

## **OFFERING MEMORANDUM**

1st-Floor FLEXIBLE Space in Classic New England village styled building in VILLAGE MARKETPLACE, Downtown Hyannis

**FOR  
LEASE**

**KEVIN PEPE**

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**Commercial Realty Advisors, Inc.**

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**255 STEVENS STREET**

**FOR LEASE**

**AREA**

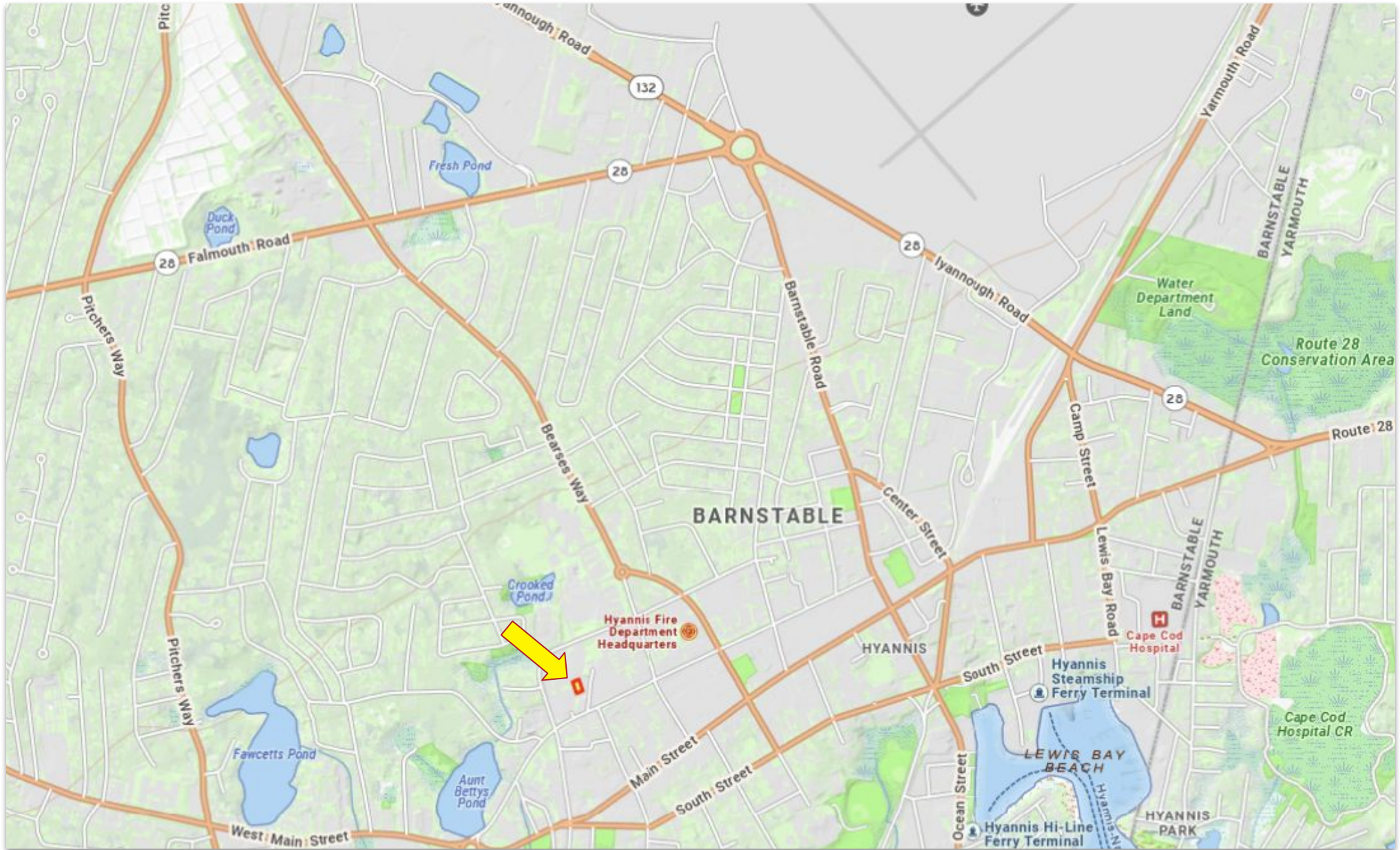
HYANNIS

\$17/SF NNN

±4,500 Sq. Ft.

