

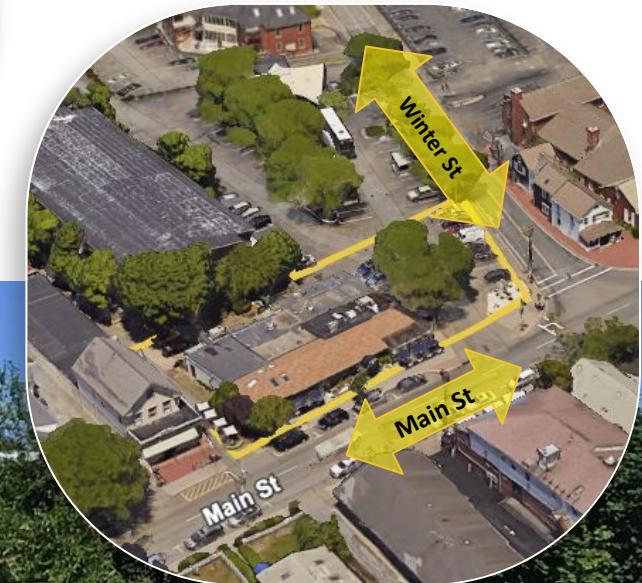
OFFERING MEMORANDUM

Investment Property: Real Estate Only

Own the Location, Collect the Revenue: Main Street Hyannis building within the GROWTH INCENTIVE ZONE

**FOR
SALE**

AARON WEBB
Commercial Real Estate Associate
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Home of Popular Restaurant



460 Main Street Unit C-1

INVESTMENT

AREA

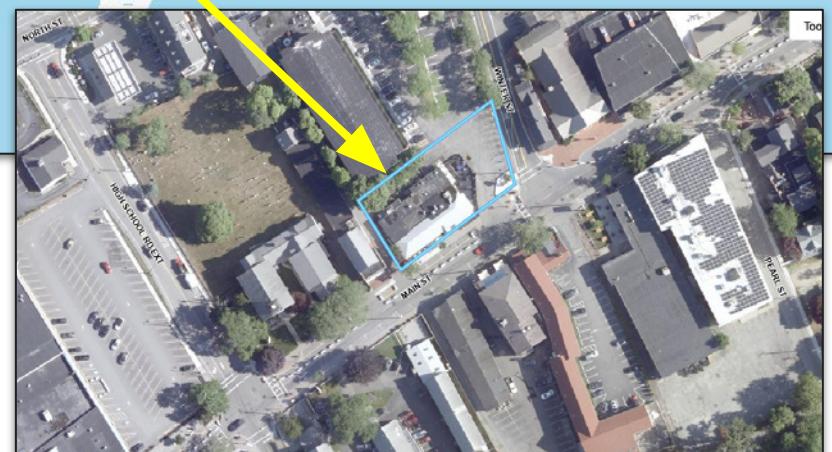
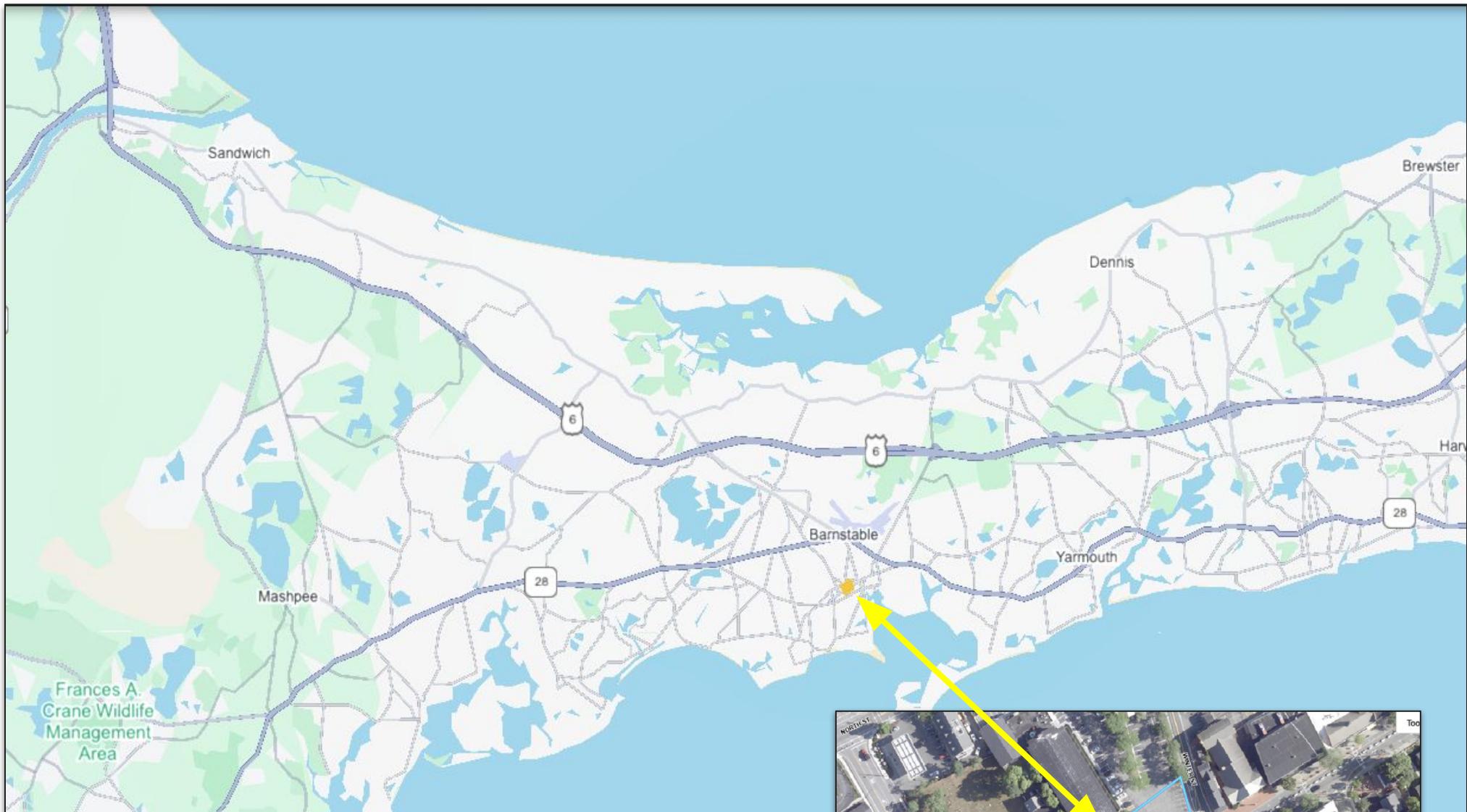
Hyannis, MA 02601

