

Commercial
Realty Advisors
OFFERING MEMORANDUM

***40-Unit Housing
Development Property***

FOR SALE: \$1,600,000

ADDRESS:

720 Main St., Hyannis 02601

AREA: 1.13 Acres

GIS Zoning Value: DMS

Downtown Main Street
Located within the town's
"Growth Incentive Zone"

RICHARD FENUCCIO

📞 508-862-9000 📠 Fax: 508-862-9200

📱 Cell: 508-280-3209

✉️ RFenuccio@ComRealty.net

KEVIN PEPE

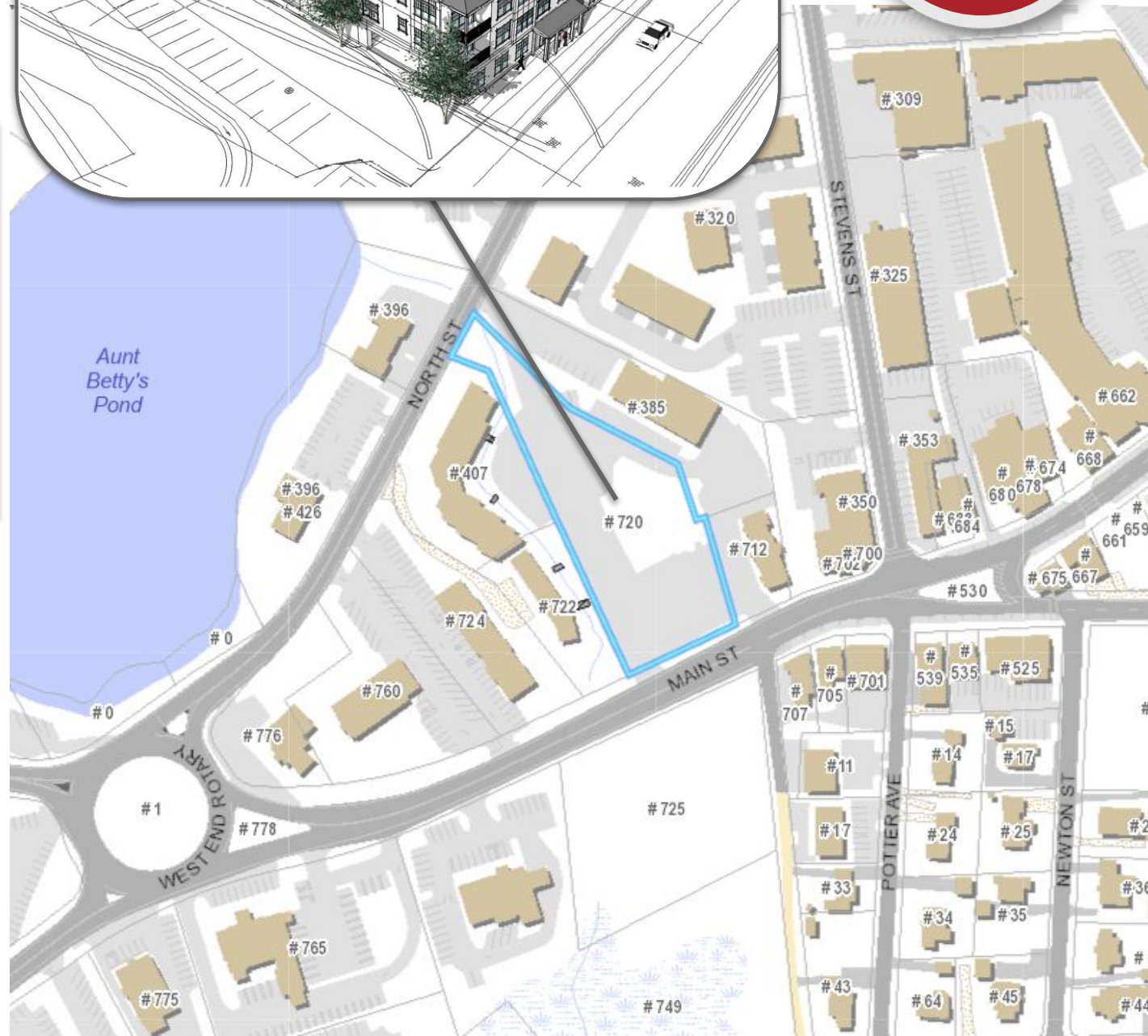
📞 508-862-9000 📠 Fax: 508-862-9200

📱 Cell: 508-962-5022

✉️ KPepe@ComRealty.net

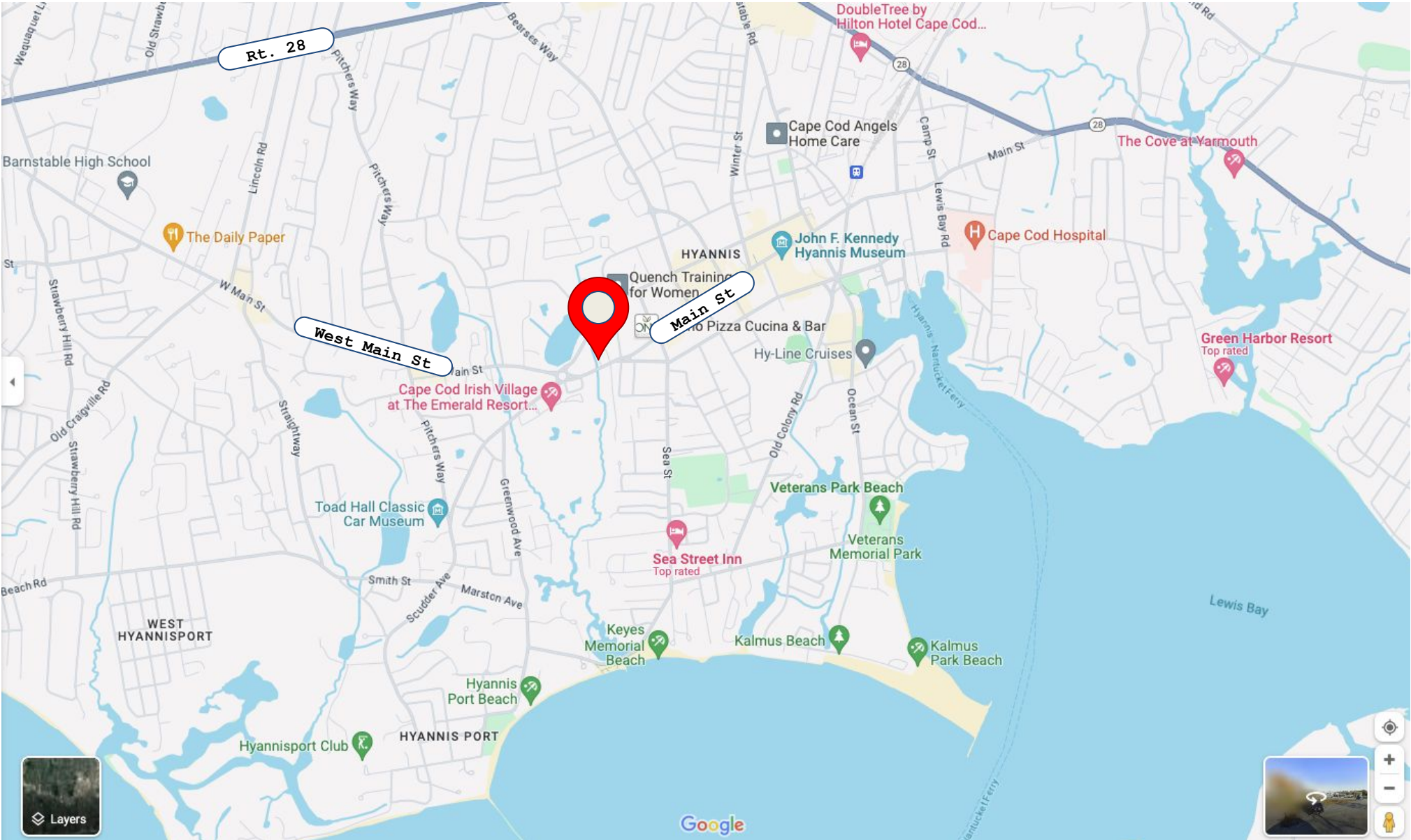
📍 222 West Main Street, Hyannis, MA

🌐 ComRealty.net



PROPERTY LOCATION

