Property

**FOR
SALE**

KEVIN PEPE

- 508-862-9000 Fax: 508-862-9200
- Cell: 508-962-5022
- KPepe@ComRealty.net
- 222 West Main Street, Hyannis, MA
- ComRealty.net



**606 Main Street &
3 Bacon Terrace**

FOR SALE

CAP RATE

AREA

Hyannis, MA
02601

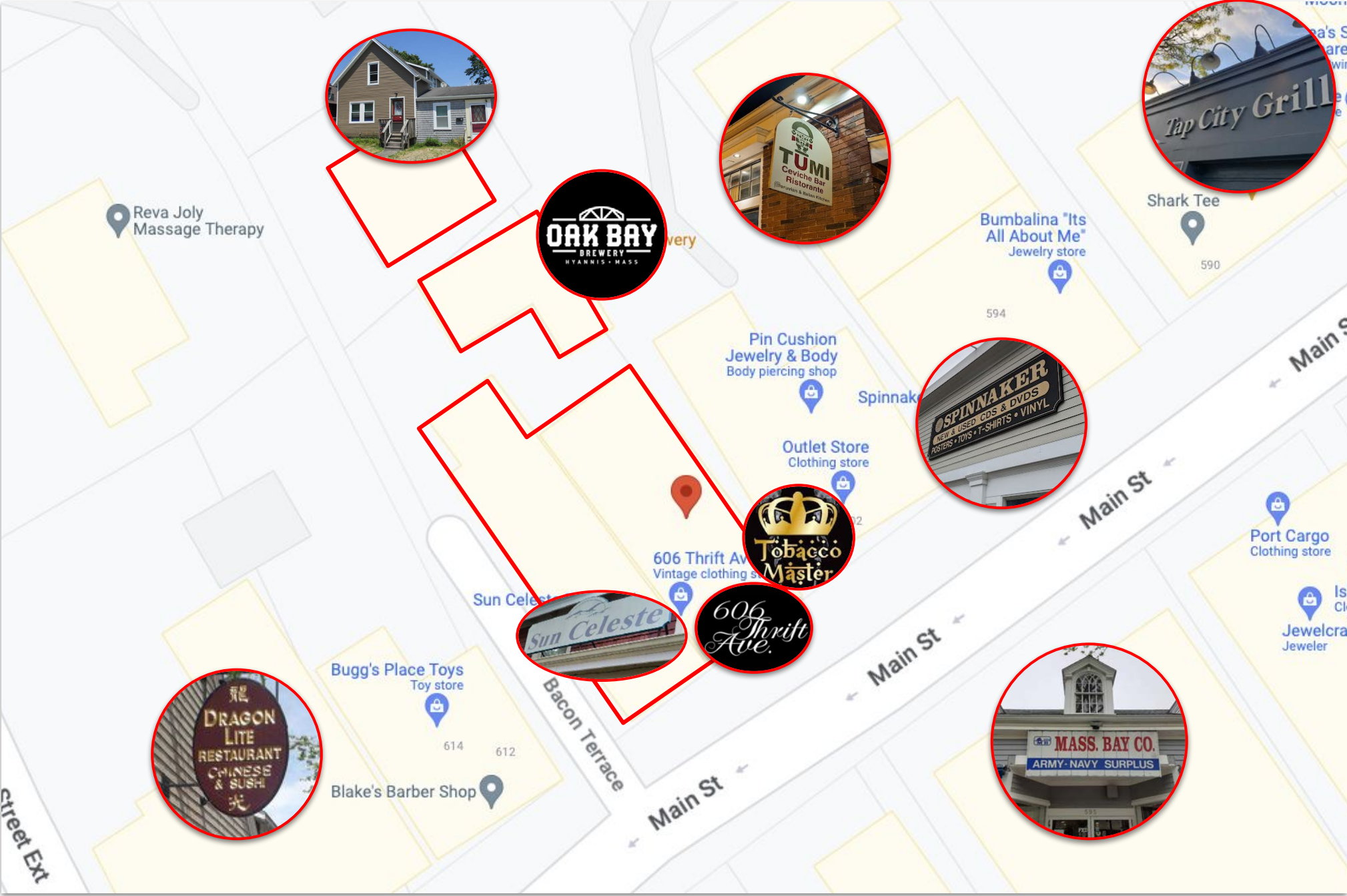
\$2,499,000

8.47%

± 12,777 Sq. Ft.