\$1.999M

± 6,216 Sq. Ft.

PROPERTY LOCATION

460 Main Street, Hyannis, MA 02601

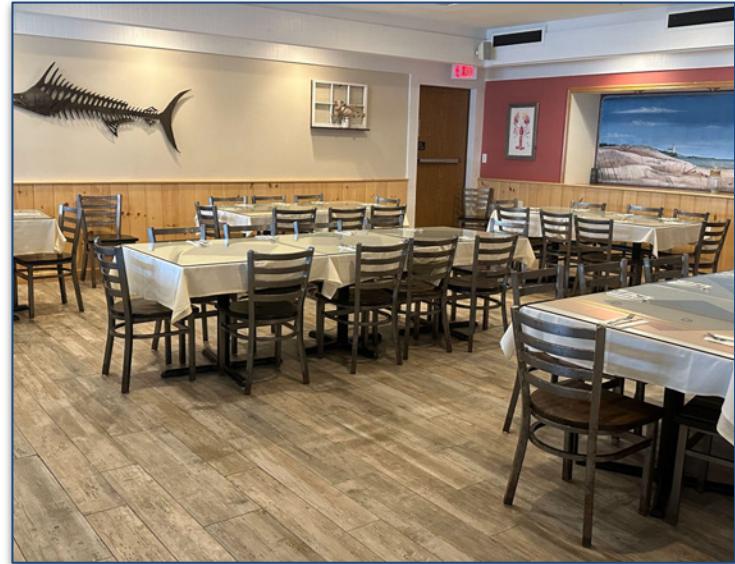


INVESTMENT HIGHLIGHTS

460 Main Street, Hyannis, MA 02601

460 Main Street, Hyannis, MA | Downtown Commercial / Restaurant Building for Sale

- $\pm 6,300$ SF one-story masonry commercial building
- Situated on ± 0.33 acres in the heart of **Downtown Hyannis**
- Prime **Main Street** frontage with strong pedestrian and vehicular traffic
- Longtime home of the **Fresh Ketch Restaurant**, a well-known and established local venue
- Zoned **DMS – Downtown Main Street** within the **Downtown Hyannis Growth Incentive Zone (GIZ)**
- Located within Barnstable's designated **growth and redevelopment district**, created to encourage:
 - Concentrated mixed-use development
 - Higher-density residential and commercial uses
 - Redevelopment of underutilized and legacy properties
 - Smart-growth principles supported by existing infrastructure
- **Downtown Hyannis GIZ zoning was comprehensively amended in 2023**, modernizing development standards and expanding redevelopment potential
- The intent of the GIZ, in coordination with the Cape Cod Commission, is to:
 - Direct growth to areas already served by infrastructure
 - Encourage walkable, mixed-use, economically vibrant downtown development
 - Support housing, hospitality, retail, office, and destination-oriented uses
- Originally constructed in **1987**; substantially **remodeled in 2016**
- Municipal sewer, water, gas, and utilities
- On-site parking, strong signage visibility, and established site infrastructure
- Located near Hyannis Harbor, ferry terminals, hotels, retail, public parking, and year-round attractions



Property is well-positioned for:

- Continued restaurant / hospitality use
- Mixed-use redevelopment
- Repositioning for retail or office