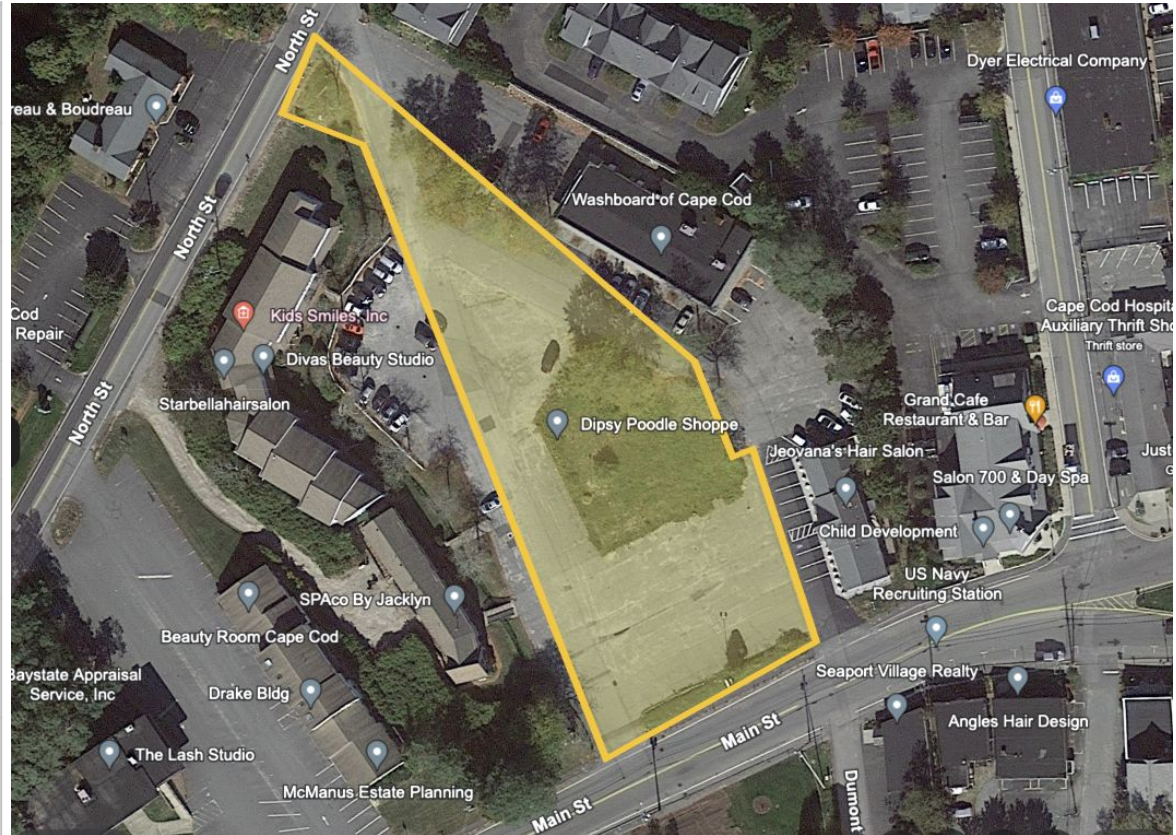
720 Main Street, Hyannis, MA 02601



PROPERTY SPECIFICATIONS

720 Main Street, Hyannis, MA 02601

Parcel ID	308/003
Address	720 Main Street Hyannis
Style	Commercial Land
Book/Page	35142/155
Use Code	3370
Zoning	DMS
Lot Size	1.13 Acres



Introducing a prime development opportunity in the heart of Hyannis, Massachusetts. 720 Main Street, listed at \$1,600,000, boasts dual frontage on both Main Street and North Street, providing unparalleled visibility and accessibility. The proposed plans for this development include a modern 39-residential unit apartment building with a ground-level parking garage design under the structure. Barnstable is a state designated Gateway City allowing access to significant state funding for housing developments.

PROPERTY MAP

720 Main Street, Hyannis, MA 02601



Looking East along Main Street



Main Street Facade



Bird's Eye Perspective



Looking West along Main Street

SITE PLANS

720 Main Street, Hyannis, MA 02601

LOCUS INFORMATION

CURRENT OWNER: SEVEN TWENTY MAIN STREET
 NOMNEE TRUST
 TITLE REFERENCE: DEED BOOK 30351, PAGE 192
 PLAN REFERENCE: PLAN BOOK 428, PAGE 9
 ASSESSORS MAP: 308
 PARCEL: 003
 ZONING DISTRICT: OM
 SETBACKS: FRONT 0'-10"
 SIDE 10"
 REAR 10"
 SEWER ACCOUNT NO. 0921
 FIRE DISTRICT HYANNIS