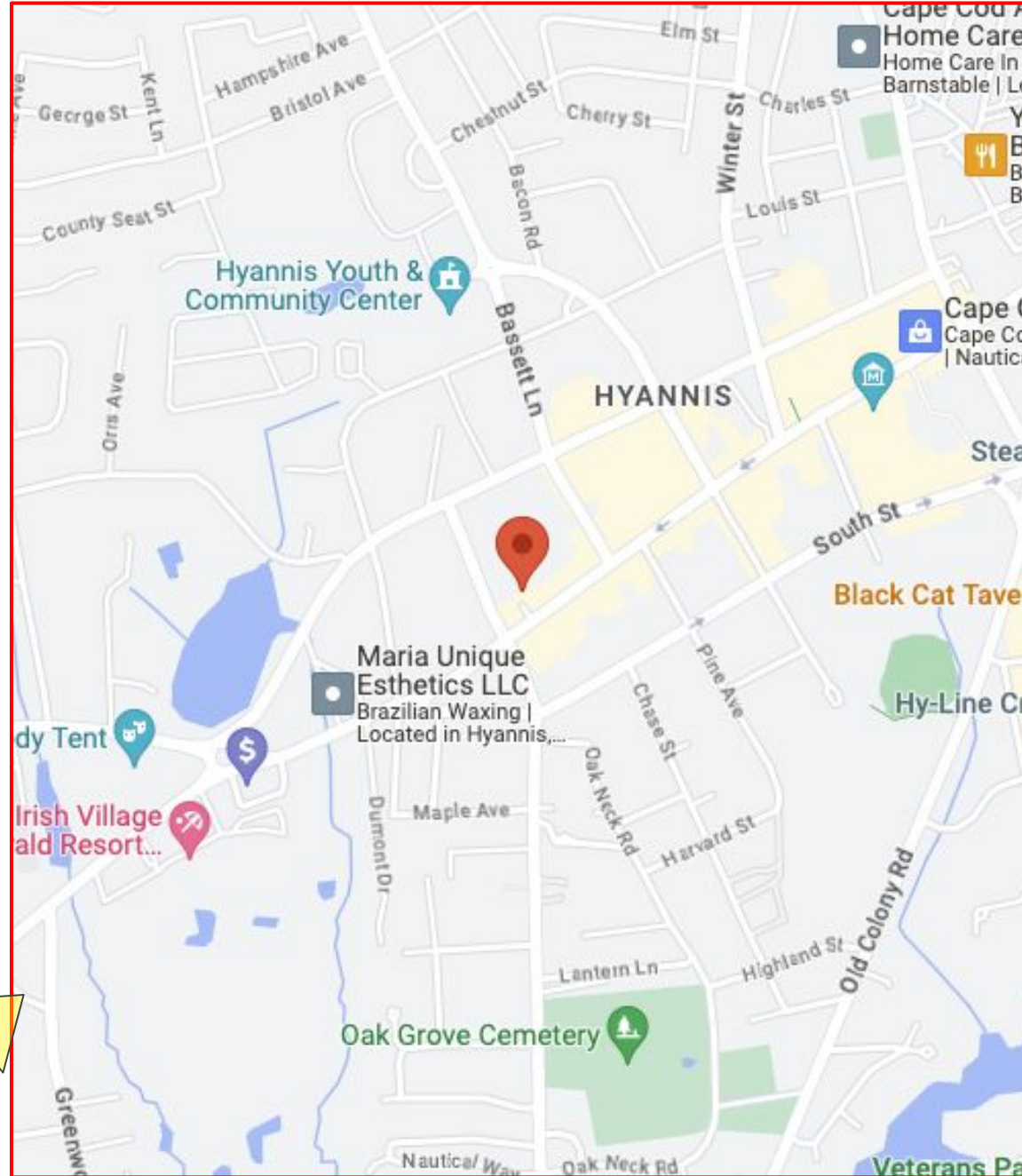
PROPERTY LOCATION

606 Main Street, Hyannis, MA 02601



PROPERTY MAP

606 Main Street & 3 Bacon Terrace, Hyannis, MA 02601



PROPERTY DETAILS

606 Main Street & 3 Bacon Terrace, Hyannis, MA 02601



606 Main Street, Hyannis (Front Building)	
Style	Mixed Use
Stories	2
Year Built	1940
Living Area Sq. Ft.	±9,694 Sq. Ft.
Gross Area Sq. Ft.	±14,244 Sq. Ft.