Commercial

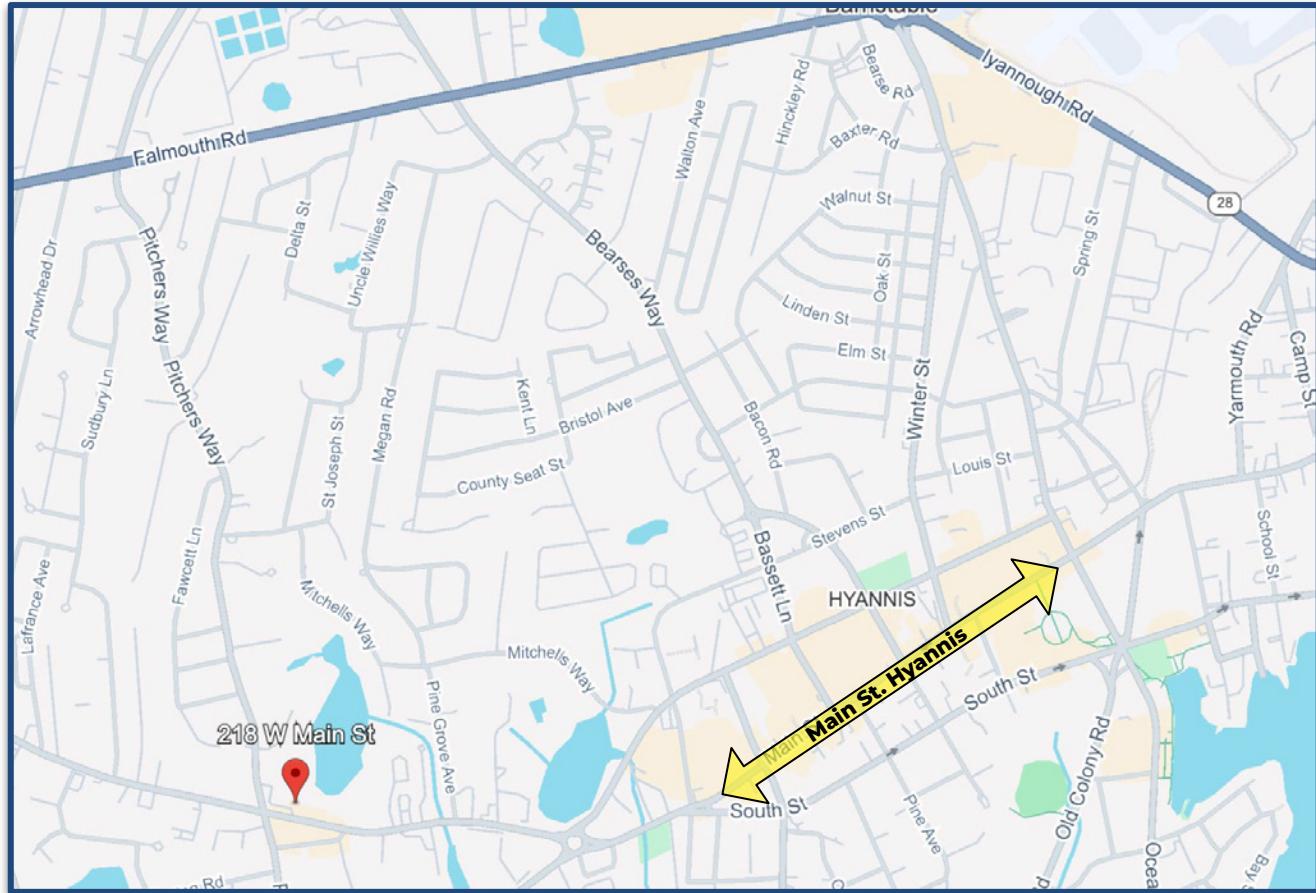
Realty Advisors

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PROPERTY SPECIFICATIONS

460 Main Street, Hyannis, MA 02601

Parcel ID	309 / 225 / 001
Address	460 Main Street, Hyannis
Style	Commercial Restaurant
Land Use Code	3260
Zoning	DMS
Lot Size	0.33 Acre
Building Size	±6,216 SF
Year Built	1987