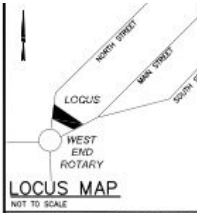
OVERLAY DISTRICT: AP
 NITROGEN SENSITIVE ZONE: NOT A ZONE II
 FEMA FLOOD ZONE DISTRICT: "X" DATED JULY 16, 2014
 PANEL #2500100568 J
 MINIMUM LOT SIZE: 20,000 S.F.
 EXISTING LOT SIZE: 49,249± S.F.
 EXISTING BUILDING COVERAGE: 0 S.F.
 PROPOSED BUILDING COVERAGE: 15,040± S.F. (30.5%)

PARKING REQUIREMENTS

40 UNITS 01.5 SPACES PER UNIT = 60
 600 S.F. OFFICE 01 SPACES PER 200 S.F. = 3+1
 TOTAL 64 SPACES REQUIRED

SEPTIC REQUIREMENTS

40 UNITS 02 BEDROOMS = 8,800 GPD
 600 S.F. OFFICE 075 GAL/1000 = 45 GPD
 TOTAL 8,845 GPD REQUIRED



I CERTIFY TO THE BEST OF A PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNER DIMENSIONS AND SETBACKS TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.

CRAIG A. FIELD
 PROFESSIONAL LAND SURVEYOR DATE

COMMERCIAL DEVELOPMENT

720 MAIN STREET
 IN
 HYANNIS MASSACHUSETTS
 (BARNSTABLE COUNTY)

CONCEPTUAL SITE PLAN #2

JULY 12, 2017

REVISIONS:

NO.	DATE	DESC.

ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

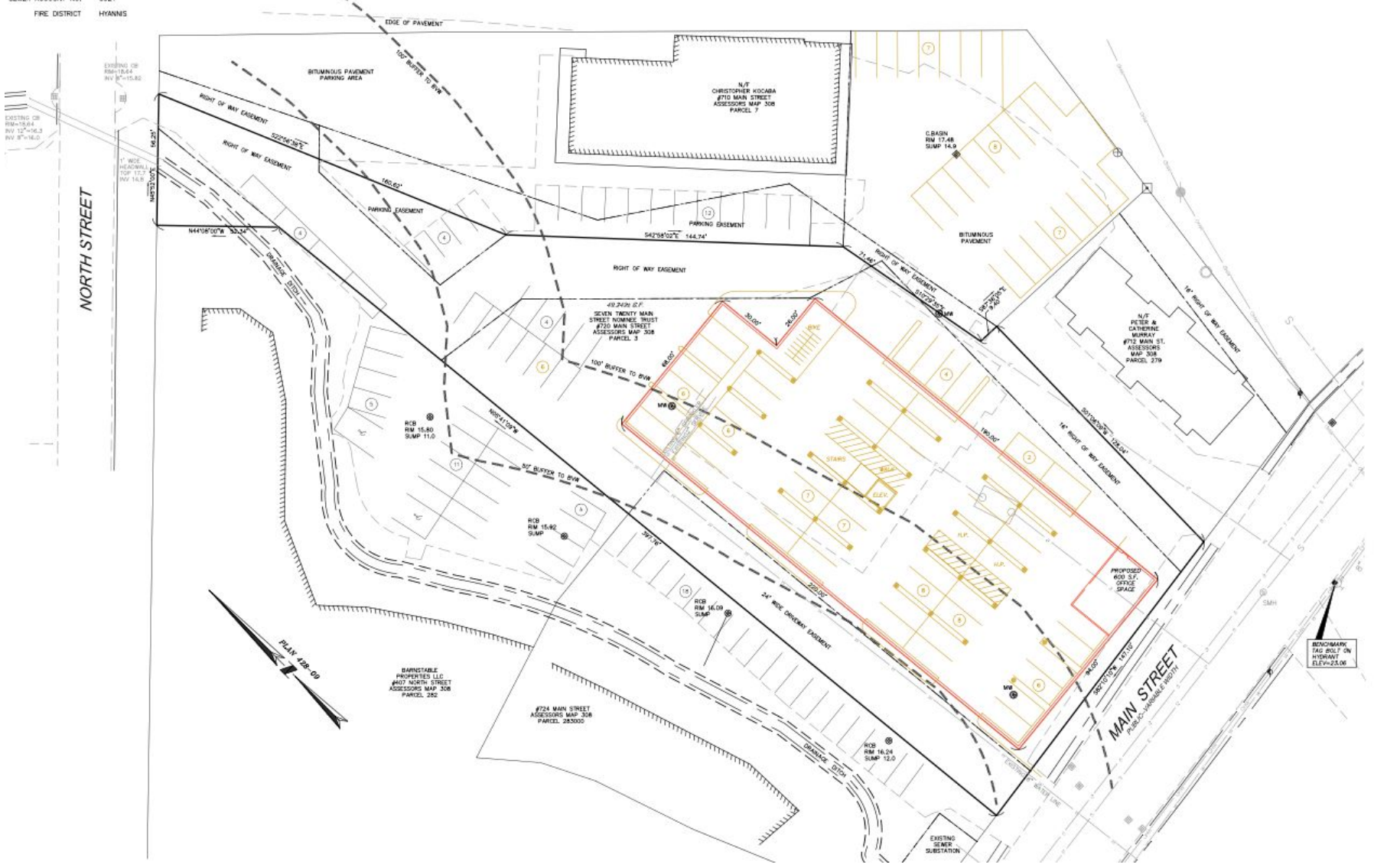
PREPARED FOR:
 WILLIAMS BUILDING COMPANY, INC.
 196 OLD TOWNHOUSE ROAD
 WEST YARMOUTH, MA 02673
 TIM@WILLIAMSBUILDINGCO.COM