606 Main Street, Hyannis (Back Building)	
Style	Restaurant
Stories	1
Year Built	1950
Living Area Sq. Ft.	±992 Sq. Ft.
Gross Area Sq. Ft.	±3,101 Sq. Ft.
Eff. Area Sq. Ft.	±1,310 Sq. Ft.

3 Bacon Terrace, Hyannis	
Style	3 Family.
Stories	1.5
Year Built	1821
Living Area Sq. Ft.	±1,773 Sq. Ft.
Gross Area Sq. Ft.	±2,033 Sq. Ft.

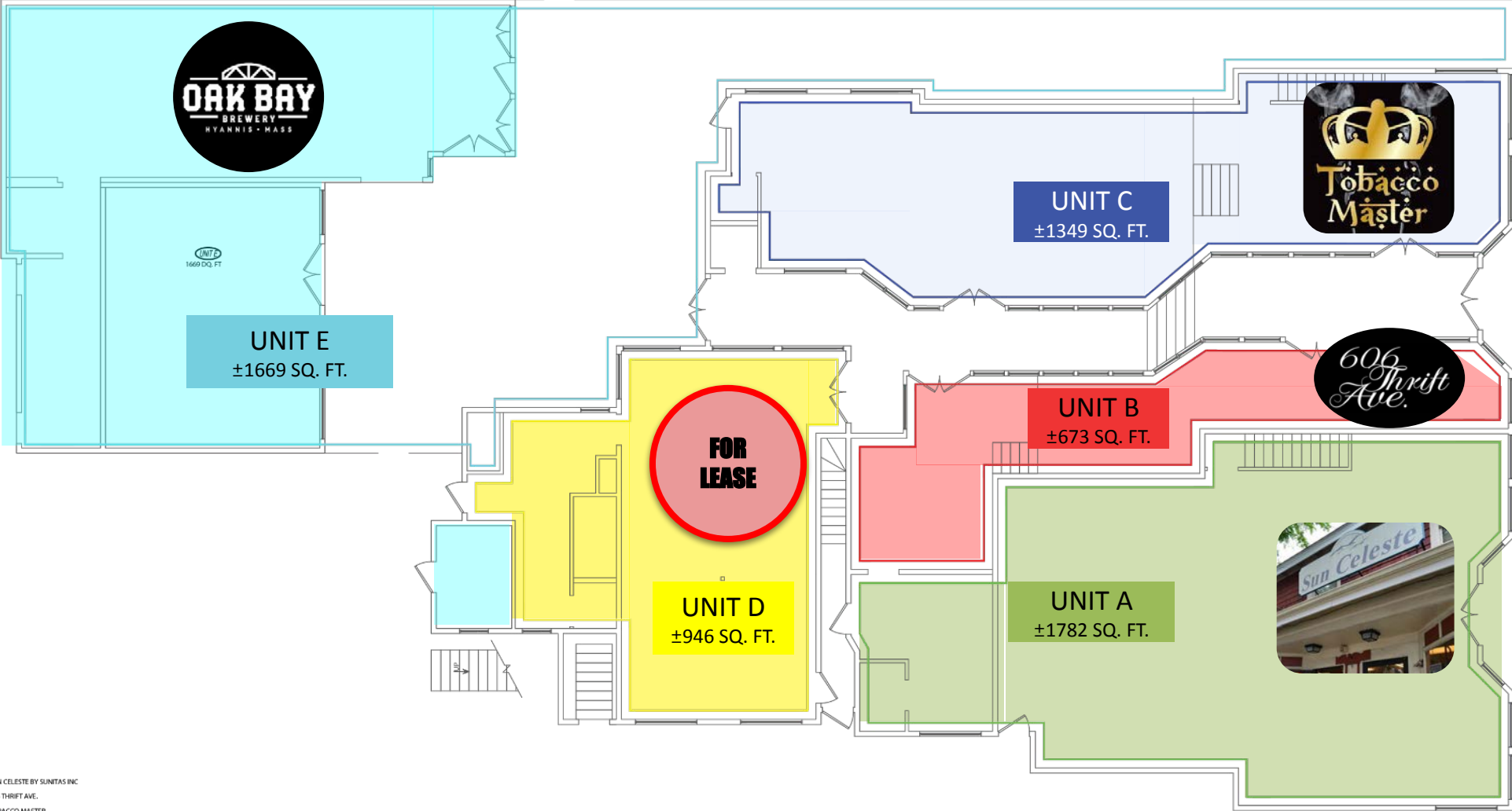
Assessed Value	
Building Value	\$1,399,800
Extra Features	\$0
Outbuildings	\$0
Land Value	\$321,400
Totals	\$1,721,200
Tax Information	
Community Preservation Act Tax	\$126.59
Hyannis FD Tax (Commercial)	\$4,587.32
Hyannis FD Tax (Residential)	\$1,492.14
Town Tax (Commercial)	\$7,229.53
Town Tax (Residential)	\$4,219.77
Total:	\$17,655.35