# PROPERTY LOCATION

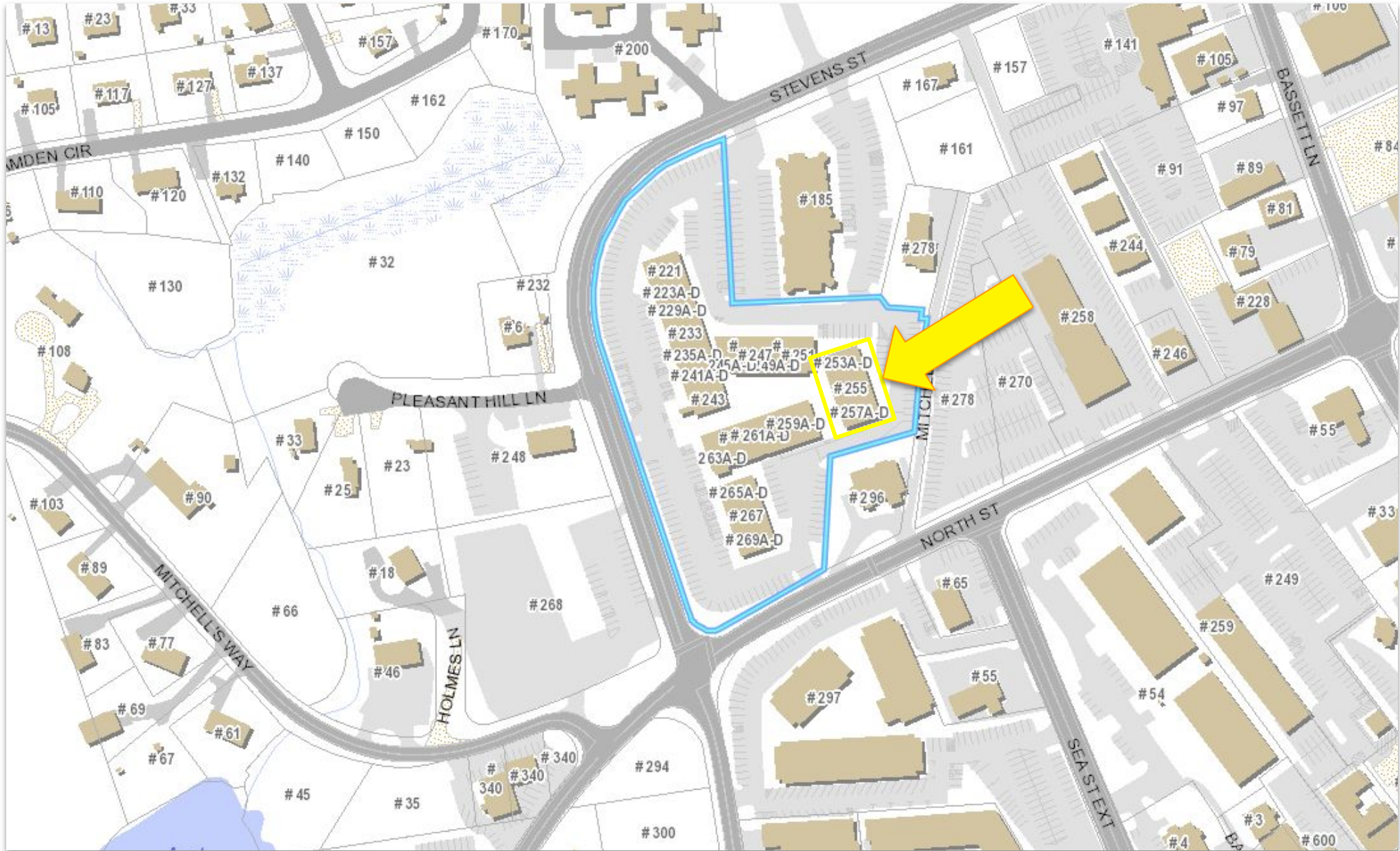
*255 Stevens St, Hyannis, MA 02601*



With ample parking available and a strategic location within walking distance from Main Street, this property provides a desirable setting for businesses looking for a prominent and accessible workspace.