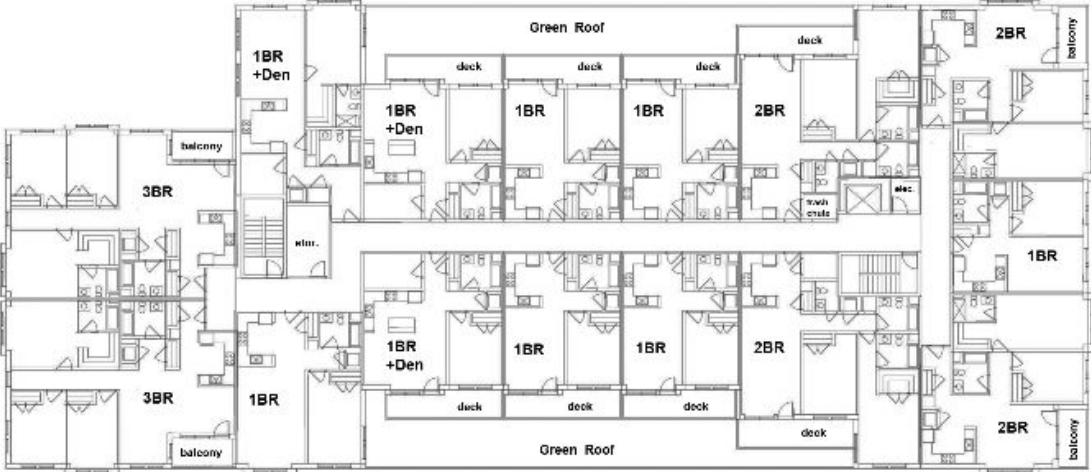
BSC GROUP
 349 Route 28, Unit D
 W. Yarmouth, Massachusetts
 02673

