

**OFFERING MEMORANDUM**

***Investment Property***

**Owning the Location, Collect the Revenue:  
A Premier Waterfront Asset Fully Leased  
and Built to Impress.**

**FOR  
SALE**



**218 West Main St**

**INVESTMENT**

**AREA**

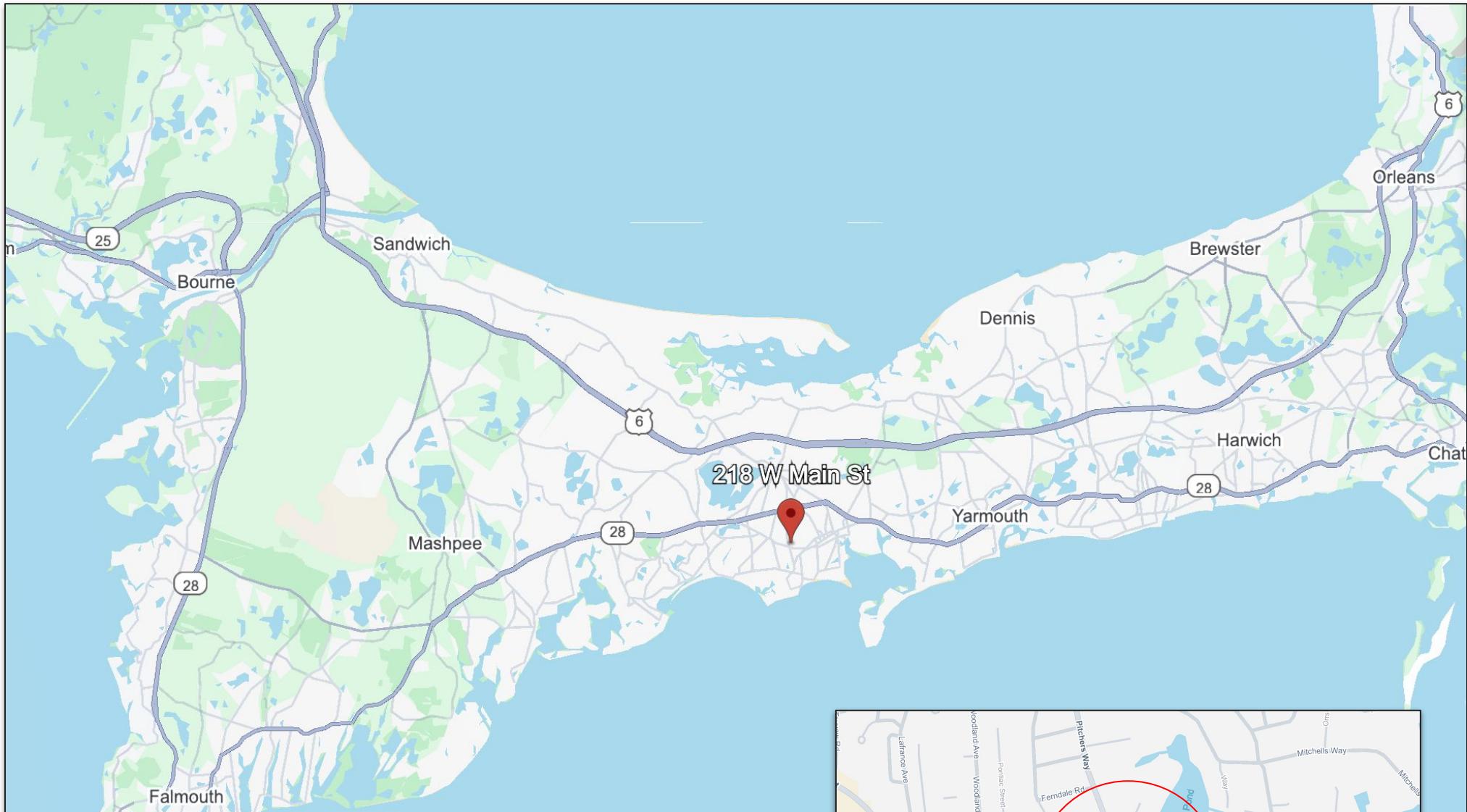
Hyannis, MA 02601

**\$1.49M**

**± 8,904 Sq. Ft.**

# PROPERTY LOCATION

218 West Main Street, Hyannis, MA 02601



# INVESTMENT HIGHLIGHTS

218 West Main Street, Hyannis, MA 02601

Nestled along **West Main Street**, a vital east-west artery in the commercial heart of Hyannis, this three-story ±8,904 square foot office building offers investors a rare opportunity to secure a centrally located, income-producing asset with future repositioning upside.