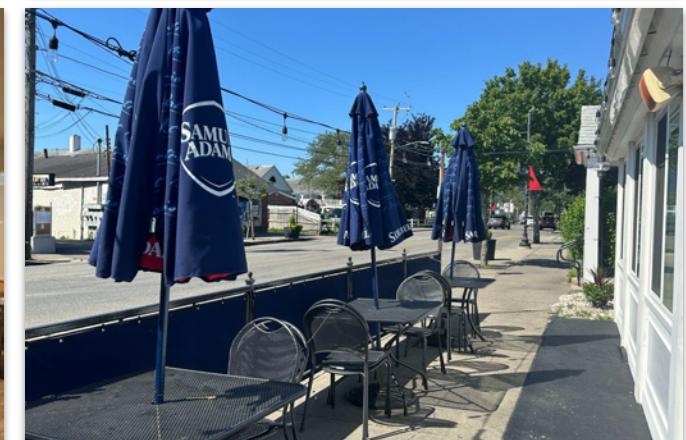
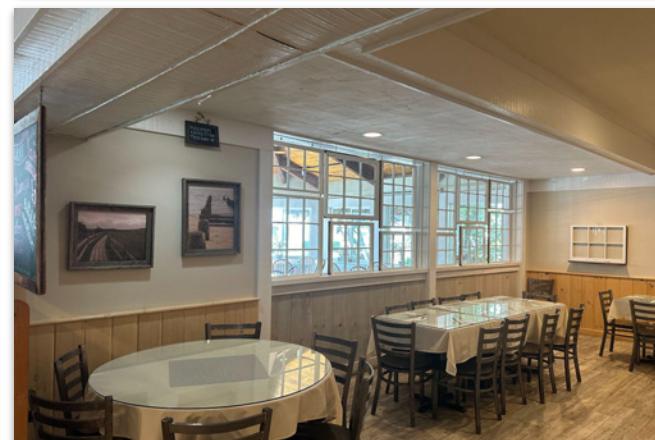
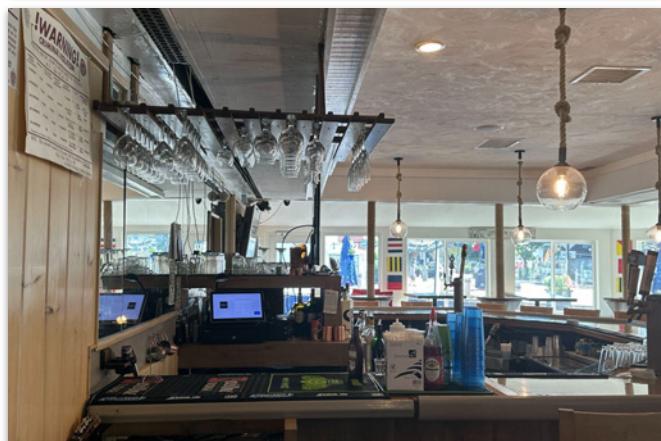