Assessed Value	
Building Value	\$173,000
Extra Features	\$3,200
Outbuildings	\$0
Land Value	\$93,400
Totals	\$269,600

Tax Information	
Community Preservation Act Tax	\$57.18
Hyannis FD Tax (Commercial)	\$0
Hyannis FD Tax (Residential)	\$674
Town Tax (Commercial)	\$0
Town Tax (Residential)	\$1,906.07
Total:	\$2,637.25

FIRST FLOOR PLANS

606 Main Street, Hyannis, MA 02601



- A SUN CELESTE BY SUNTAS INC
- B 606 THRIFT AVE.
- C TOBACCO MASTER
- D VACANT
- E OAK BAY BREWERY

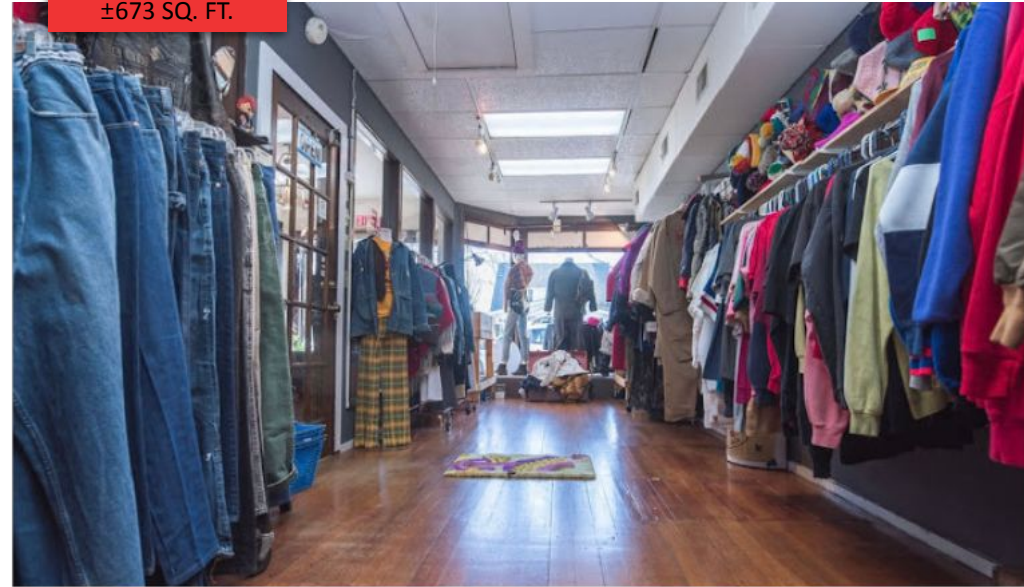
FIRST FLOOR PICTURES

606 Main Street, Hyannis, MA 02601

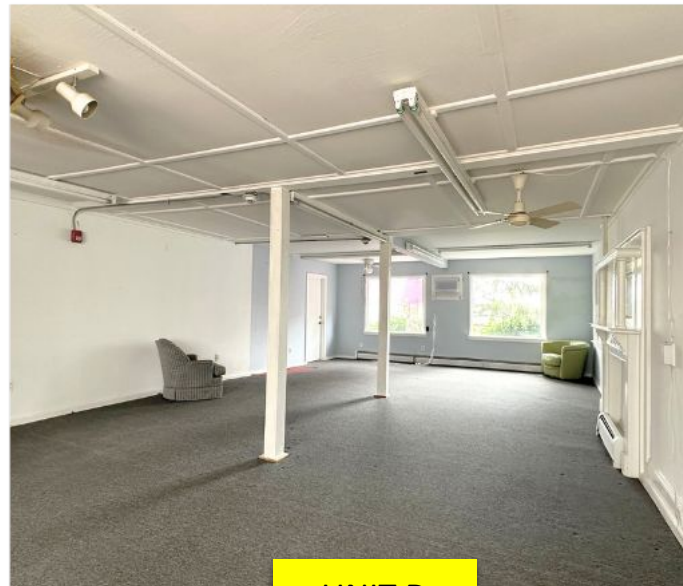
UNIT A
±1782 SQ. FT.



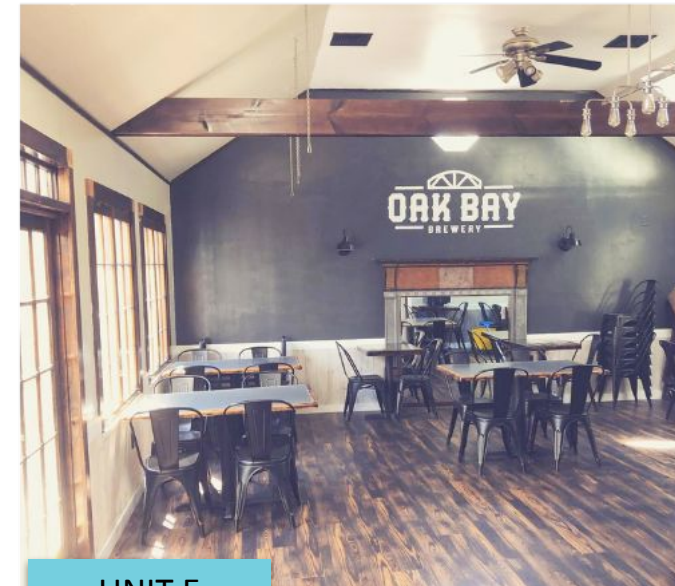
UNIT B
±673 SQ. FT.



UNIT C
±1349 SQ. FT.



UNIT D
±946 SQ. FT.



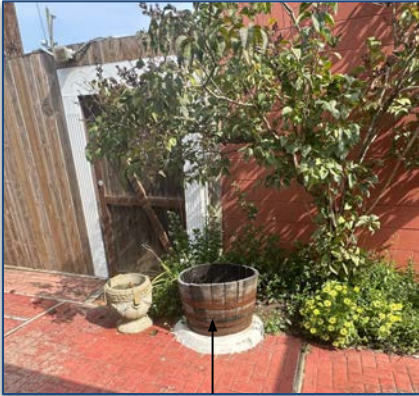
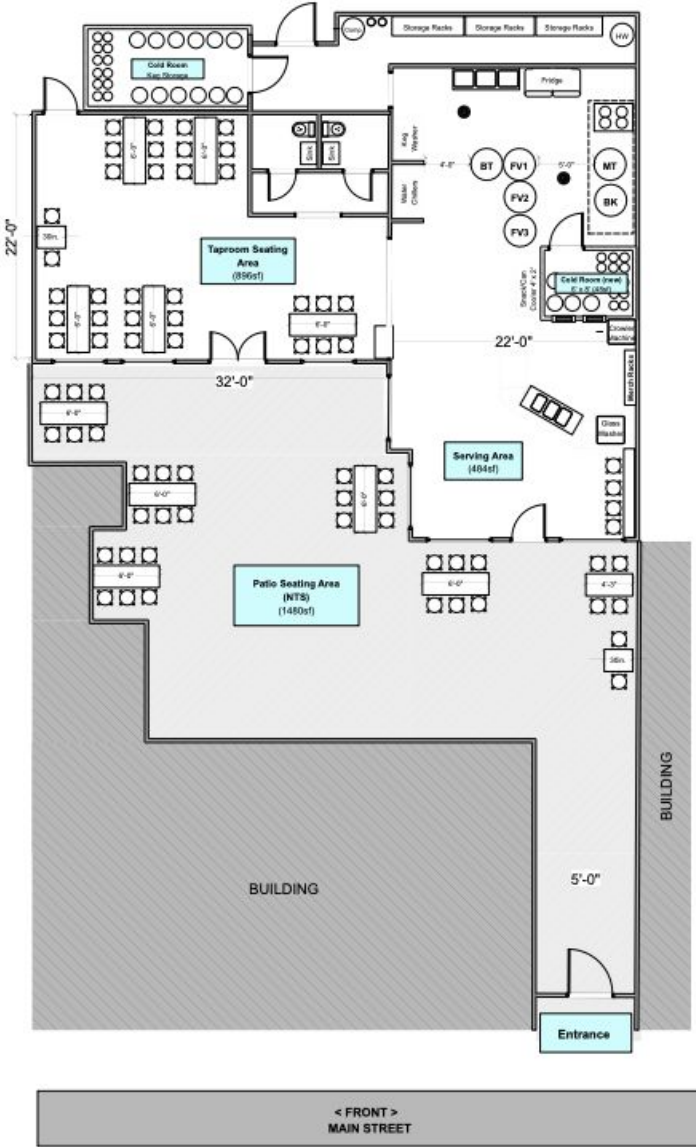
UNIT E
±1669 SQ. FT.