- **PROPERTY HIGHLIGHTS**

- Prominent signage and street presence along a high-visibility corridor
- Functional layout across **three floors**, ideal for single or multi-tenant use
- Ample onsite **parking and green space**
- **Town utilities** ensure ease of management
- Walkable to surrounding retail, restaurants, healthcare, and professional offices
- Potential for **owner-occupancy, lease-up, or redevelopment**

- **INVESTMENT POTENTIAL:** This is more than just an office building—it's a **revenue-generating opportunity** in the largest commercial district on Cape Cod. With strong regional demand for office space in Hyannis and a tightening supply of centrally located commercial lots, this property offers:

- **Income Stability** – Fully occupied with long term tenants
- **Value-Add Upside** – Renovate to attract higher-quality tenants or explore a medical or co-work conversion
- **Long-Term Land Value** – The full acre, split-zoned lot provides strategic optionality for future redevelopment or repositioning

- **LOCATION ANALYSIS**

- **Cape Cod Healthcare & Cape Cod Hospital** – 5 minutes away
- **Barnstable Municipal Airport** – 10 minutes
- **Cape Cod Mall, Route 132 Retail Corridor** – Nearby
- **Public Transit & Route 6** – Easy access for commuters and clients

**With Hyannis at the economic center of the Cape, 218 West Main positions investors at the crossroads of business, healthcare, and government services.**



Commercial

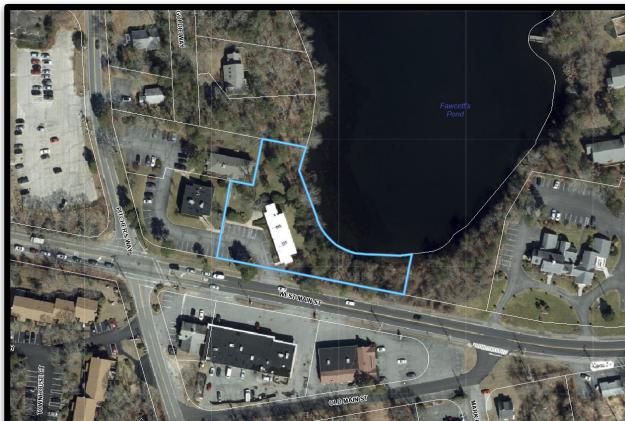
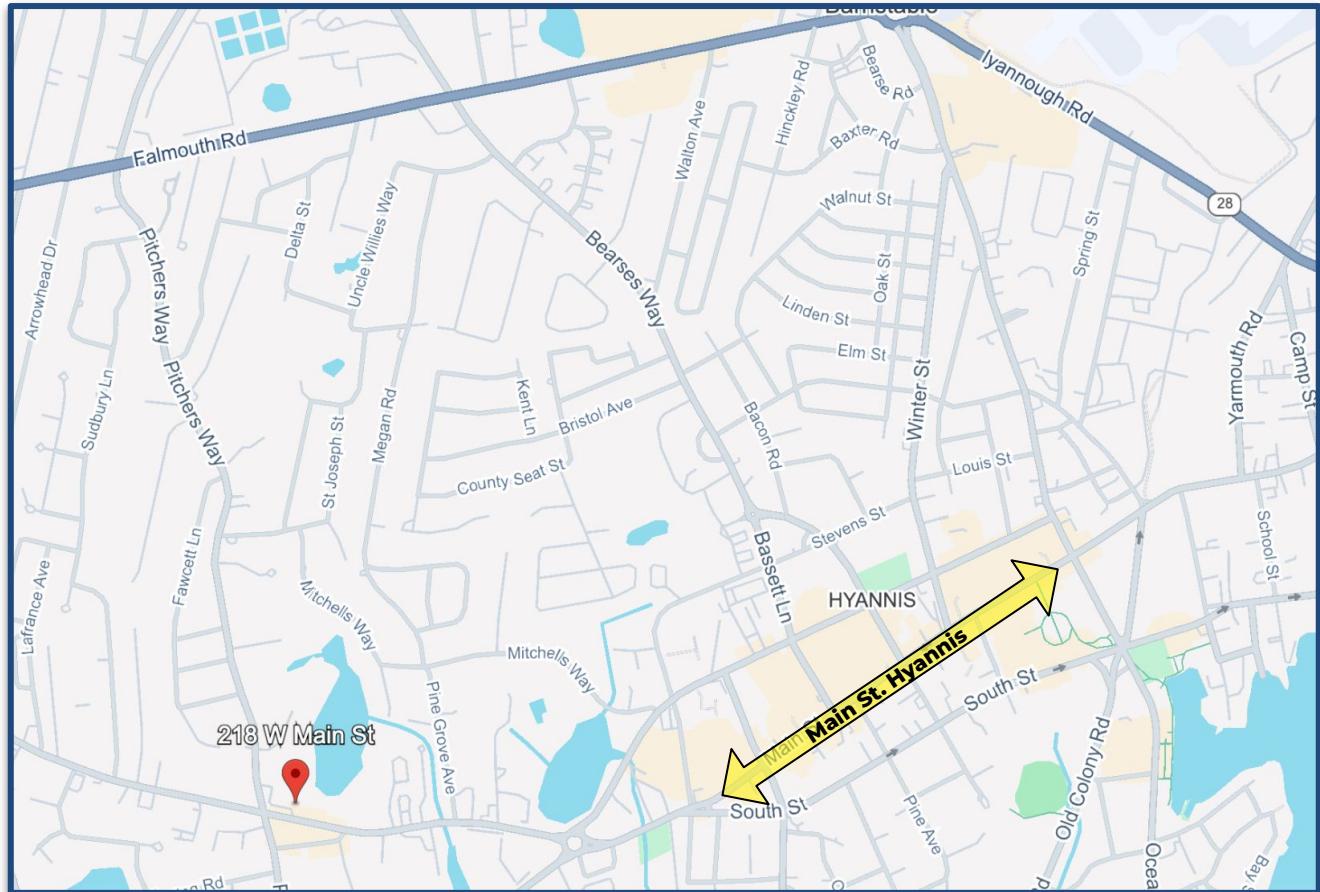
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# PROPERTY SPECIFICATIONS