## PROPERTY LOCATION

**255 Stevens St, Hyannis, MA 02601**



**GIS Zoning Value:** DV

**Year Built:** 1978

**Parcel:** 308258

**Book/Page:** 30298/0143

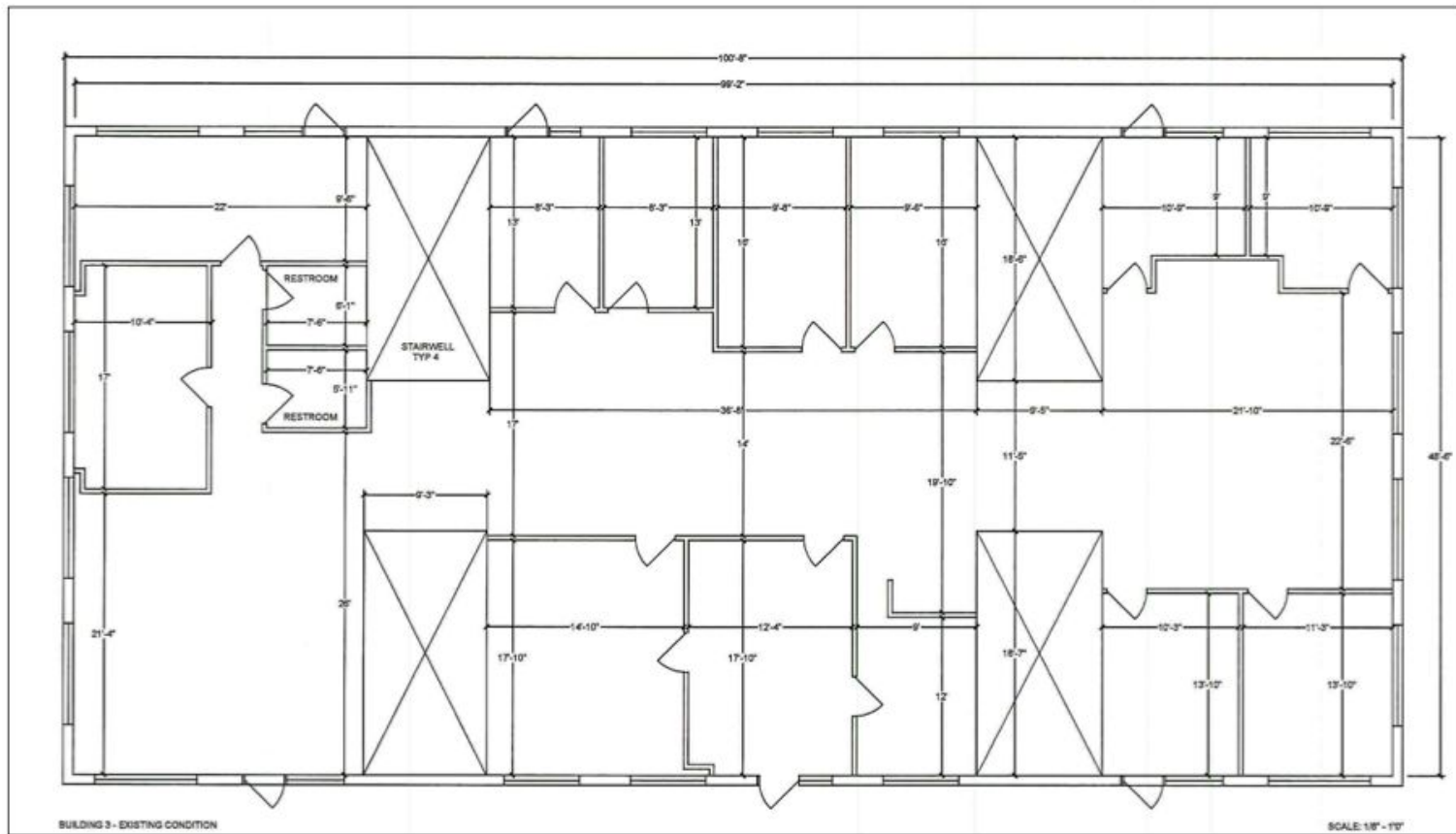
# PROPERTY LOCATION

*255 Stevens St, Hyannis, MA 02601*



# PROPERTY FLOOR PLANS

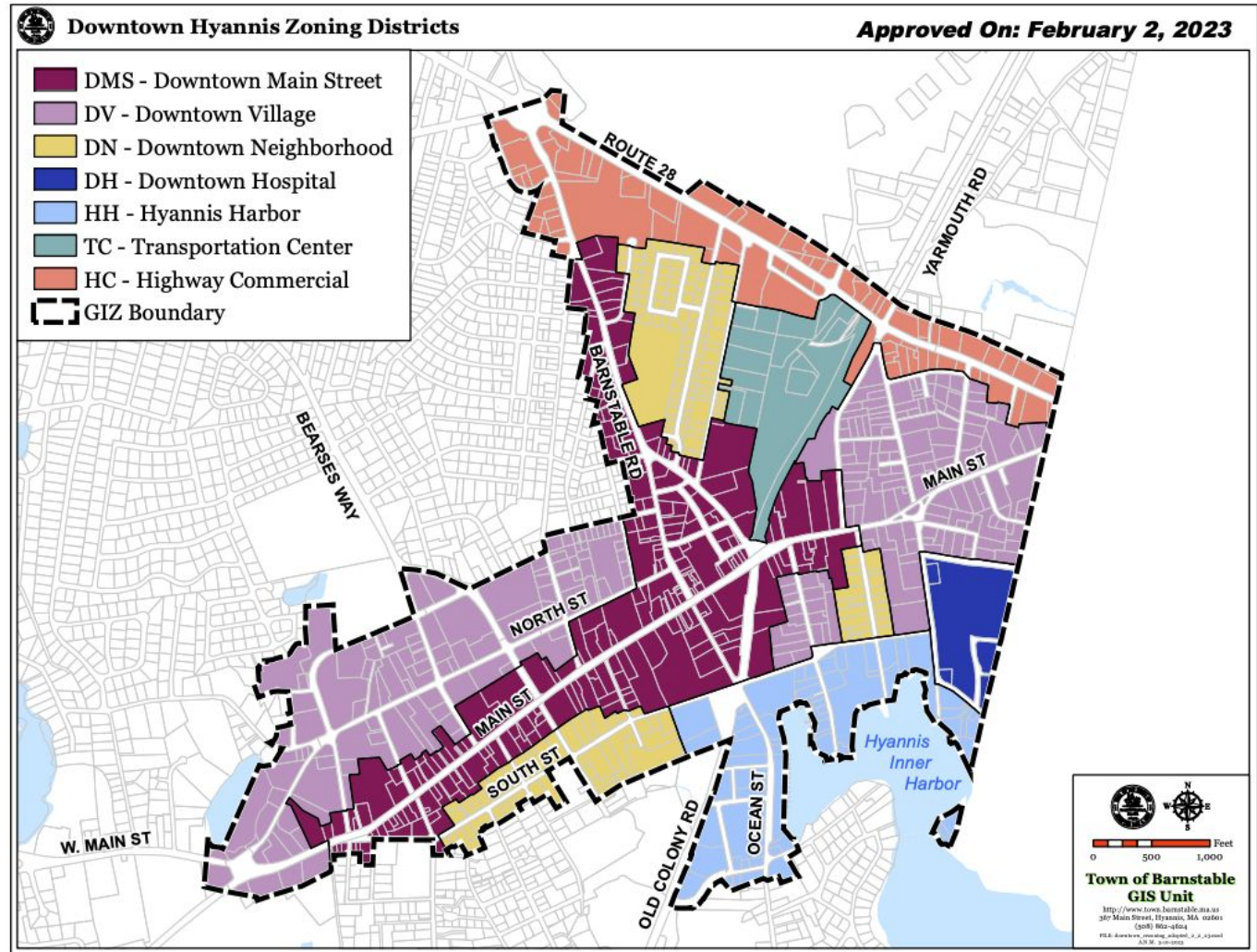
255 Stevens St, Hyannis, MA 02601



# PROPERTY SPECIFIC USES

255 Stevens St, Hyannis, MA 02601

Use Category Specific Use	DV
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	N
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	P
Retail Sales (except as follows)	L
Boat Sales	N
Gasoline Sales	N
Motor Vehicle Sales	N
Visitor Accommodations (as specified below)	--
Hotel/Motel	N
Bed & Breakfast	P



P – Permitted By-Right    SP – Special Permit  
 N – Not Permitted        L – Permitted with Limitations (see district)

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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