

Commercial
Realty Advisors
OFFERING MEMORANDUM

1.13+/- Acres PRIME
Commercial Land

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

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KEVIN PEPE

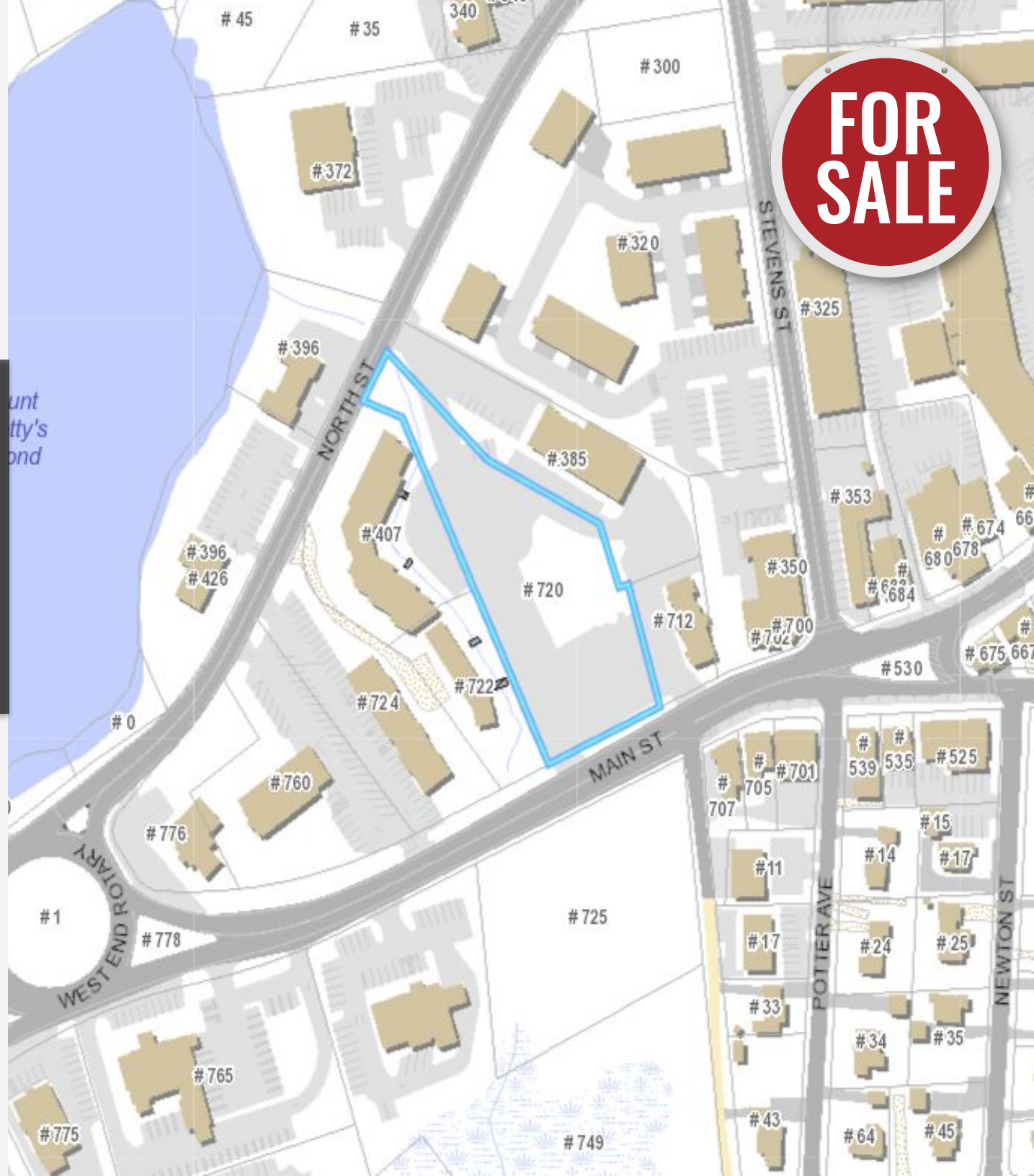
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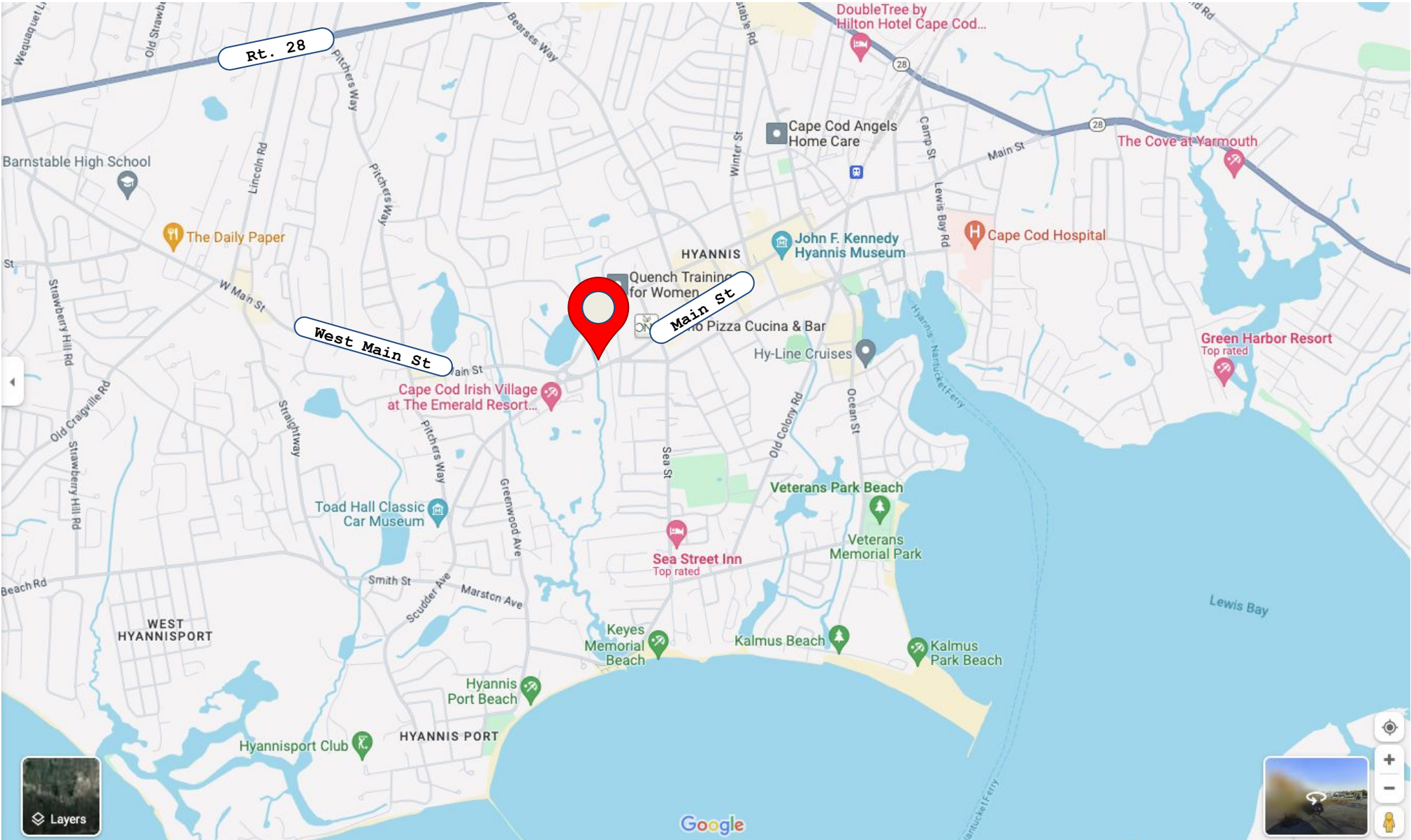
222 West Main Street, Hyannis, MA

