

## **OFFERING MEMORANDUM**

*Substantial Brick Bank Building for Lease*

**FOR  
LEASE**

**Thomas J Sullivan**  
Listing Agent  
Cell: 508-962-5075  
TJS@comrealty.net

**Hunter Craighill**  
Cell: 404-661-9183  
Office: 508-862-9000  
HCraighill@comrealty.net



**442 Main Street**

**LEASE**

**AREA**

**Hyannis**

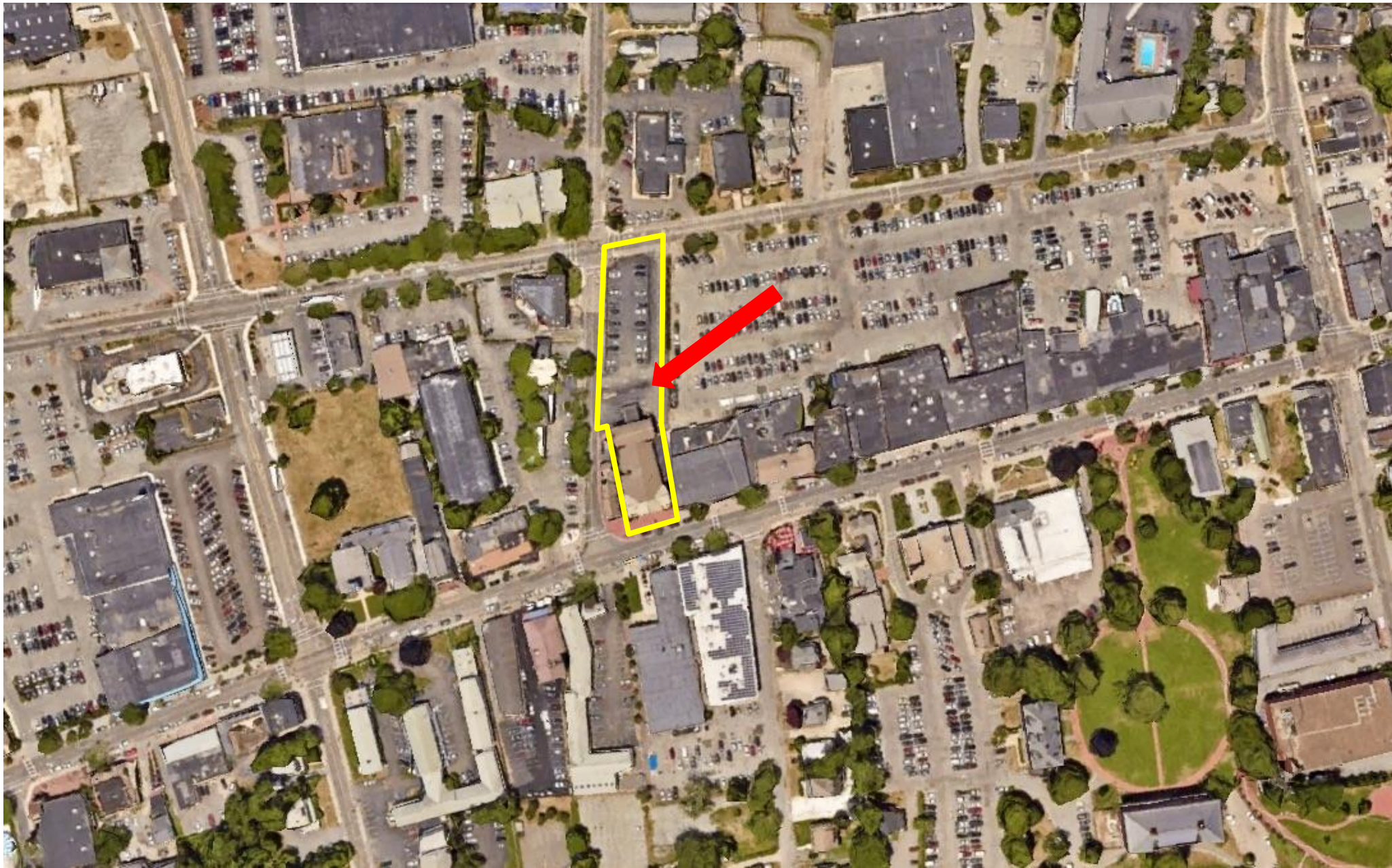
**\$24.00/Sq. Ft  
NNN**

**+/- 5,000 Sq Ft**



# PROPERTY LOCATION

442 MAIN STREET, HYANNIS, MA 02601





# PROPERTY MAP & SPECIFICATIONS

442 MAIN STREET, HYANNIS, MA 02601

**Parcel ID: 309 / 223//**

**Use Code: 3410**

## **2024 Taxes**

**Community Preservation Act Tax**

**\$ 449.82**

**Hyannis FD Tax (Commercial)**

**\$ 10,778.77**

**Town Tax (Commercial)**

**\$ 16,660.66**

**Total: \$ 27,939.25**



The property at 442 Main St. in Hyannis, MA offers 5,000 sq. ft. of leasable space with a flexible open floor plan, ideal for businesses seeking high visibility and a prominent location. Previously occupied by Rockland Trust, the space features a long reception desk, several small office spaces or cubicles around the perimeter, and a large vault at the back, making it an excellent choice for financial institutions, banks, or even restaurants.

Built in 1948, the property combines classic charm with modern functionality. The high ceilings, chandeliers and expansive layout exude a sense of grandeur, perfect for creating a standout atmosphere for your business. The building's brick exterior, white columns, and a unique awning featuring a tall ship design reflect Cape Cod's historic maritime character, adding to the appeal for businesses that value aesthetics and local history.

With a highly visible Main St. frontage and ample parking for around 30 cars, this location is perfect for attracting both drive-by and walk-in customers. Additionally, the property offers nearly 5,000 sq. ft. of basement storage space, providing abundant room for inventory or other operational needs. While the rear and upper levels of the building are undergoing renovation, they are not part of the leasable area. This versatile space is well-suited for retail businesses, restaurants, financial services, or office use, offering both practical amenities and a historic Cape Cod aesthetic that can make your business a destination.