218 West Main Street, Hyannis, MA 02601

<b>Parcel ID</b>	290/071
<b>Address</b>	218 West Main Street, Hyannis
<b>Style</b>	Office Building
<b>Certificate</b>	C22877
<b>Land Use Code</b>	340 - Office
<b>Zoning</b>	Split RB/HB
<b>Lot Size</b>	1.0 Acre
<b>Building Size</b>	±8,904 SF
<b>Year Built</b>	1981
<b>Utilities</b>	serviced by town water and sewer



Commercial

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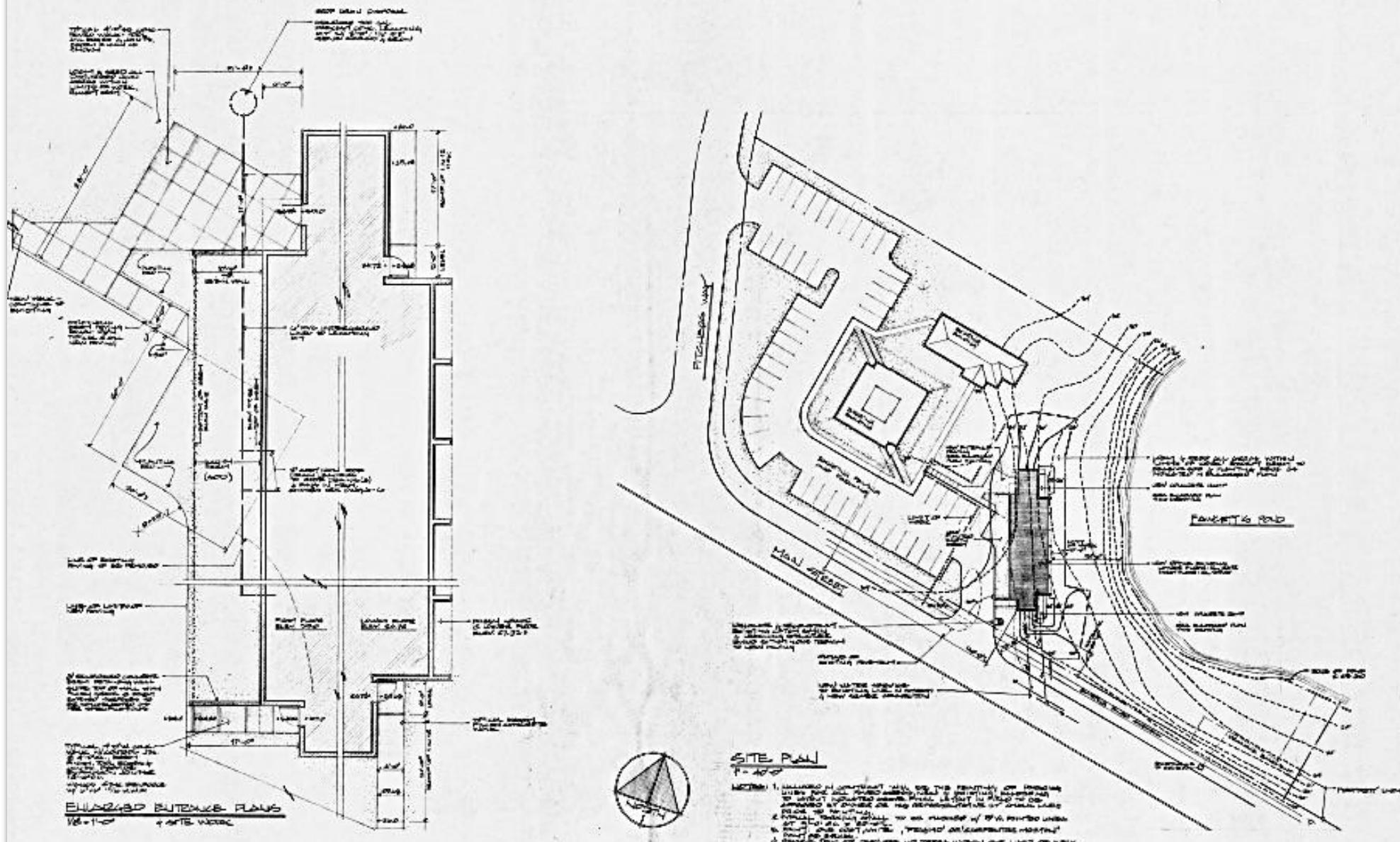
# INTERIOR PICTURES