ComRealty.net



PROPERTY LOCATION

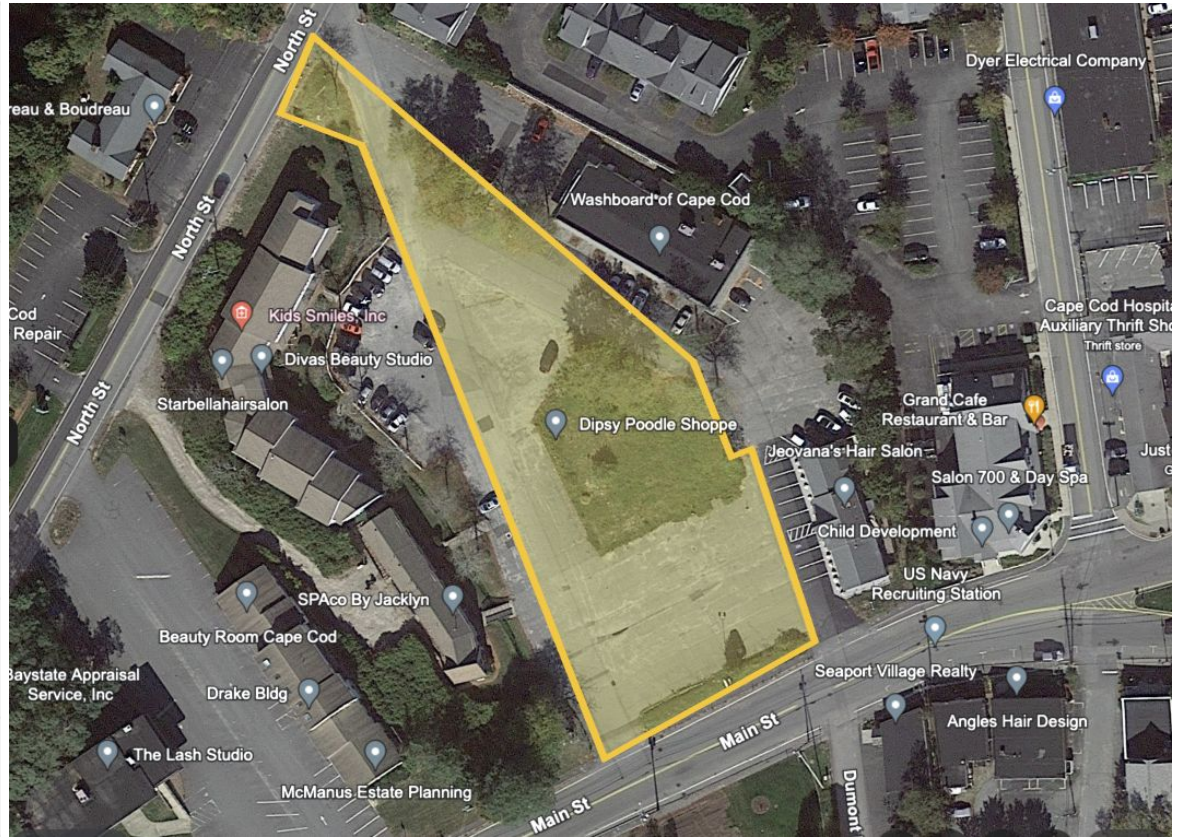
720 Main Street, Hyannis, MA 02601



Analysis of Opportunity

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



Development Opportunity: 720 Main Street, Hyannis, MA

Overview:

Situated in the heart of Hyannis, 720 Main Street presents a prime development opportunity for land investors and developers. This 1.13-acre commercial parcel is strategically located in a high-visibility area with dual frontage on both Main Street and North Street, providing significant exposure for future commercial or mixed-use projects. Listed for \$1,600,000, this property offers an ideal canvas for a wide array of development possibilities.