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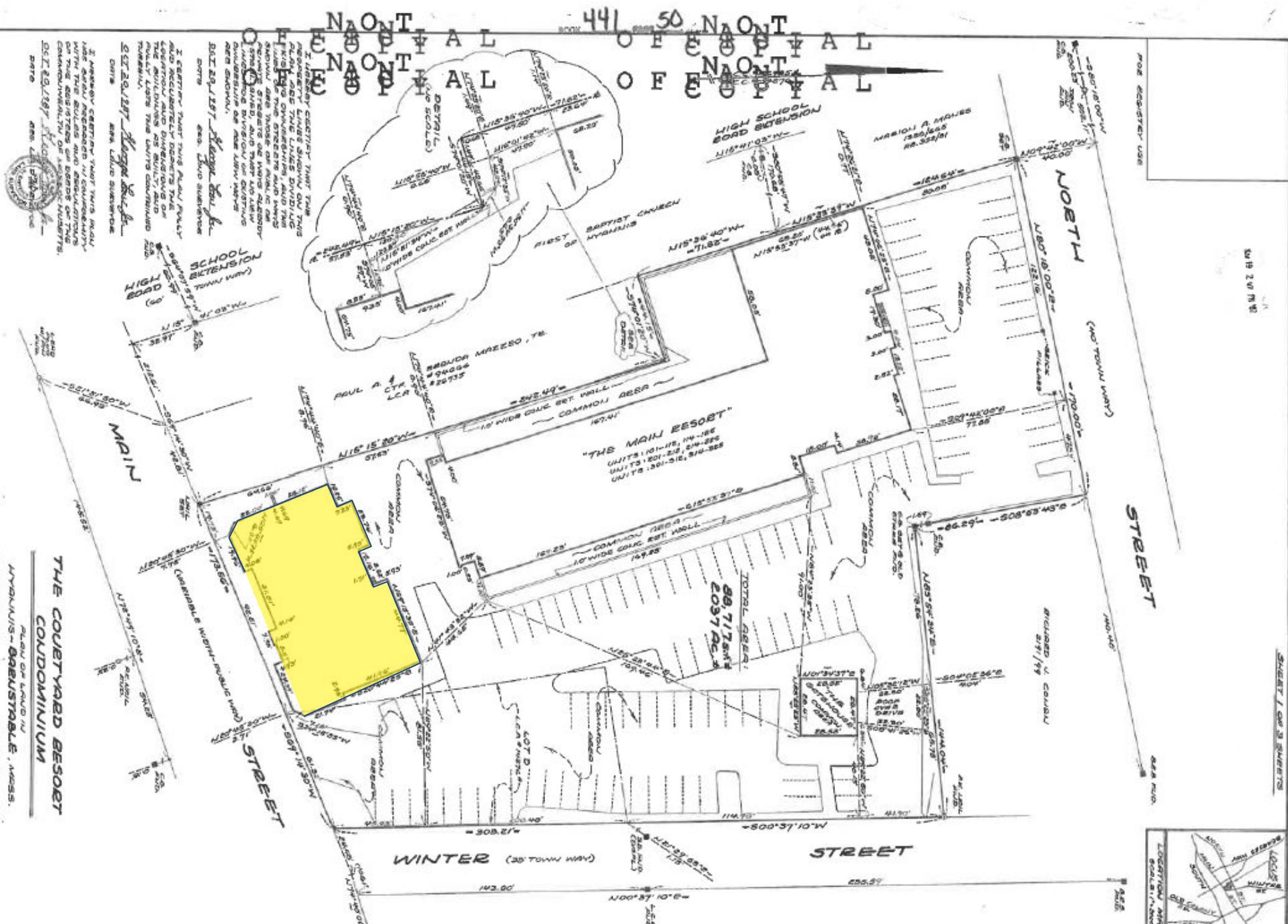
PICTURES