218 West Main Street, Hyannis, MA 02601



## SITE PLANS

*218 West Main Street, Hyannis, MA 02601*



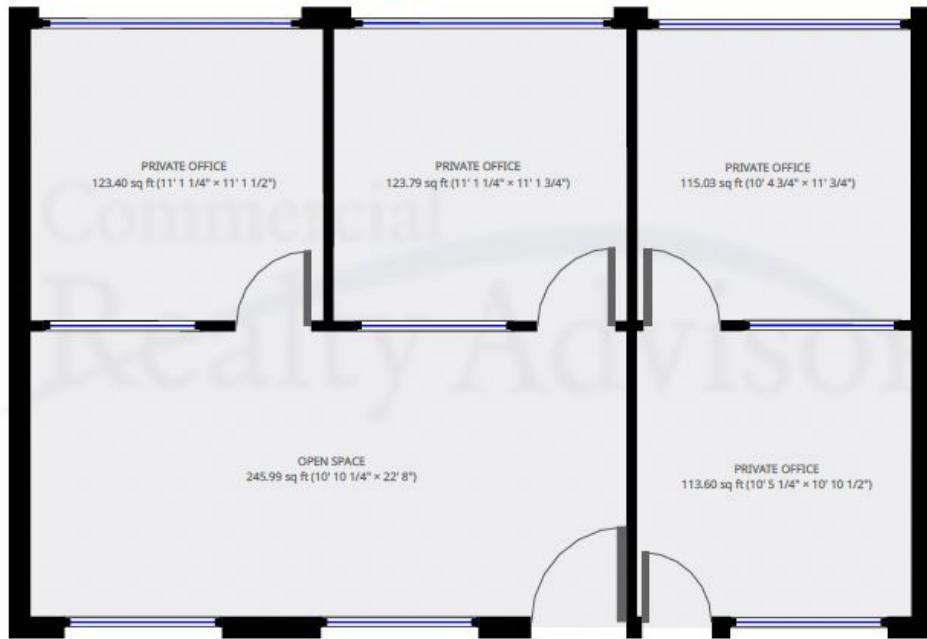
## Commercial

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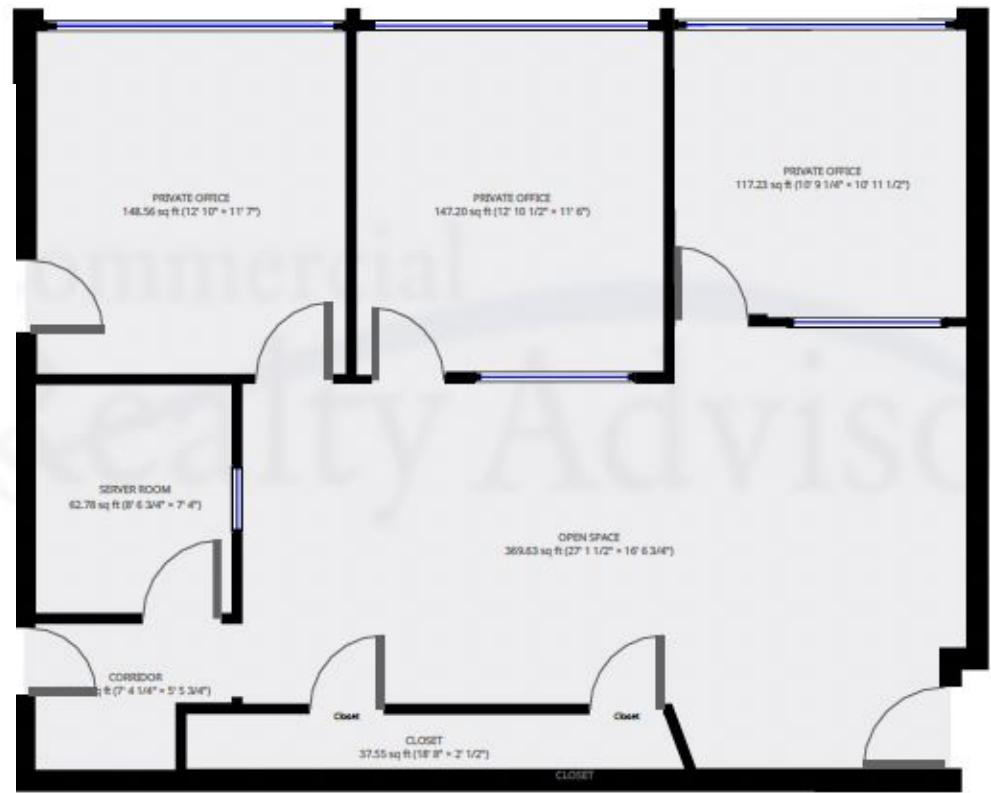
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# FLOOR PLANS