Development Opportunity: 720 Main Street, Hyannis, MA

Key Location Advantages:

- **Main Street Frontage:** With frontage on two major streets—Main Street and North Street—the property benefits from exceptional visibility and traffic flow, making it an ideal location for retail, office, or mixed-use development.
- **High-Traffic Area:** Hyannis is a bustling commercial and tourism hub on Cape Cod, ensuring a consistent flow of both local residents and seasonal visitors. The site is perfectly positioned to capitalize on this dynamic traffic.
- **Proximity to Major Routes:** The property is easily accessible from Route 28, one of Cape Cod’s main transportation corridors, providing direct access to surrounding towns and regions. This makes the location suitable for businesses requiring ease of access for customers and employees alike.

Zoning and Development Potential:

- **Zoning:** The property falls under the DMS (Downtown Main Street) zoning district, which allows for a range of commercial, residential, and mixed-use developments. This flexible zoning opens up opportunities for retail spaces, offices, multi-family residential units, or a combination of these.
- **Growth Incentive Zone:** As part of the town’s “Growth Incentive Zone,” 720 Main Street benefits from incentives aimed at encouraging commercial and residential development. This designation can provide developers with access to funding and streamlined approval processes, making it an attractive proposition for large-scale projects.

Potential Uses for Investors and Developers:

1. **Mixed-Use Development:** With its dual frontage and central location, the property is ideal for a mixed-use project, combining ground-level retail with upper-floor residential units. This setup would cater to the high demand for housing and commercial space in the Hyannis area.
2. **Commercial Retail or Office Complex:** The high-visibility location makes the property perfect for a retail center or office park, attracting both local businesses and national chains. The nearby foot traffic and access to Route 28 would ensure strong customer engagement.
3. **Hotel or Hospitality Development:** Hyannis is a key destination for tourists, and a boutique hotel or extended-stay accommodations could thrive in this vibrant downtown area. The dual frontage provides easy access for guests, and the property's proximity to transportation hubs and attractions makes it an ideal hospitality location.
4. **Residential or Multi-Family Development:** As housing demand continues to grow on Cape Cod, this site could be developed into high-end residential units or an apartment complex, providing much-needed housing in a desirable location near the commercial heart of Hyannis.

Investor Benefits:

- **Gateway City Designation:** As part of Barnstable's status as a designated Gateway City, developers may be eligible for state funding for commercial or residential projects. This additional financial support can enhance the overall return on investment.
- **Significant Land Area:** With 1.13 acres of developable land, investors have ample space to design and build projects that maximize both functionality and profitability. The lot size allows for versatile site planning, whether for a single large project or multiple smaller developments.

Conclusion:

720 Main Street in Hyannis is a rare opportunity for land investors and developers looking to capitalize on the thriving commercial and residential markets on Cape Cod. Its prime location, flexible zoning, and significant development incentives make it an ideal site for a wide variety of projects. Whether you're planning a mixed-use development, retail space, or residential project, this property offers unlimited potential in one of the region's most dynamic areas.

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

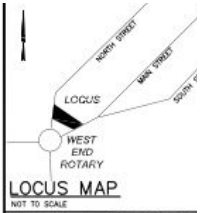
OVERLAY DISTRICT: AP
 NITROGEN SENSITIVE ZONE: NOT A ZONE II
 FEMA FLOOD ZONE DISTRICT: "X" DATED JULY 16, 2014
 PANEL #2500100568 J
 MINIMUM LOT SIZE: 20,000 S.F.
 EXISTING LOT SIZE: 49,249± S.F.
 EXISTING BUILDING COVERAGE: 0 S.F.
 PROPOSED BUILDING COVERAGE: 15,040± S.F. (30.5%)