460 Main Street, Hyannis, MA 02601



SITE PLANS

460 Main Street, Hyannis, MA 02601



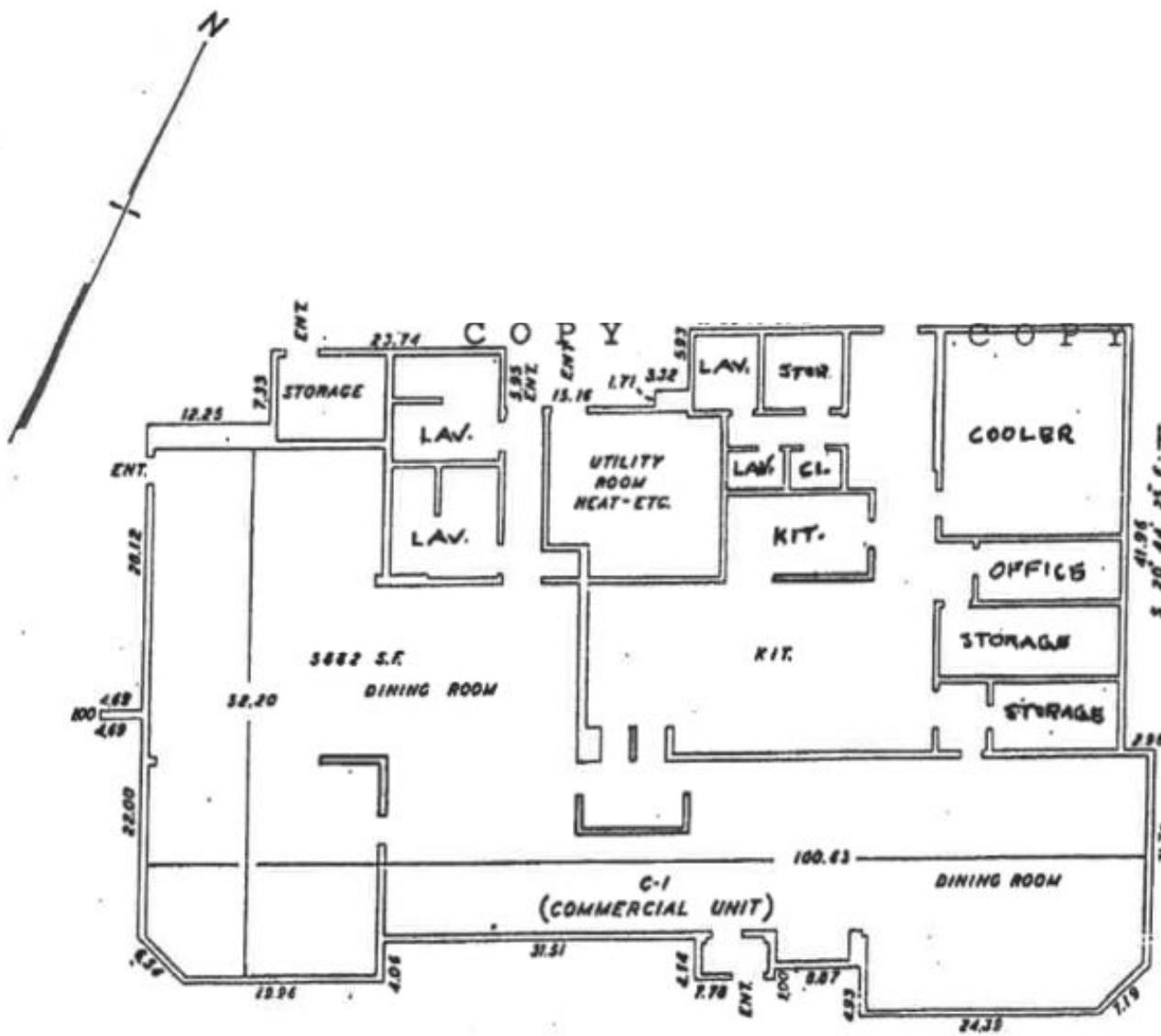
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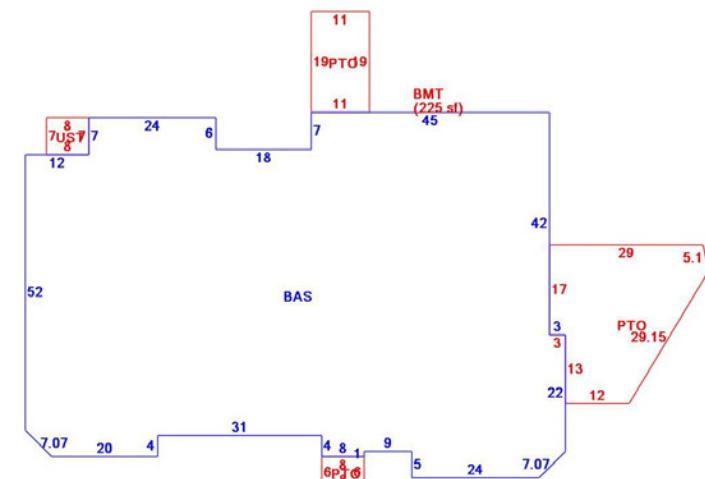
FLOOR PLANS