508 778 8919

© 2017 BSC Group, Inc.
 SCALE: 1" = 20'
 0 10 20 40 feet

FILE: 4892201-EXC

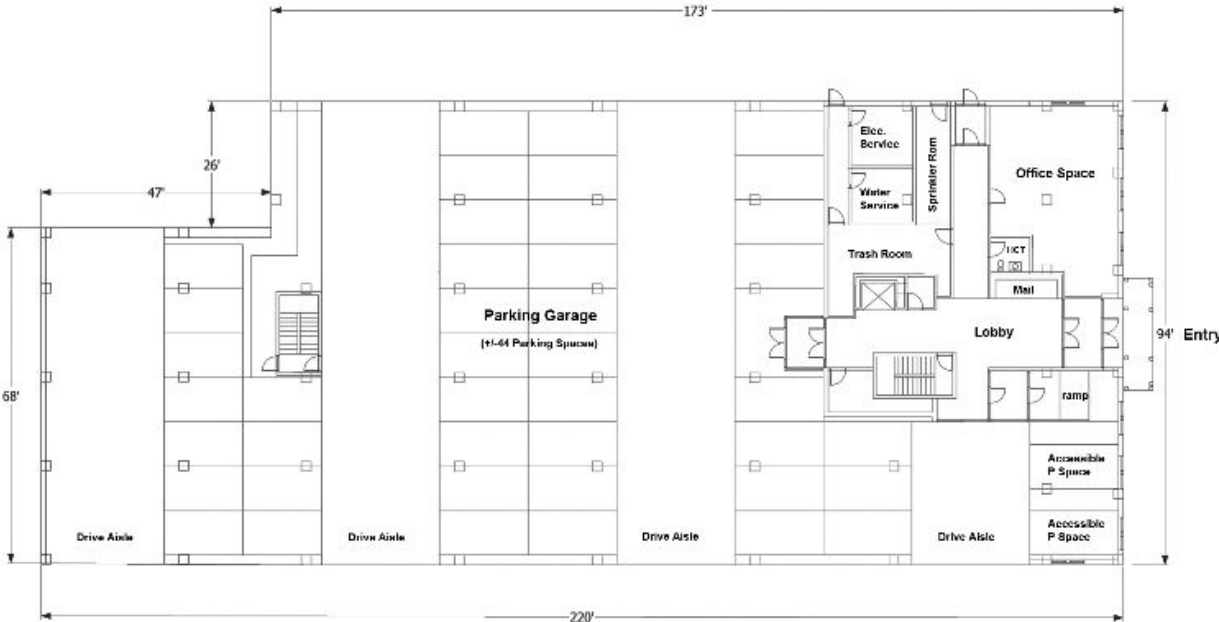


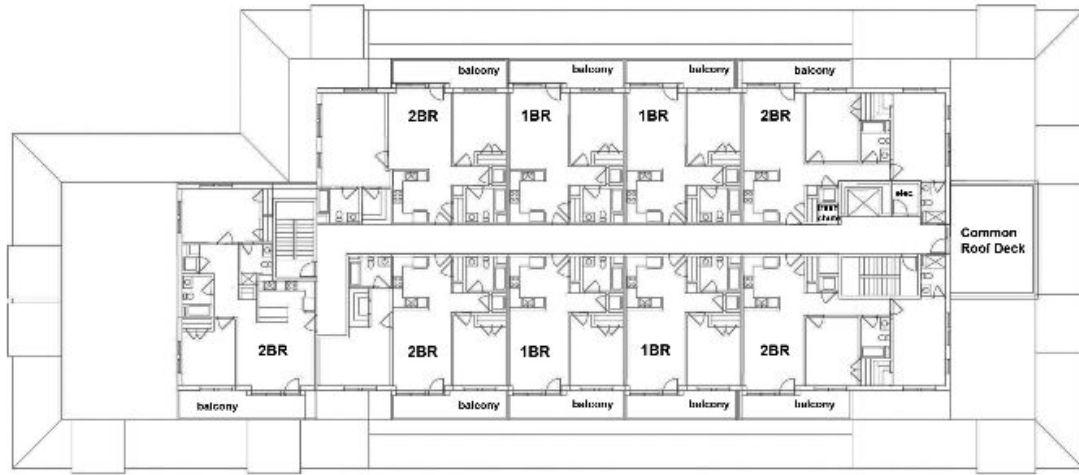


Unit Mix:

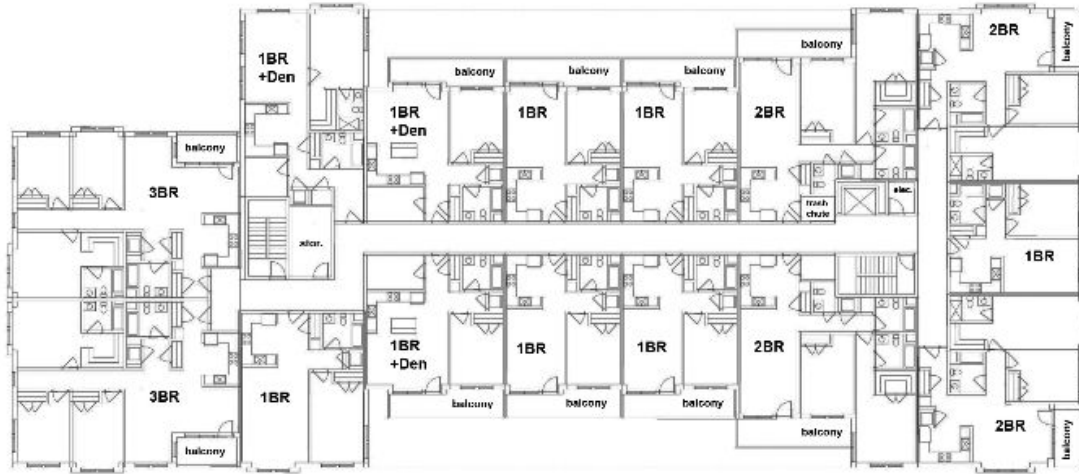
1BR	1BR+Den	2BR	3BR	Total
16	6	13	4	39

Second Floor Plan
(1/16" scale)





Fourth Floor Plan
(1/16" scale)