Commercial

**Realty Advisors**

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

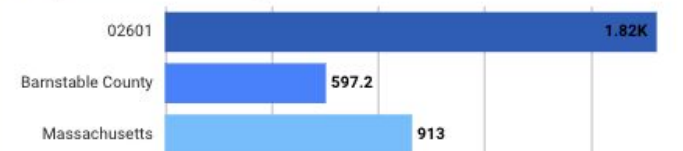
# AREA DEMOGRAPHICS

442 Main Street, Hyannis, MA 02601

## Total Population ⓘ



## Population Density ⓘ



## Population Change ⓘ



## Total Daytime Population ⓘ



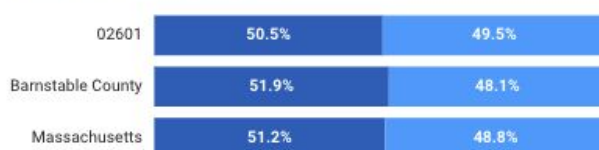
## Daytime Population Density ⓘ



## Average Household Size ⓘ



## Female / Male Ratio ⓘ



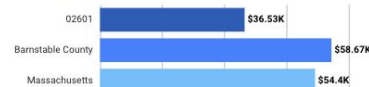
## Average Household Income ⓘ



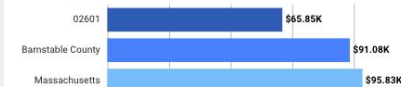
## Median Household Income ⓘ



## Per Capita Income ⓘ



## Average Disposable Income ⓘ



# FIELD CARD

442 MAIN STREET, HYANNIS, MA 02601

Property Location 442 MAIN STREET (HYANNIS) Map ID 309/ 223/ // Bldg Name  
 Vision ID 25411 Account # 225161 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 State Use 3410  
 Print Date 2/5/2024 5:07:21 PM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>							
S&C REALTY INVESTMENT CO LLC						Description	Code	Appraised	Assessed								
169 MAIN STREET						COMMERC.	3410	2,533,900	2,533,900								
STONEHAM MA 02180						COM LAND	3410	280,400	280,400								
<div> <div> <b>SUPPLEMENTAL DATA</b>                      Alt Prcl ID                      Split Zonin                      BID Parcel                      ResExpt Q                      #DL 1 LOT A                      #DL 2                      GIS ID F_987960_2700802                 </div> <div>                     Plan Ref.                      Land Ct# 14276-A                      #SR                      Life Estate                      PP STATU                      Assoc Pid#                 </div> </div>																	
						Total		2,814,300	2,814,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
S&C REALTY INVESTMENT CO LLC		C2311	0	09-27-2022	U	I	1,500,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ARC ROCK17MA LLC		C185	0	05-06-2008	U	I	2,310,452	1B	2023	3410	2,533,900	2022	3410	2,360,200	2021	3410	2,327,000
ROCKLAND TRUST CO		C158	0	08-08-2000	U	I	1,020,000	1B		3410	280,400		3410	280,400		3410	280,400
FLEET BANK OF MASS		C125	0	12-15-1991	U	I		1 B								3410	30,100
BARNSTABLE CNTY NATL BANK		C951	0	03-30-1948	U			0									
						Total		2,814,300	Total		2,640,600	Total		2,637,500			
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									
CH11								HYAN									
NOTES																	
VACANT FOR SALE 5/20 E = VAC/MARKETABILITY																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
89615	01-10-2006	CM	Commercial	73,000	01-01-2007	100	01-01-2007	INTERIOR REM HYANTENN ATM	09-27-2022	BM	03		16	In Office Review			
52537	04-04-2001	RE	Remodel	160,000	01-01-2002	100	01-01-2002		08-28-2021	CK	02		03	Cycl Insp Comp			
B34933	04-01-1992	CM	Commercial	2,000	01-01-1993	100	01-01-1993		04-30-2020	GM	04		FR	Field Review			
B26788	08-01-1984	CM	Commercial	0	06-15-1985	100			07-24-2018	KM	22		22	Change of Address			
									06-13-2011	JR	02		03	Cycl Insp Comp			
									04-15-2010	MA	22		22	Change of Address			
									08-25-2008	MA	03		16	In Office Review			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3410	BANK BLDG	DMS	4		0.810	AC	330,000.00	0.95376	C	1.00	CH11	1.100			346,203	280,400
Total Card Land Units						0.81	AC	Parcel Total Land Area: 0.81						Total Land Value			280,400



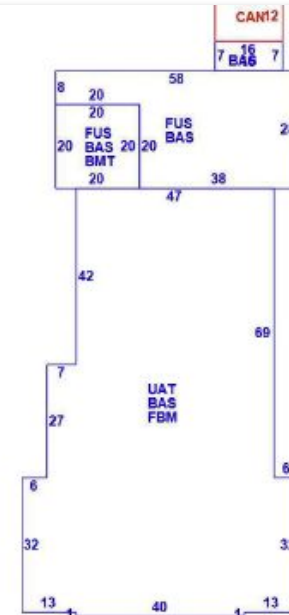
# FIELD CARD

442 MAIN STREET, HYANNIS, MA 02601

Style	101	Bank Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	11	Slate			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3410	BANK BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3410				
Sewer Occupan					