218 West Main Street, Hyannis, MA 02601



SUITE 1E

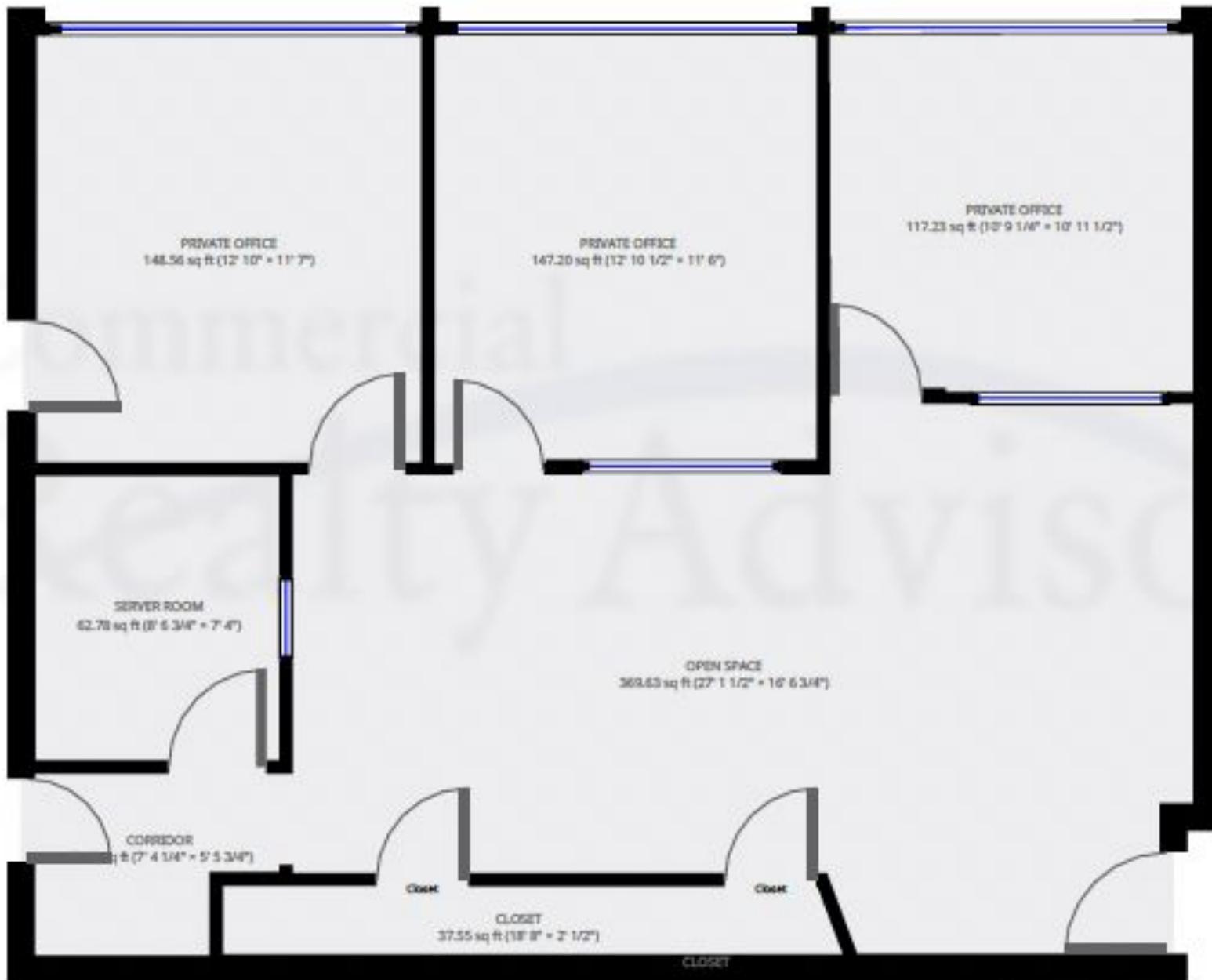


SUITE 1W

GROUND LEVEL PLANS

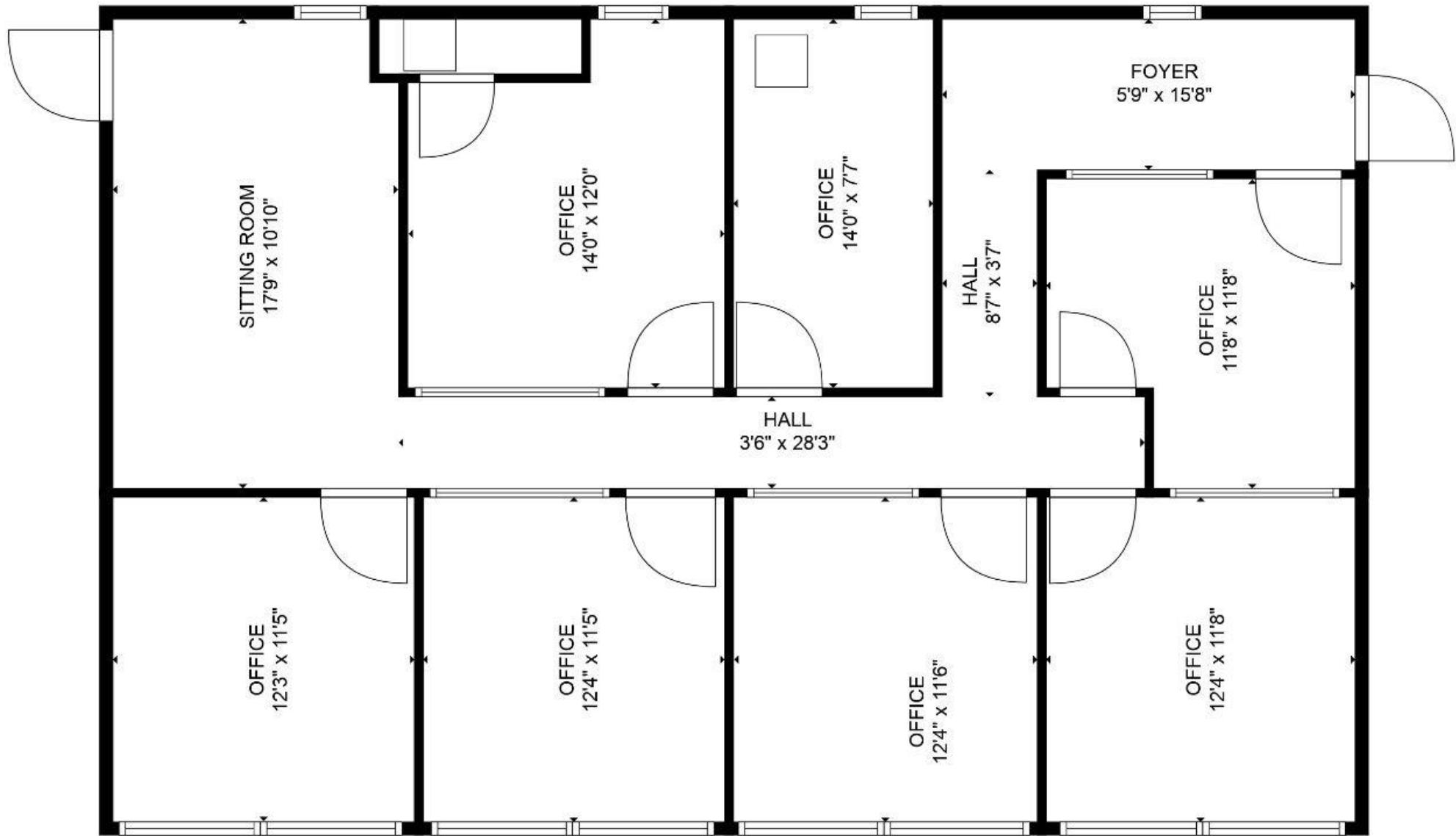
# FLOOR PLANS

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# FLOOR PLANS

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UPPER LEVEL PLAN SUITE 3W

