

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
Mobile: 774-238-0036
AWebb@comrealty.net

Home of Popular Restaurant



460 Main Street Unit C-1

INVESTMENT

AREA

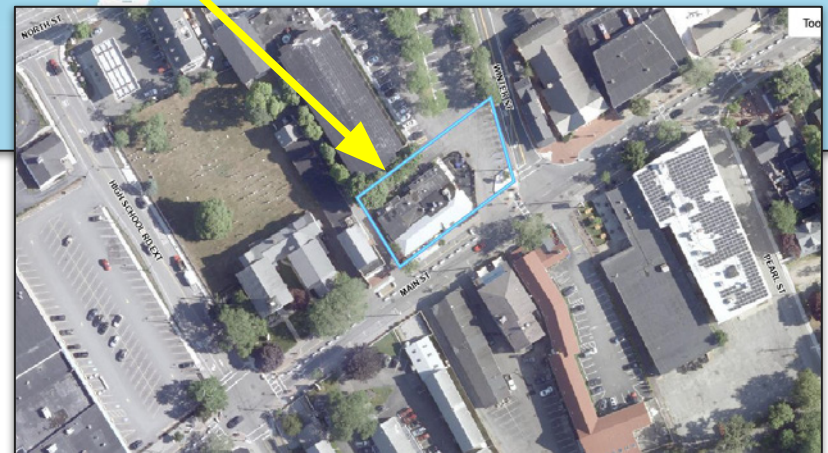
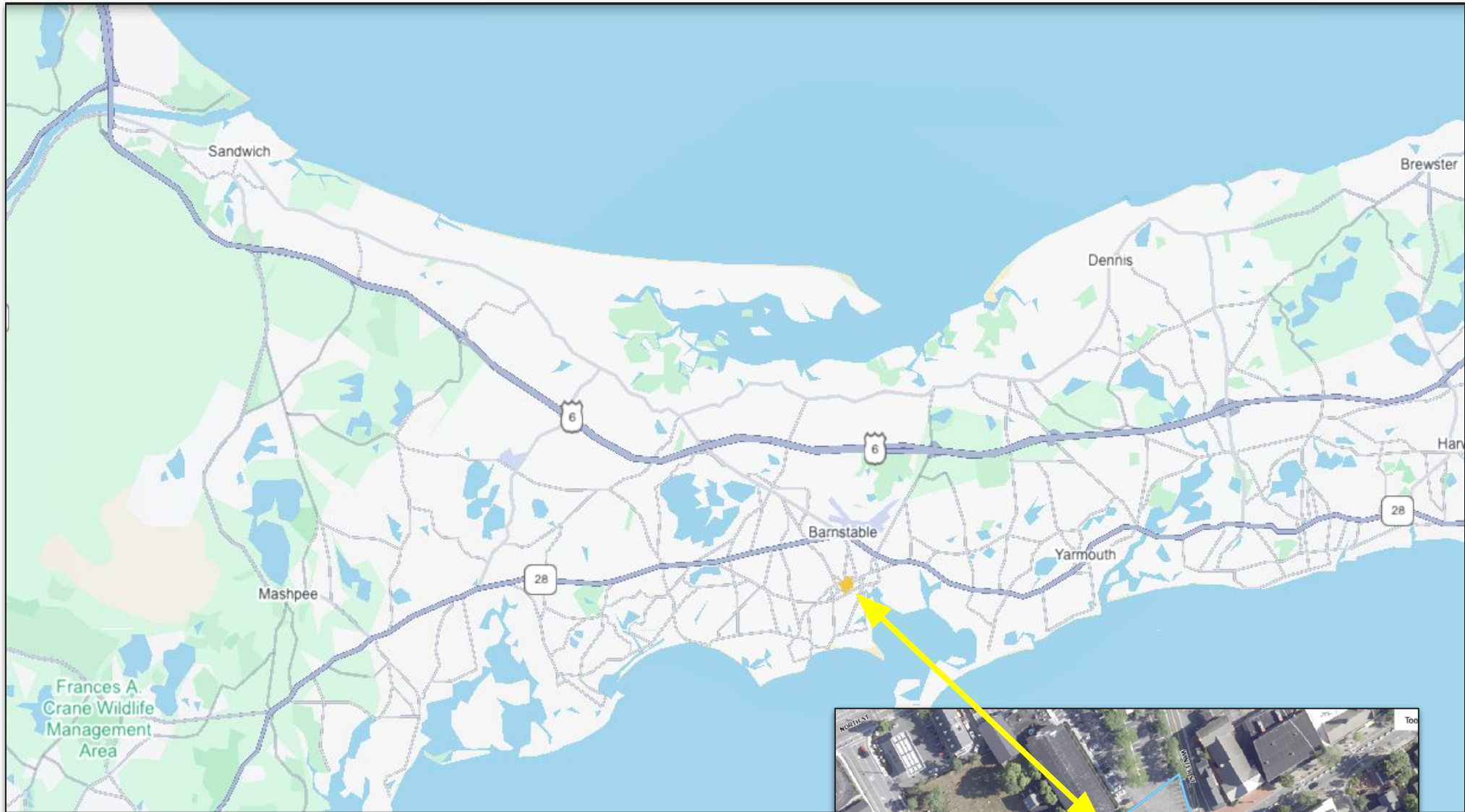
Hyannis, MA 02601