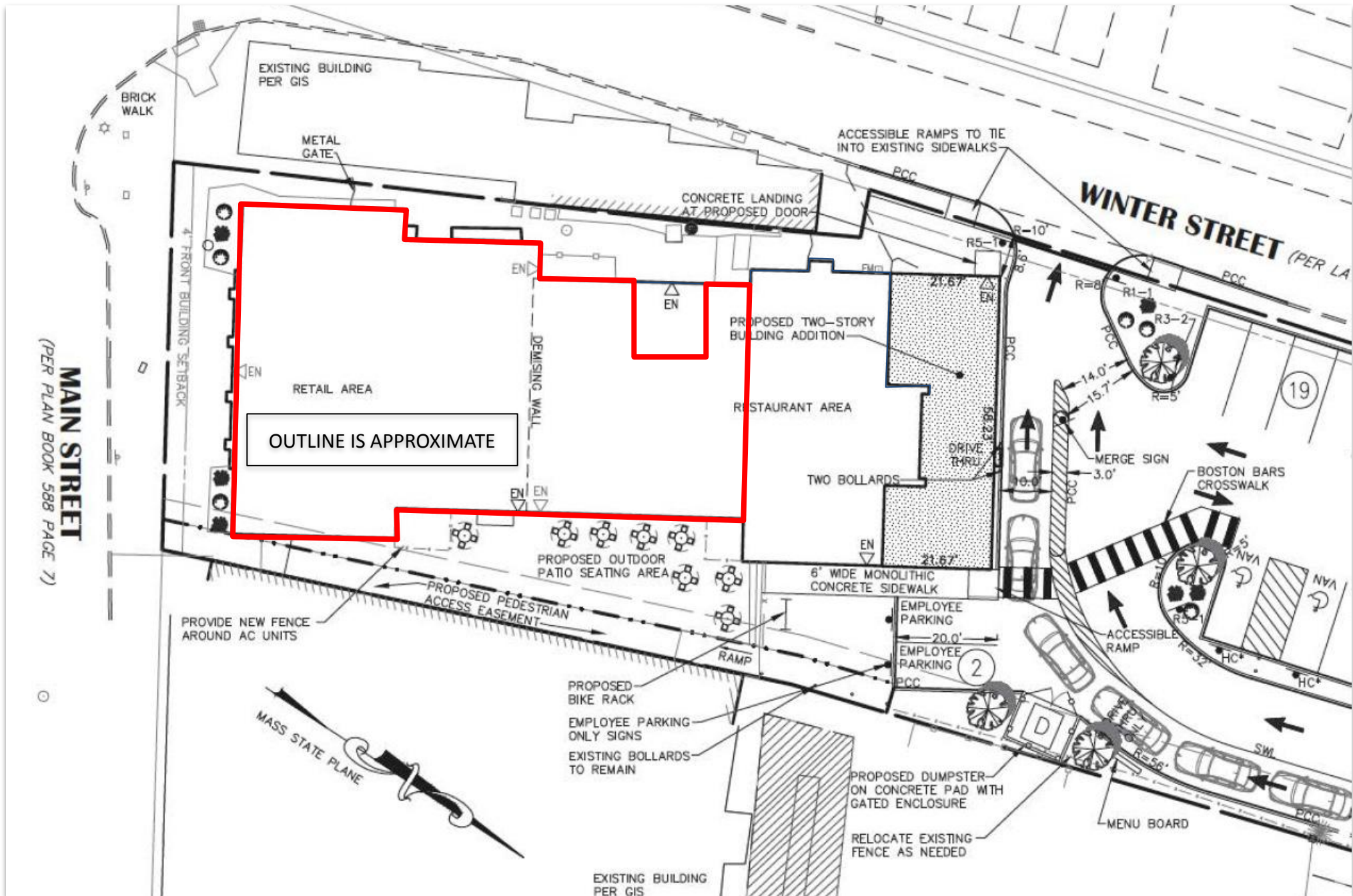
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Appr. Value
PAV1	PAVING-ASPH	L	25,000	3.00	1985			32	0.00	24,000
VLT2	VAULT-GOOD	B	576	263.85	1983			51	0.00	77,500
FGPL	Flagpole-25'	L	1	2229.00	1995			52	0.00	1,200
PKBR	Parking Bumper	L	32	52.17	1987			36	0.00	600
FN1	FENCE CHAIN	L	570	15.90	1985			32	0.00	2,900
DUW	W/PNEU TUBE	B	1	27489.00	1983			51	0.00	14,000
SGN1	SIGN-1 SD W/	L	88	30.60	1995			52	0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,320	7,320	7,320	375.63	2,749,643	
BMT	Basement Area	0	400	80	75.13	30,051	
CAN	Canopy	0	192	19	37.17	7,137	
FBM	Fin Bsmnt	2,792	5,584	2,234	150.28	839,167	
FUS	Upper Story	1,624	1,624	1,543	356.90	579,604	
UAT	Attic, Unfinished	0	5,584	1,396	93.91	524,385	



# SITE PLANS

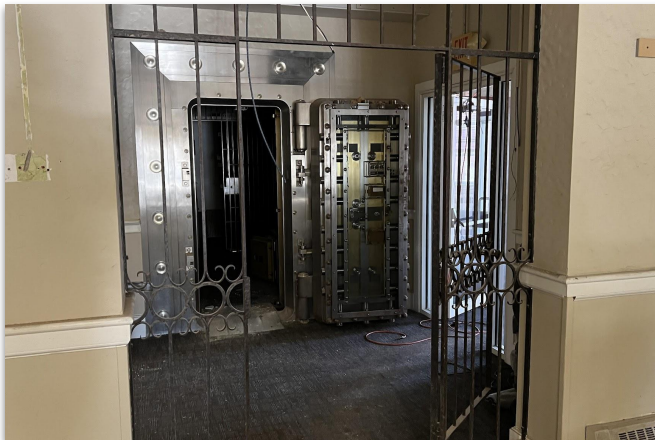
442 MAIN STREET, HYANNIS, MA 02601





# INTERIOR PICTURES

442 MAIN STREET, HYANNIS, MA 02601





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.