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

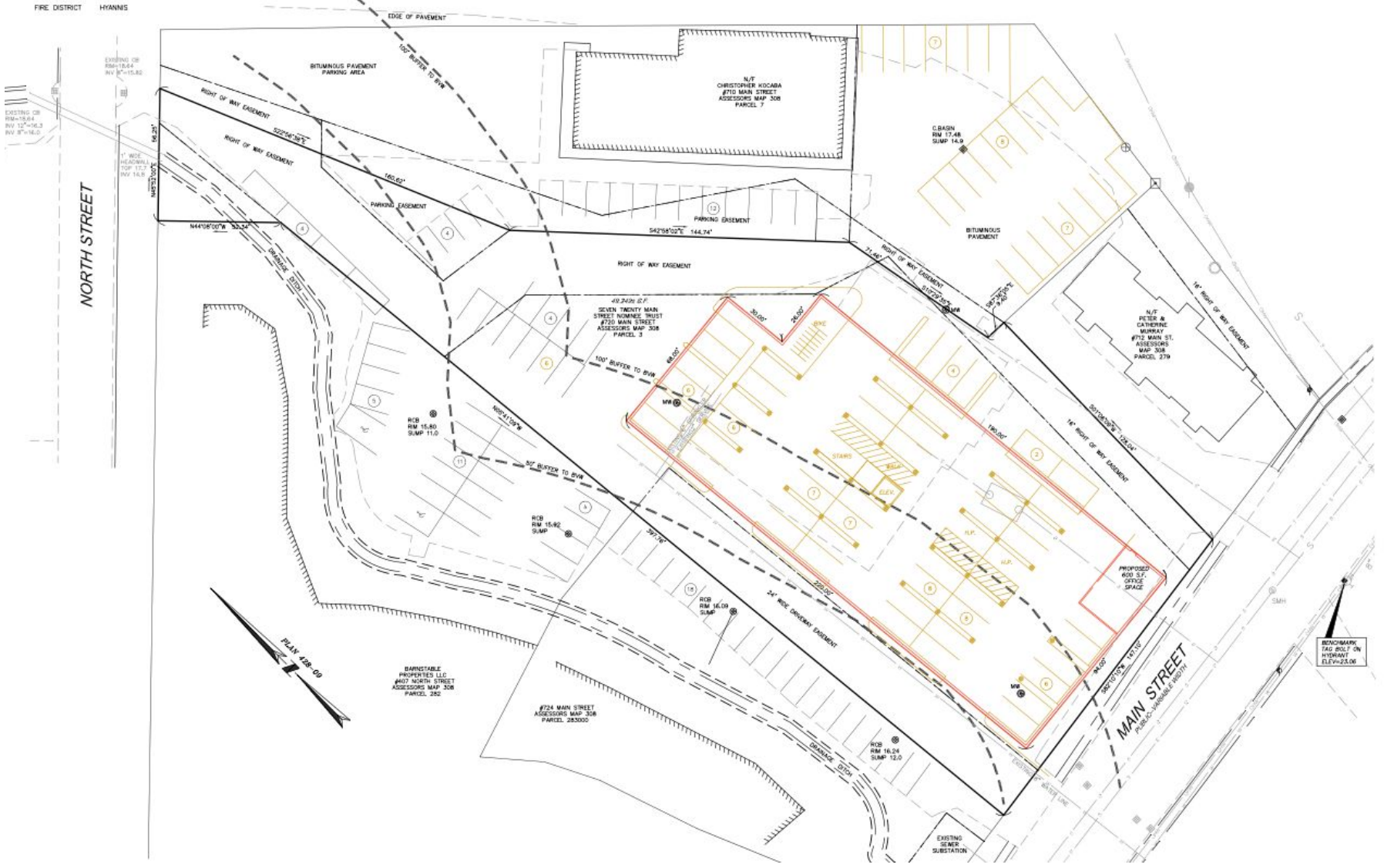
PREPARED FOR:
 WILLIAMS BUILDING COMPANY, INC.
 196 OLD TOWNHOUSE ROAD
 WEST YARMOUTH, MA 02673
 TIM@WILLIAMSBUILDINGCO.COM

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

508 778 8919

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 SCALE: 1" = 20'
 0 10 20 40 feet