\$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

- ±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



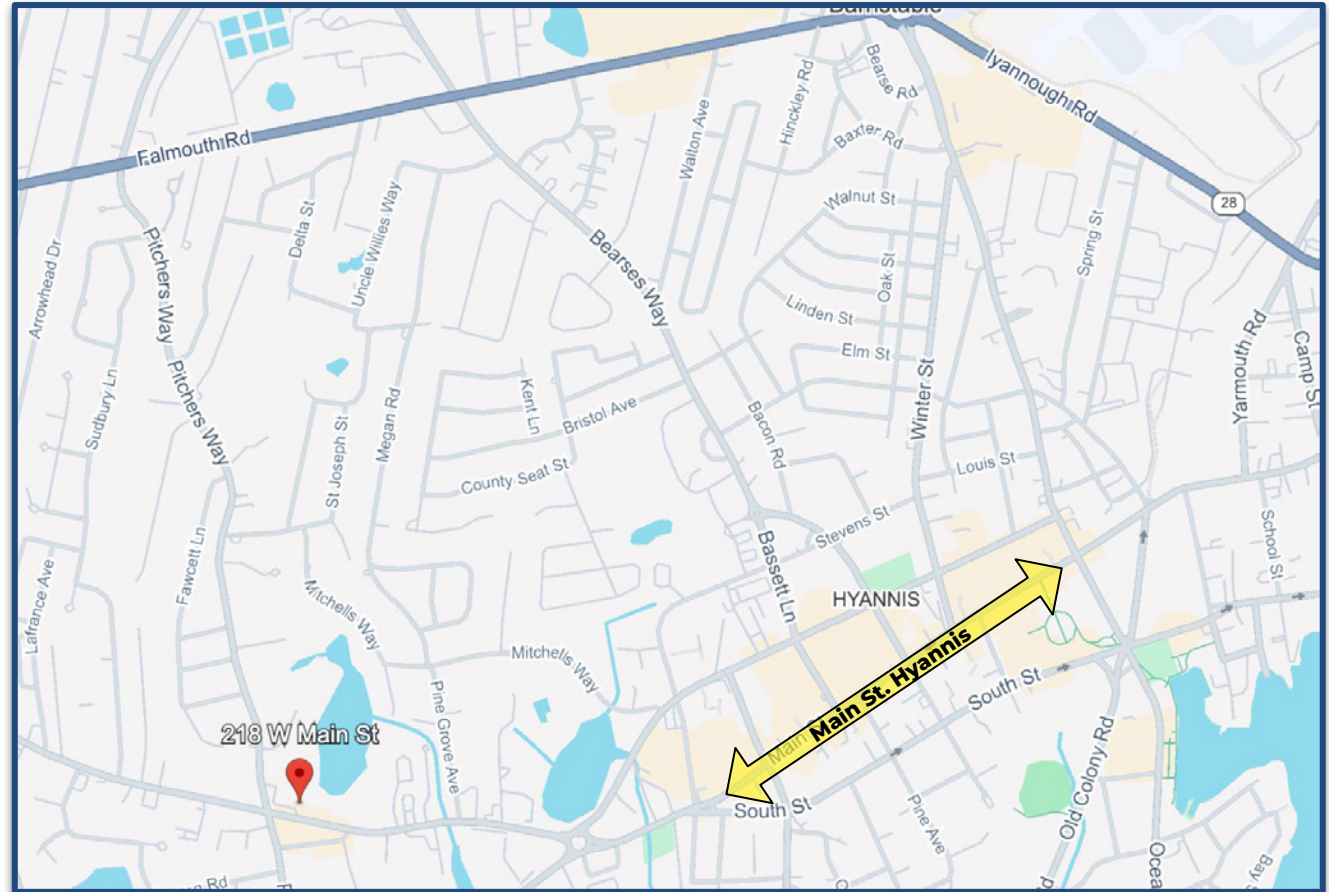
Property is well-positioned for:

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

PROPERTY SPECIFICATIONS

460 Main Street, Hyannis, MA 02601

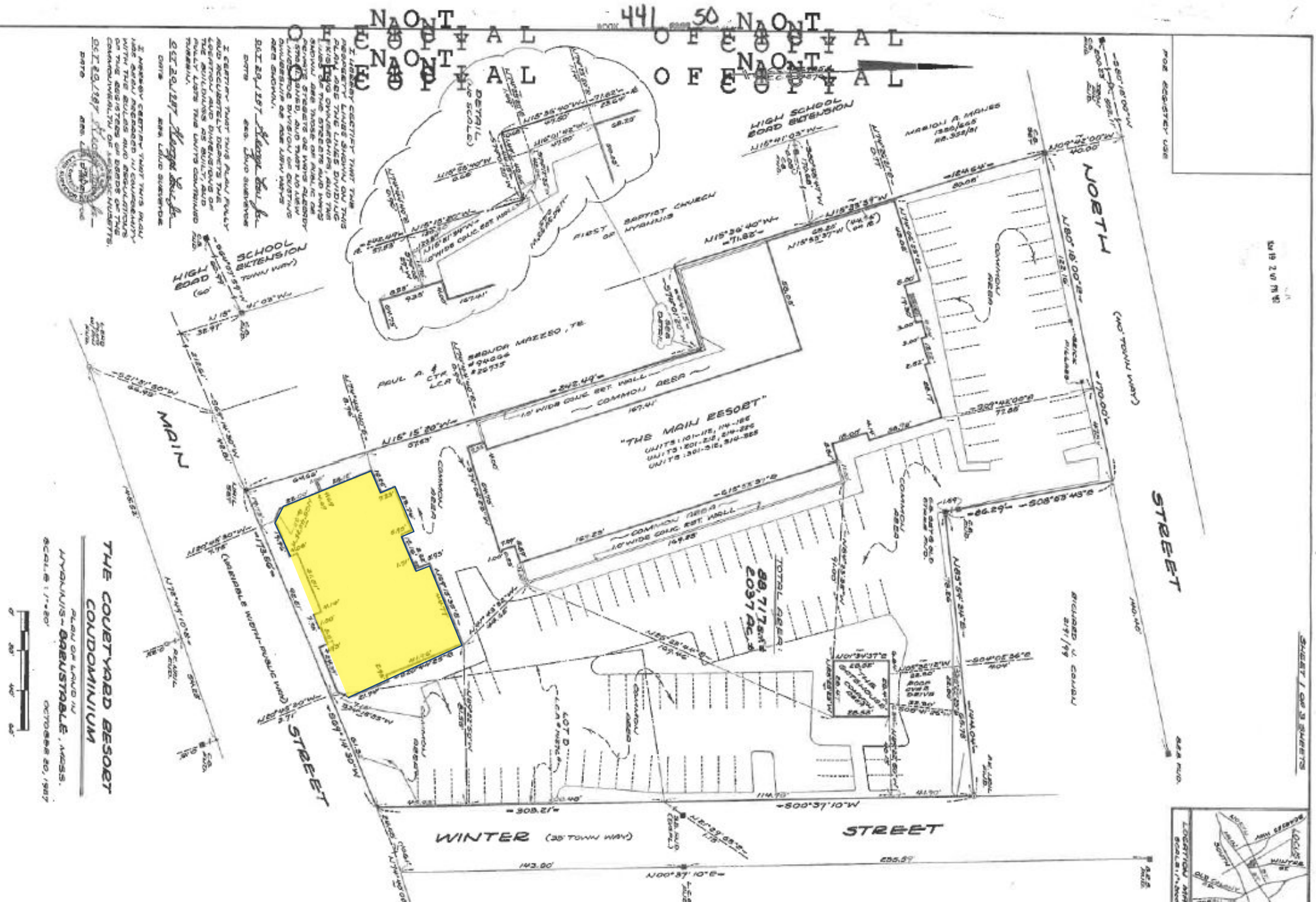
Parcel ID	309 / 225/ 001
Address	460 Main Street, Hyannis
Style	Commercial Restaurant
Land Use Code	3260
Zoning	DMS
Lot Size	0.33 Acre
Building Size	±6,216 SF
Year Built	1987

