

*Automotive Use/Commercial Space For Lease  
Hyannis, Cape Cod, MA*

**FOR  
LEASE**

**KEVIN PEPE**

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🌐 [comrealty.net](http://comrealty.net)



**63 CIT AVENUE**

**FOR LEASE**

**AREA**

**HYANNIS**

**\$8,000/Mo N-N-N**

**±4,500 Sq Ft**



# PROPERTY LOCATION

63 Cit Avenue, Hyannis, MA





# PROPERTY MAP

63 Cit Avenue, Hyannis, MA





**63 Cit Avenue, Hyannis, MA**

Commercial  
Realty Advisors

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



# FIELD CARD

63 Cit Avenue, Hyannis, MA

Property Location 63 CIT AVENUE		Map ID 312/022/11		Bldg Name		State Use 332J	
Vision ID 26103		Account # 231127		Bldg # 1		Print Date 12/21/2024 9:35:48 A	
Sec # 1 of 1		Card # 1 of 1					


CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	250	Job Shop(s)			
Model	95	SvcGar/Gar/JS			
Grade	C+	Average Plus			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2	05	Drywall			
Interior Floor 1	03	Concr Finished			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	06	Central/Half			
Size Adj Tbl	332J	JOB SHOP(S)			
Total Rooms	03				
Bedrooms	00				
Full Bathrooms	2				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	16.00				
1st Floor Use:	3320				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
332J	JOB SHOP(S)	100
		0
		0

COST / MARKET VALUATION		
RCN		433,527
Year Built		1978
Effective Year Built		2012
Depreciation Code		E
Remodel Rating		04
Year Remodeled		2015
Depreciation %		9
Functional Obsol		0
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		91
RCNLD		394,500
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	4,800	3.00	1999		60		0.00	8,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office Area	1,200	1,200	1,620	132.41	158,895
BAS	First Floor	2,800	2,800	2,800	98.08	274,633
Ttl Gross Liv / Lease Area		4,000	4,000	4,420		433,528