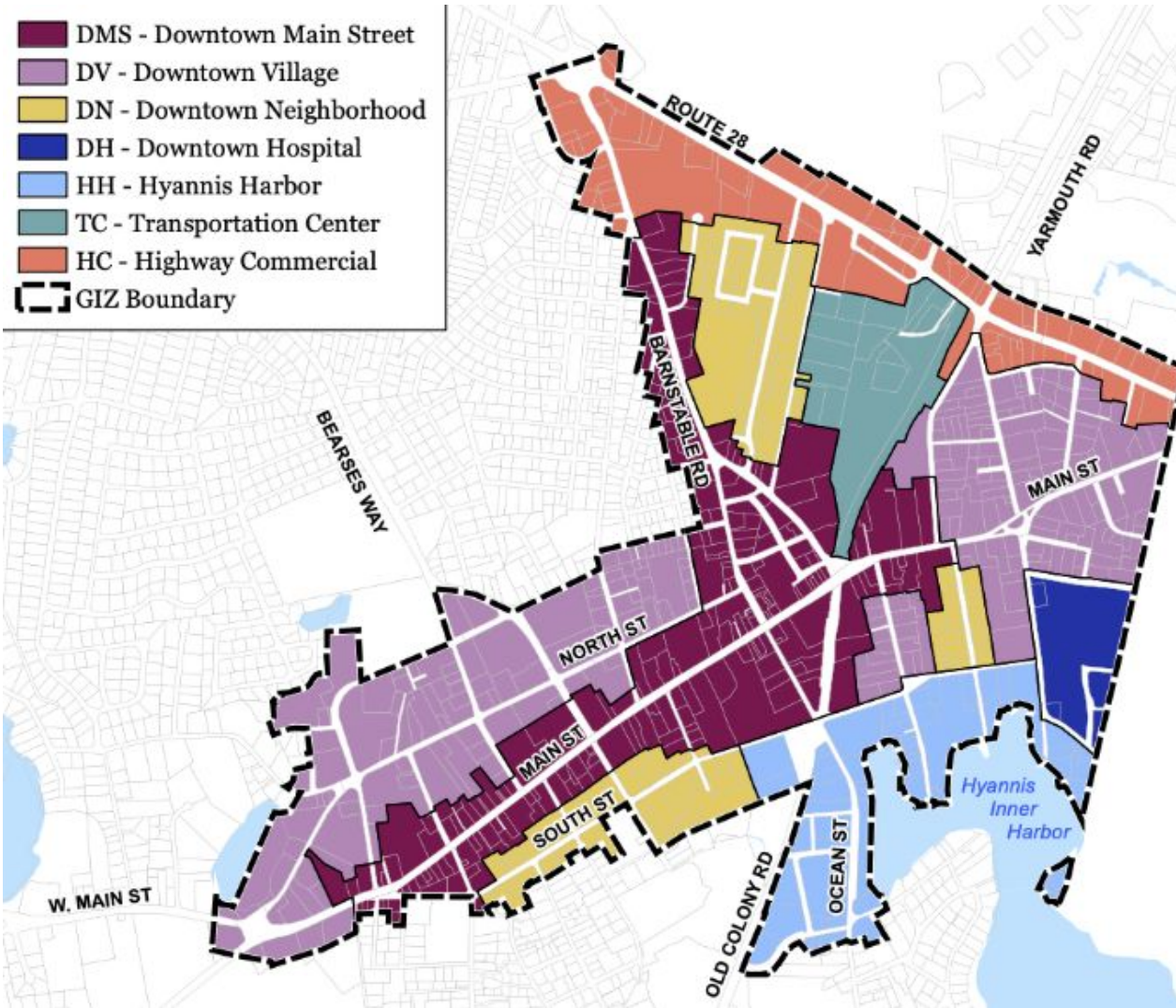
FILE: 4892201-EXC



ZONING INFORMATION

720 Main Street, Hyannis, MA 02601

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



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	

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 Sec # 1 of 1 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

Property Location 720 MAIN STREET (HYANNIS)
 Vision ID 24841 Account # 219739

Map ID 308/ 003/ / /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 3370
 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											
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					

No Sketch



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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