FIRST FLOOR PLANS

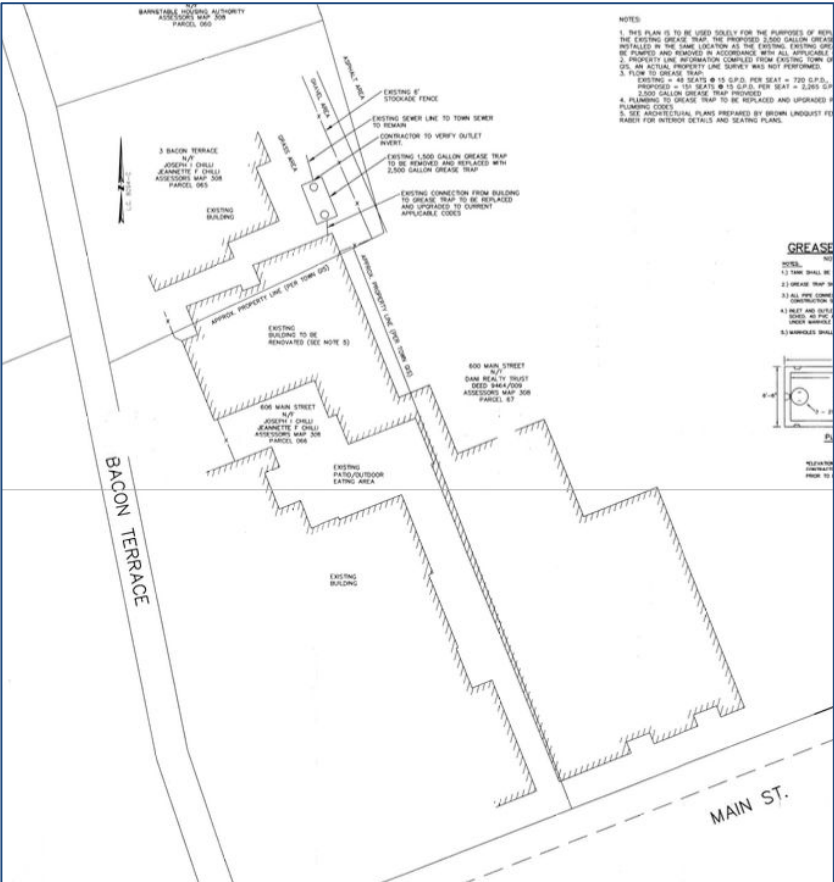
606 Main Street, Hyannis, MA 02601



606 Main Street - Hyannis MA
 Interior Area - 1380SF
 Exterior Area - 1480SF
 Occupancy - 72 Total Seats
 36 Indoor seats
 36 Outdoor seats
 Version - 1.0.0
 Drawing - Brian Poulin
 Scale - 1/8" = 1' 0"
 Date - 6/22/21