Third Floor Plan
(1/16" scale)

ZONING USES

Use Category Specific Use	DMS
Commercial Services (except as follows)	P
Automobile Maintenance & Repair	N
Boat Storage	N
Contractor Services	N
Funeral Services	N
Marina	N
Commercial Parking	N
Public Transportation Maintenance	N
Recreational Facility	SP
Self-Storage Facility	N
Veterinary Services	N
Cultural Services (as specified below)	--
Arts & Culture Establishments	P
Fraternal & Social Organizations	P
Performing Arts & Theaters	P
Artist Live/Work	P
Food & Beverage Services (except as follows)	L
Brewery/Distillery	L
Hospital	N
Office (except as follows)	P
Health Care Clinic	P
Research & Development	P
Residential (as specified below)	--
Multi-Unit Dwelling	L
Two-Unit Dwelling	P
Single Unit Dwelling	N
Retail Sales (except as follows)	L
Boat Sales	N
Gasoline Sales	N
Motor Vehicle Sales	N
Visitor Accommodations (as specified below)	--
Hotel/Motel	P
Bed & Breakfast	N

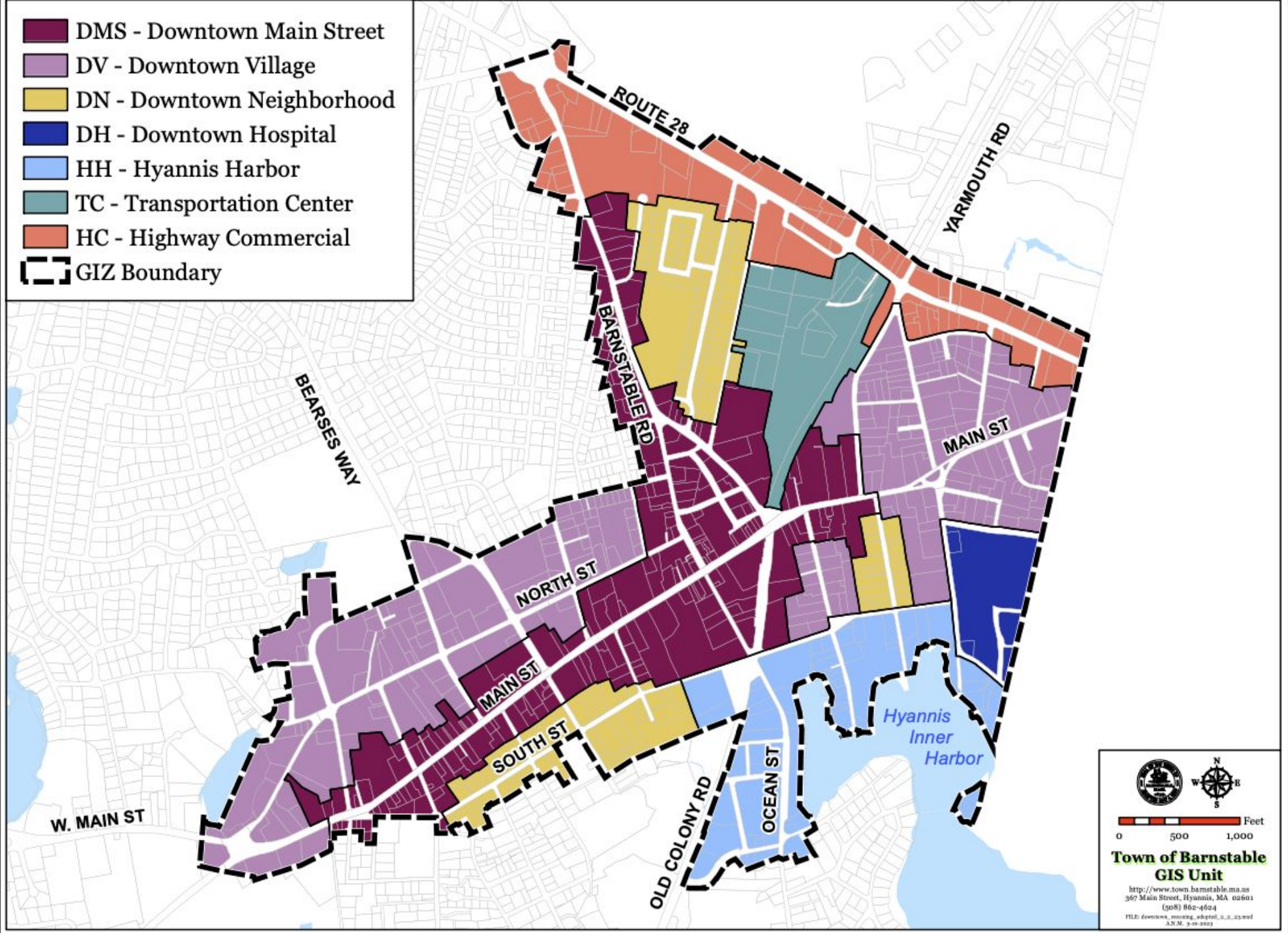


P – Permitted By-Right SP – Special Permit
N – Not Permitted L – Permitted with Limitations