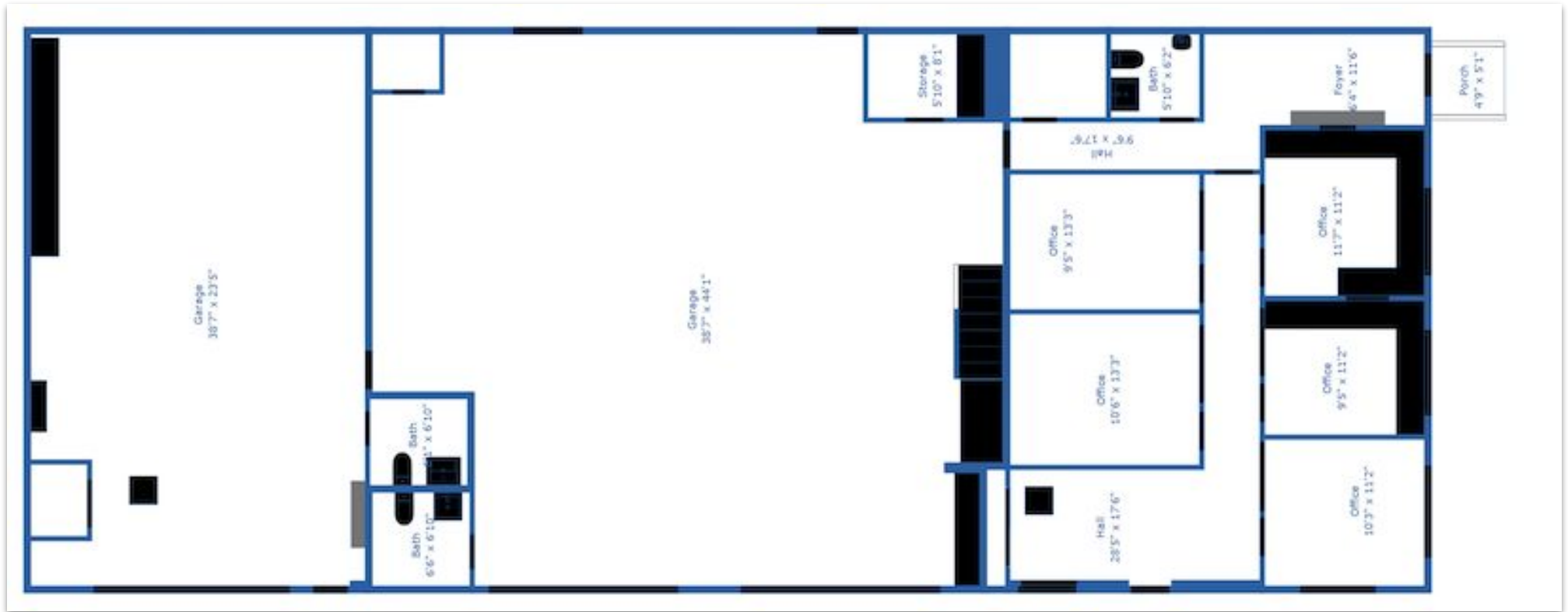


05/27/2016



# FLOOR PLANS

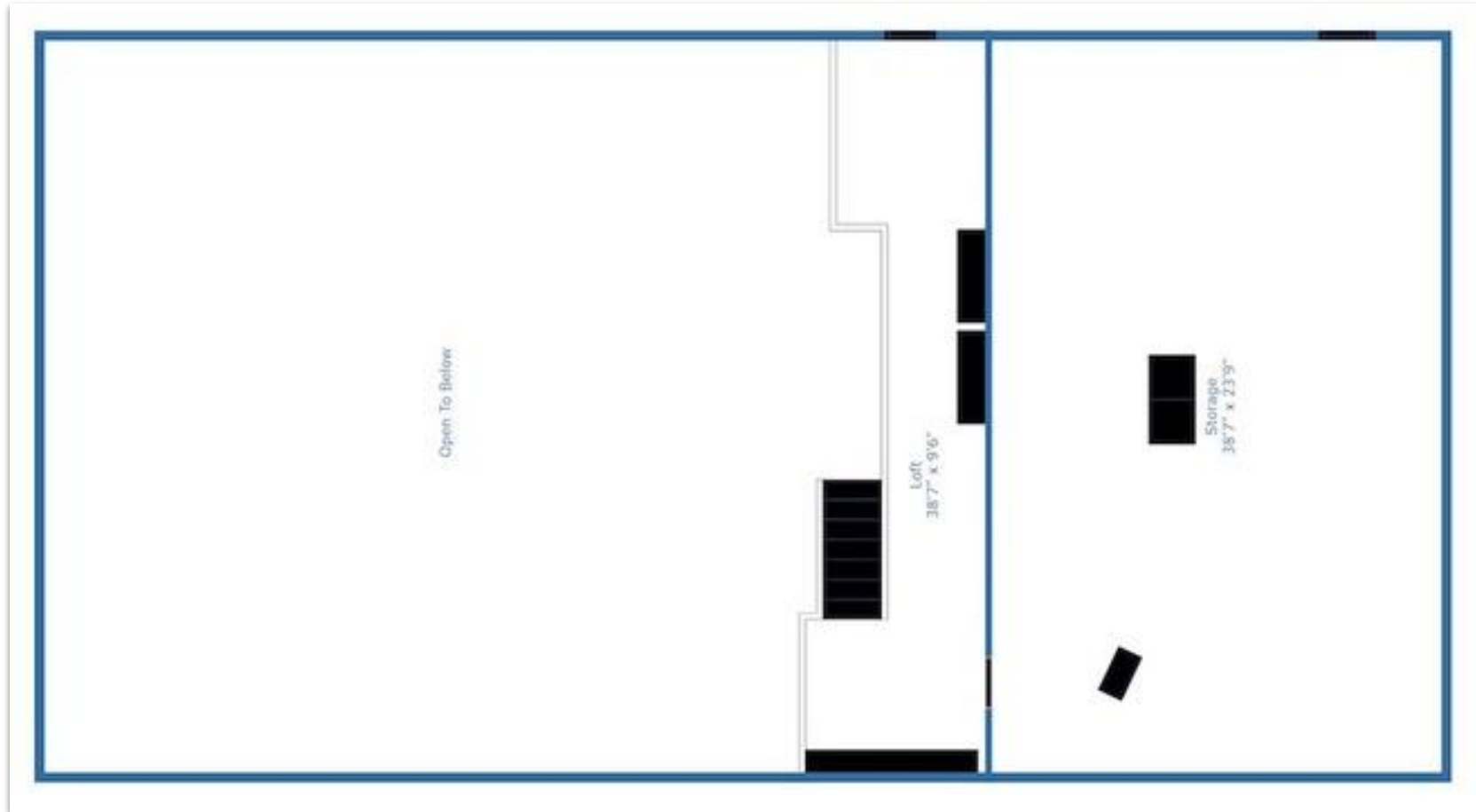
63 Cit Avenue, Main Level, Hyannis, MA





# FLOOR PLANS

63 Cit Avenue, Mezzanine, Hyannis, MA





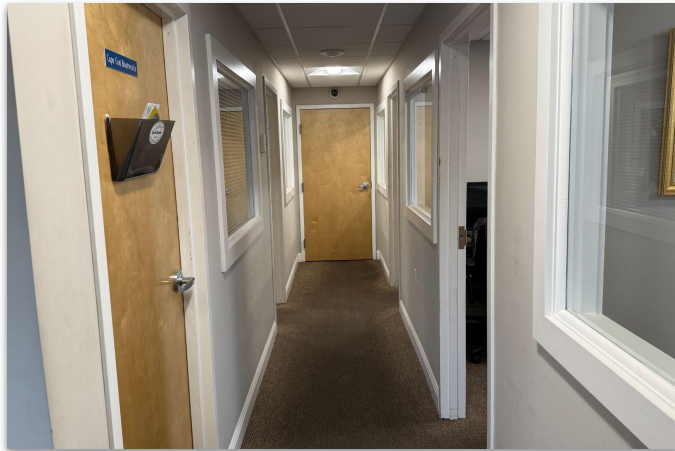


## Benefits of Leasing the Property:

- **Strategic Location:** Hyannis serves as the commercial and transportation hub of Cape Cod, featuring the Cape Cod Mall, Barnstable Municipal Airport, and ferry services to Martha's Vineyard and Nantucket. This central positioning ensures high visibility and accessibility for an automotive business.
- **Economic Environment:** With a median household income of \$66,300 and an average household income of \$85,426, the Hyannis area demonstrates a stable economic base conducive to supporting automotive services.
- **Diverse Community:** Hyannis is the most ethnically diverse community on Cape Cod, with non-white residents comprising over 30% of the population. This diversity can translate into a broad customer base with varied automotive needs.