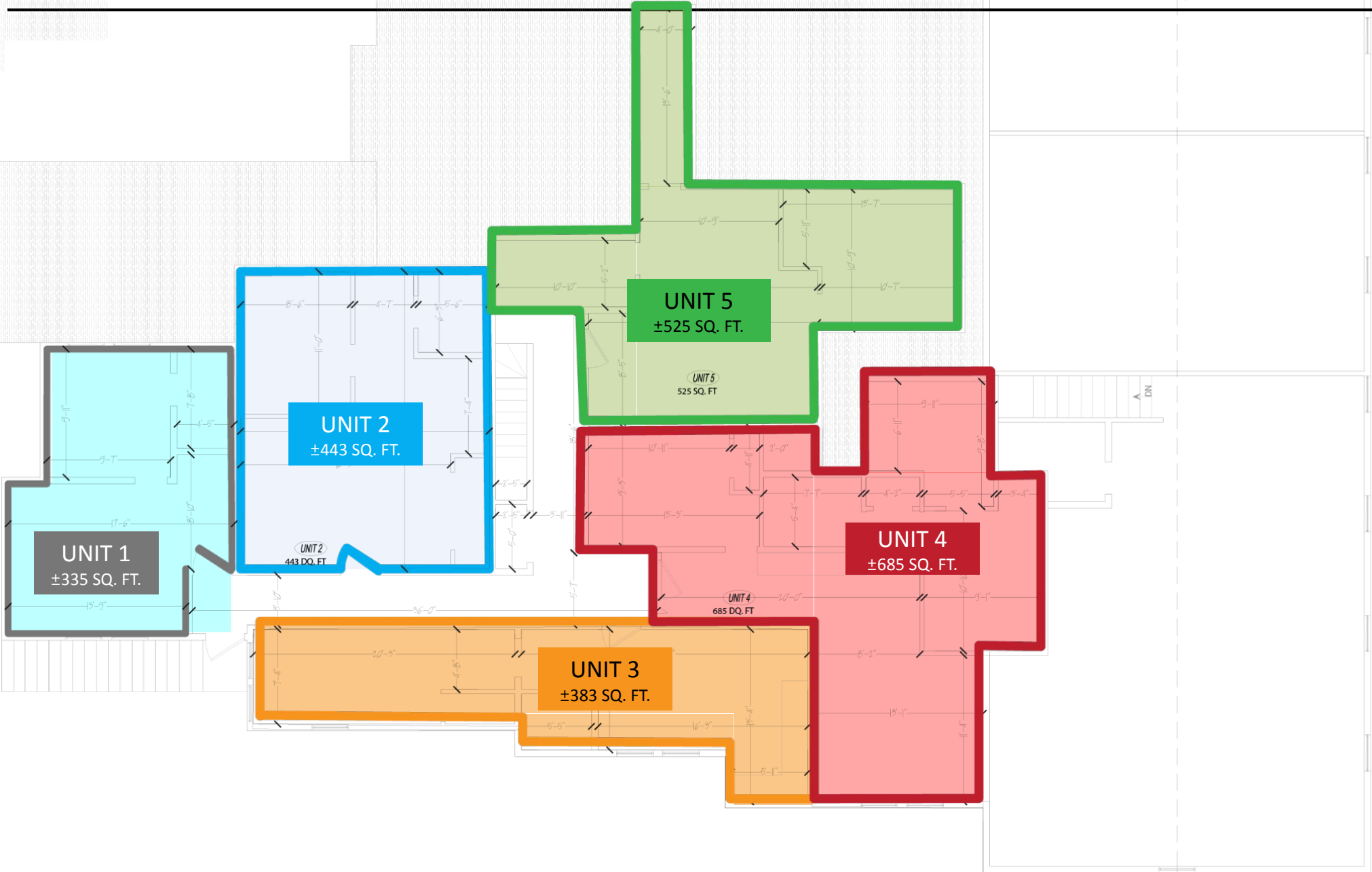


GREASE TRAP



SECOND FLOOR PLANS

606 Main Street, Hyannis, MA 02601

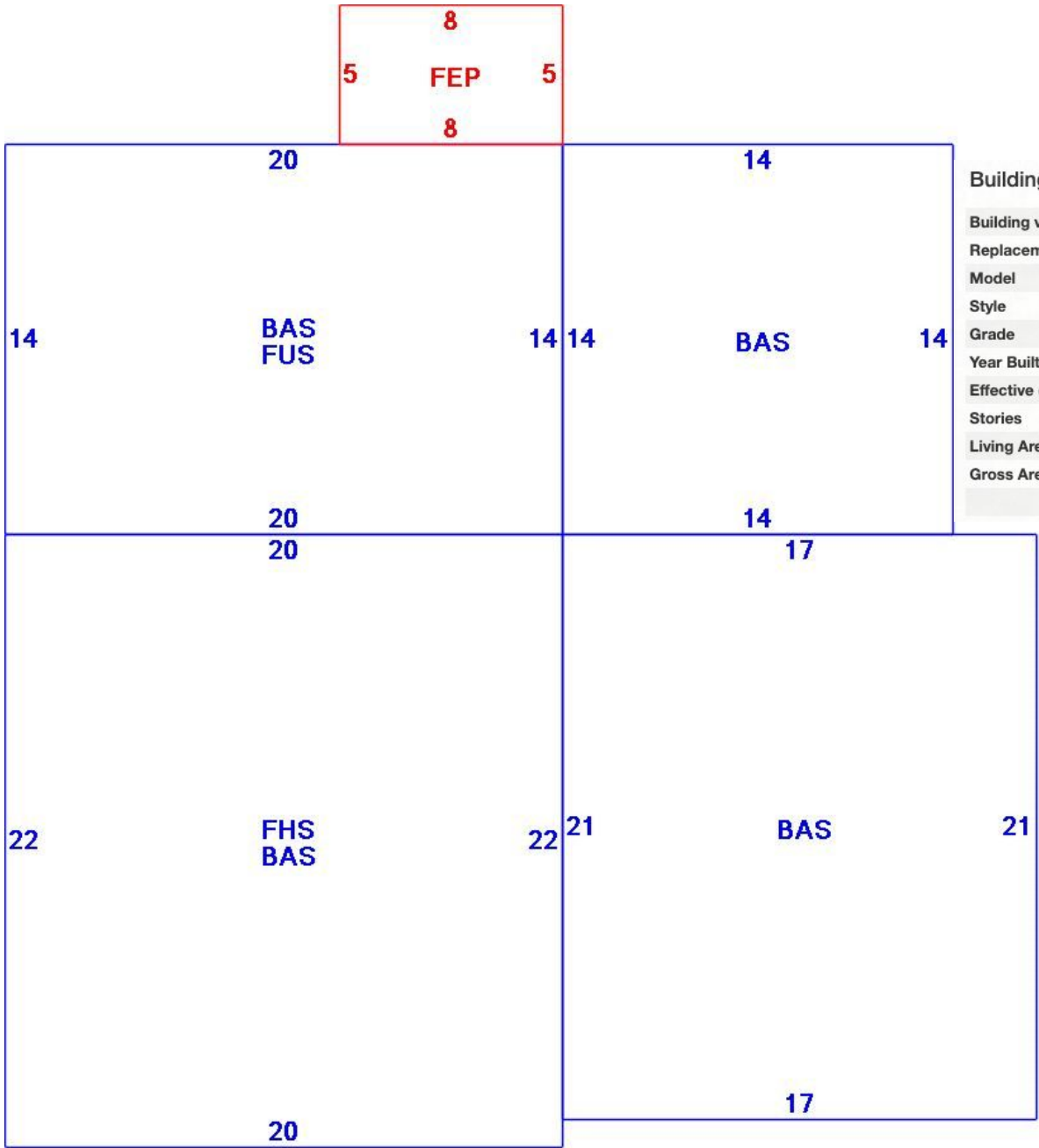


SECOND FLOOR PICTURES

606 Main Street Apartments, Hyannis, MA 02601



3 Bacon Terrace FLOOR PLANS



Building		Details		Land	
Building value	\$ 173,000	Bedrooms	3 Bedrooms	USE CODE	1050
Replacement Cost	\$254,461	Bathrooms	3 Full-0 Half	Lot Size (Acres)	0.07
Model	Residential	Total Rooms	7 Rooms	Appraised Value	\$ 93,400
Style	Family Conver.	Heat Fuel	Gas	Assessed Value	\$ 93,400
Grade	Average	Heat Type	Hot Water		
Year Built	1821	AC Type	None		
Effective depreciation	27	Interior Floors	Vinyl/Asphalt		
Stories	1 1/2 Stories	Interior Walls	Plastered		
Living Area sq/ft	1,773	Exterior Walls	Wood Shingle		
Gross Area sq/ft	2,033	Roof Structure	Gable/Hip		
		Roof Cover	Asph/F GlS/Cmp		



Commercial
Realty Advisors

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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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