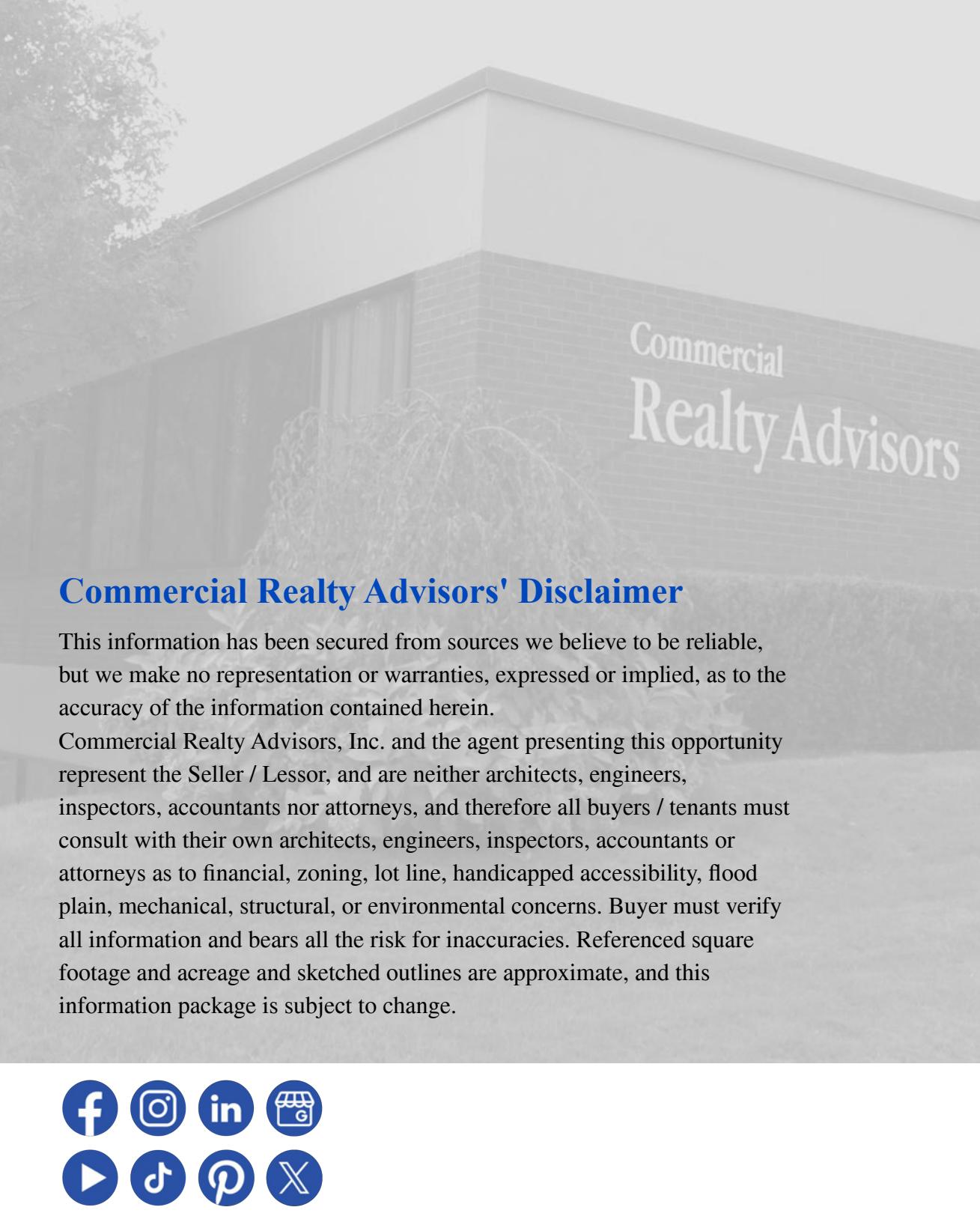
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Zoning & Redevelopment Highlights

- Located within the **Downtown Hyannis Growth Incentive Zone (GIZ)** — Barnstable's primary tool for:
 - Accelerating redevelopment
 - Encouraging housing production
 - Supporting commercial density
 - Streamlining permitting for qualifying projects
- GIZ zoning is specifically designed to:
 - Reduce regulatory friction
 - Promote investment in Hyannis
 - Encourage higher and better use of valuable downtown land
- Rare opportunity to control a **strategically located redevelopment site** in Cape Cod's most pro-development zoning district





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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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