Downtown Hyannis Zoning Districts

Approved On: February 2, 2023

-  DMS - Downtown Main Street
-  DV - Downtown Village
-  DN - Downtown Neighborhood
-  DH - Downtown Hospital
-  HH - Hyannis Harbor
-  TC - Transportation Center
-  HC - Highway Commercial
-  GIZ Boundary

0 500 1,000 Feet

**Town of Barnstable
GIS Unit**

<http://www.town.barnstable.ma.us>
367 Main Street, Hyannis, MA 02601
(508) 862-4624
FILE: downtown_mapping_adopted_2.2.23.mxd
A.M. 2-19-2023

FIELD CARD

720 Main Street, Hyannis, MA 02601

Property Location 720 MAIN STREET (HYANNIS) Map ID 308/ 003/ / / Bldg Name Bldg # 1 State Use 3370
 Vision ID 24841 Account # 219739 Card # 1 of 1 Print Date 12/29/2023 5:12:27 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2023 BARNSTABLE, MA						
720 MAIN RESIDENCES LLC						Description	Code	Assessed	Assessed							
259A NORTH STREET		SUPPLEMENTAL DATA				COMMERC.	3370	28,800	28,800	VISION						
HYANNIS MA 02601		Alt Prcl ID	Plan Ref.	428/9	COM LAND	3370	372,900	372,900								
		Split Zonin	Land Ct#													
		BID Parcel	#SR													
		ResExpt Q	Life Estate	PP STATU												
		#DL 1 LOT 2														
		#DL 2														
		GIS ID F_985640_2699209	Assoc Pid#													
							Total	401,700	401,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
720 MAIN RESIDENCES LLC		35142 155	05-24-2022	U	V	900,000	1	Year	Code	Assessed	Year	Code	Assessed			
BORNSTEIN, STUART TR		30351 0192	03-15-2017	U	I	50,000	1B	2024	3370	28,800	2023	3370	28,800			
DIMENTO, VINCENT J TR		20606 0336	12-27-2005	U	I	965,000	1		3370	372,900		3370	310,800			
WALSH, SALLY M TR		14841 0122	02-21-2002	Q	I	750,000	00									
SURPRENANT, DIANE TR		10773 0202	05-29-1997	Q	I	444,000	00									
								Total	401,700	Total	401,700	Total	339,600			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name	B	Tracing	Batch												
CI09				HYAN												
NOTES																
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		
200806885	12-18-2008	DE	Demolish	25,000	05-04-2009	100	06-30-2009	DEMO ALL	04-29-2020	GM	04		FR	Field Review		
11508	11-01-1995	AD	Addition	2,000	01-15-1996	100	12-31-1996	HY ADD'N	10-31-2018	EO	03		16	In Office Review		
B30658	04-01-1987	AD	Addition	200,000		100	12-31-1987	HY ADD'N	08-23-2017	SR	02		03	Cycl Insp Comp		
									10-15-2010	DR	22		22	Change of Address		
									02-03-2009	NF	03		16	In Office Review		
									02-03-2009	NF	03		16	In Office Review		
									03-03-2006	JR	03		20	Sale Review		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	3370	PARKING LOT	DMS	4	1.130 AC	330,000.00	1.00000	1.0000	C	1.00	CI09	1.000		1.0000	330,000	372,900
Total Card Land Units					1.13	AC	Parcel Total Land Area					1.13	Total Land Value			372,900

FIELD CARD

720 Main Street, Hyannis, MA 02601

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 Vision ID 24841 Account # 219739 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 12/29/2023 5:12:28 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant or OBY			
Grade:					
Stories					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heat Fuel					
Heat Type					
AC Type					
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation					
Rms Prts					
Bath Split					
CONDO DATA					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Fir					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %			0		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			30		
RCNLD			0		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	30,00	3.00	1985		32		0.00	28,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

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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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