- **Population:** Approximately 12,759 residents, with a median age of 42 years.
- **Households:** Around 5,054 households, averaging 2 individuals per household.
- **Employment:** A workforce where 72.59% are employed in white-collar occupations and 27.41% in blue-collar roles, indicating a balanced mix of potential customers requiring various automotive services.

# INTERIOR PICTURES

63 Cit Avenue, Hyannis, MA





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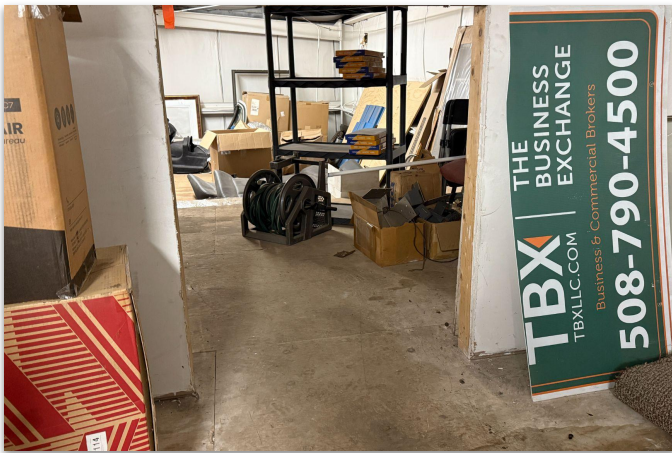
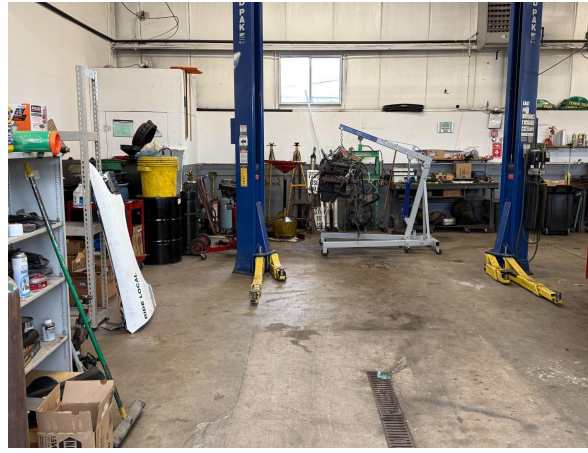
63 Cit Avenue, Hyannis, MA





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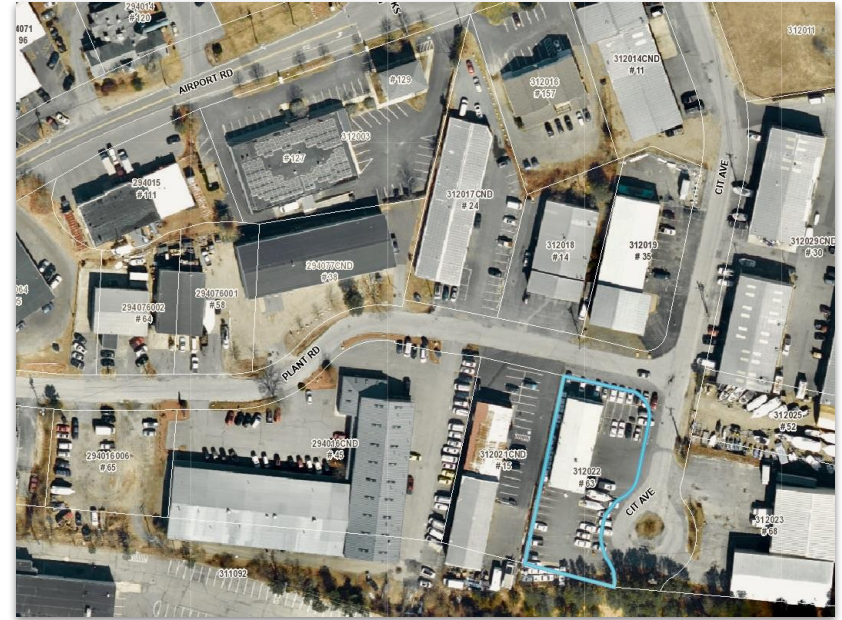
63 Cit Avenue, Hyannis, MA





# EXTERIOR PICTURES

63 Cit Avenue, Hyannis, MA





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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