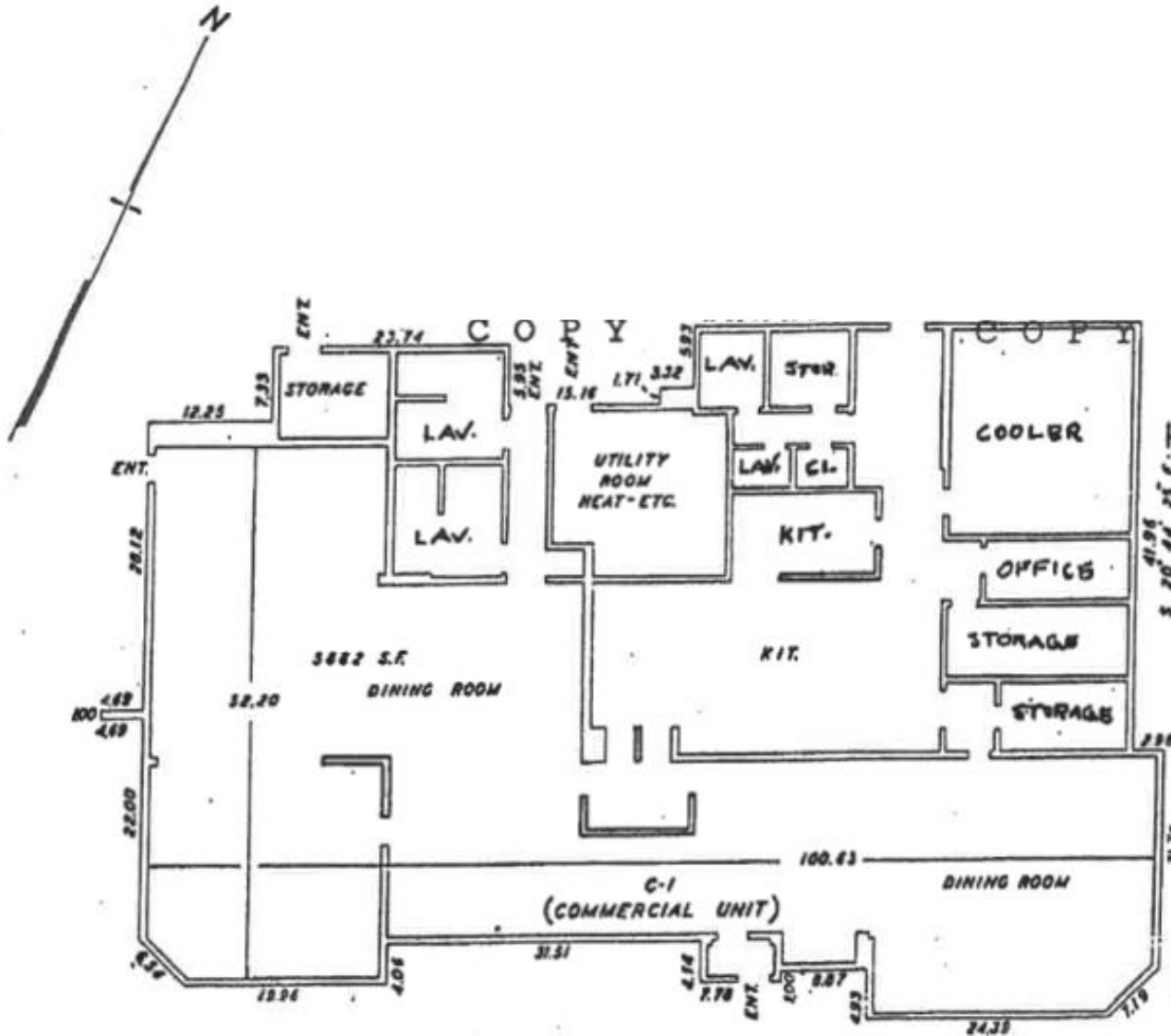


PICTURES

460 Main Street, Hyannis, MA 02601

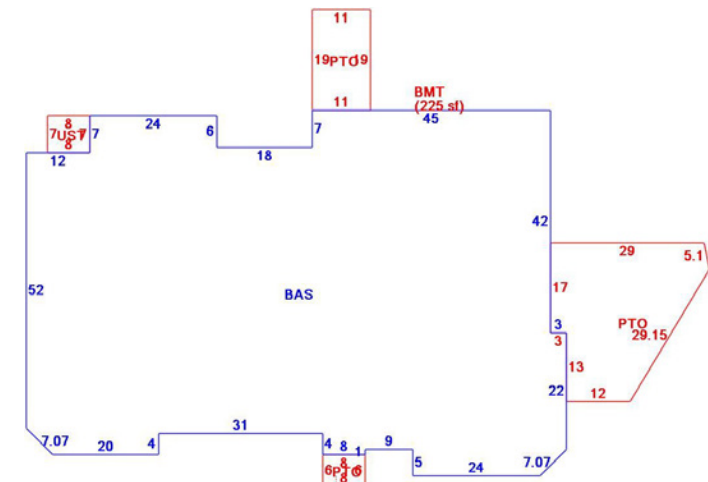






Zoning & Redevelopment Highlights

- 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



Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein.

Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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.



SCAN THE QR
CODE TO VISIT
COMREALTY.NET!



**COMMERCIAL REALTY
ADVISORS, INC.**

222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295