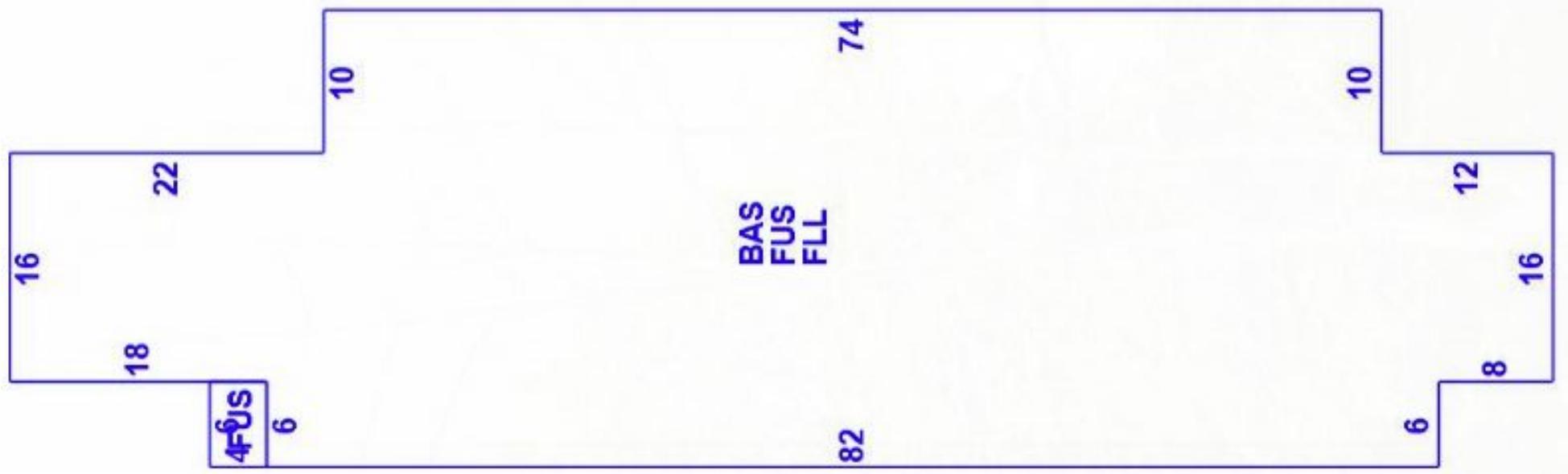
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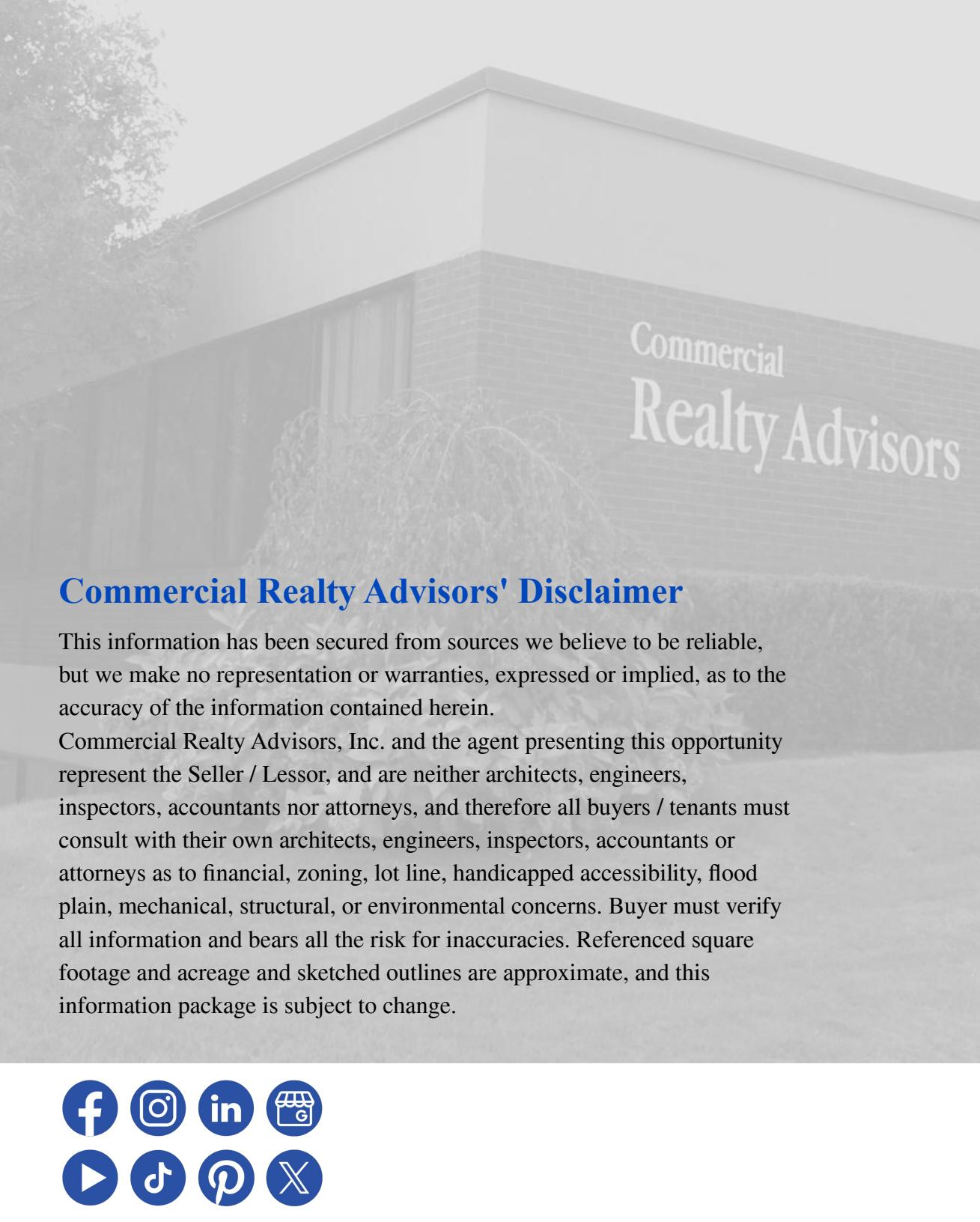
# ASSESSOR PLANS

218 West Main Street, Hyannis, MA 02601



A unique office in a park-like setting on Fawcett's Pond, with ample parking, and just 3 minutes from downtown Hyannis. Tenants include investment advisors, psychologists, accountants, attorneys and investment firms. Such an office location is rarely available, contact Commercial Realty Advisors for a tour today.





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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