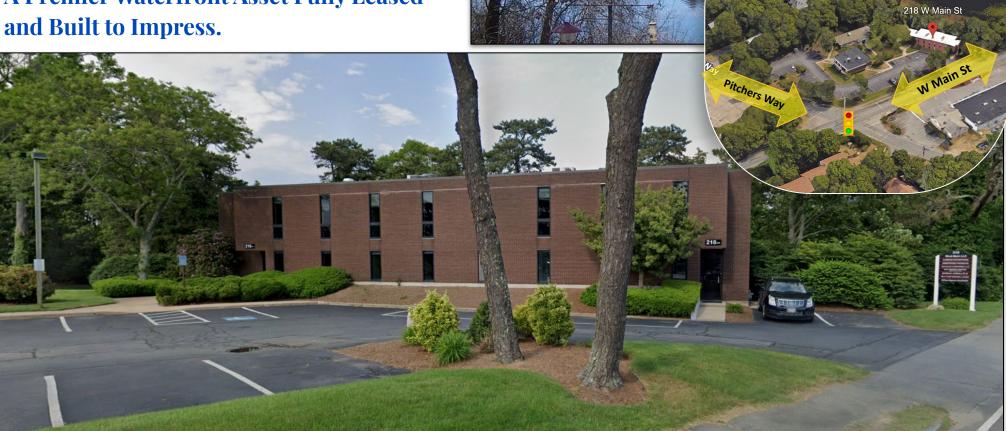
Realty Advisors

OFFERING MEMORANDUM

Investment Property

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



FOR

SALE

218 West Main St

Hyannis, MA 02601

INVESTMENT

\$1,600,000

AREA

± 8,904 Sq. Ft.



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
- 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

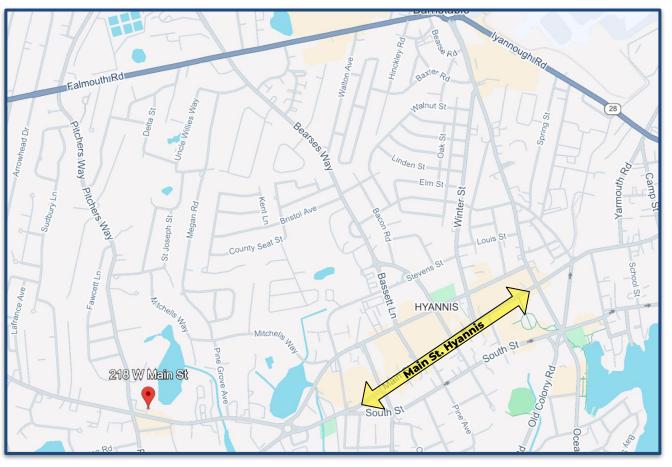
- Cape Cod Healthcare & Cape Cod Hospital 5 minutes away
- Barnstable Municipal Airport 10 minutes
- Cape Cod Mall, Route 132 Retail Corridor Nearby
- **Public Transit & Route 6** Easy access for commuters and clients

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





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









Commercial Realty Advisors 508-862-9000 | comrealty.net









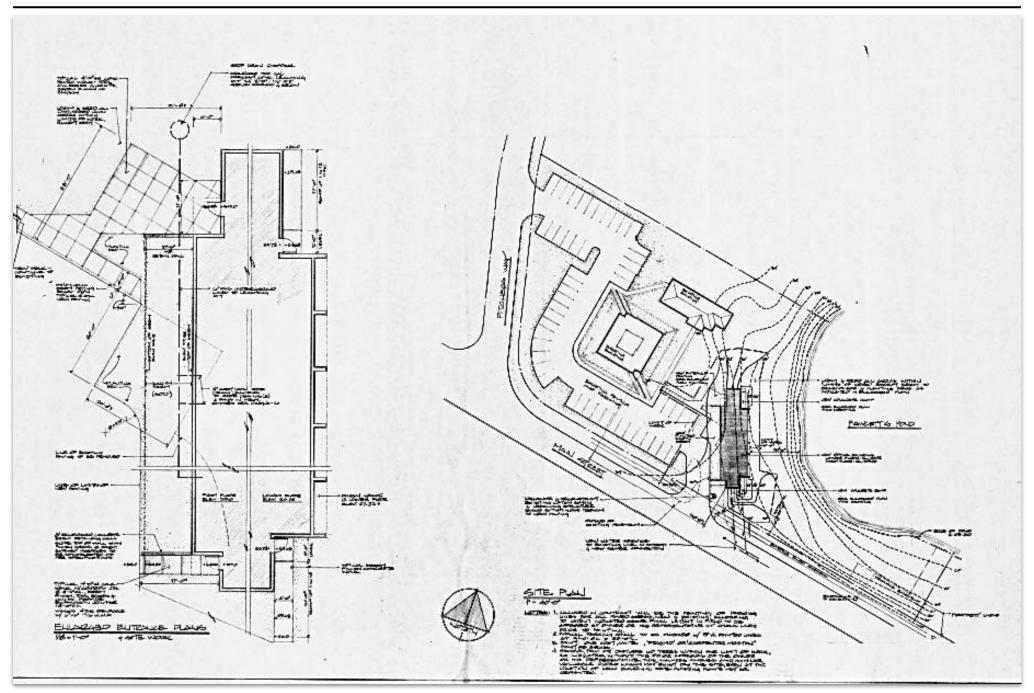






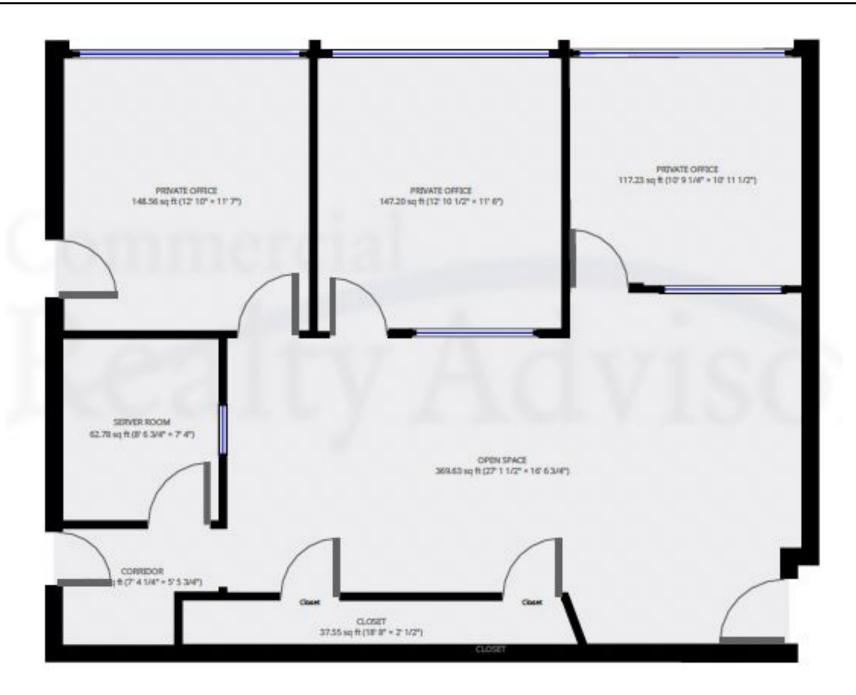


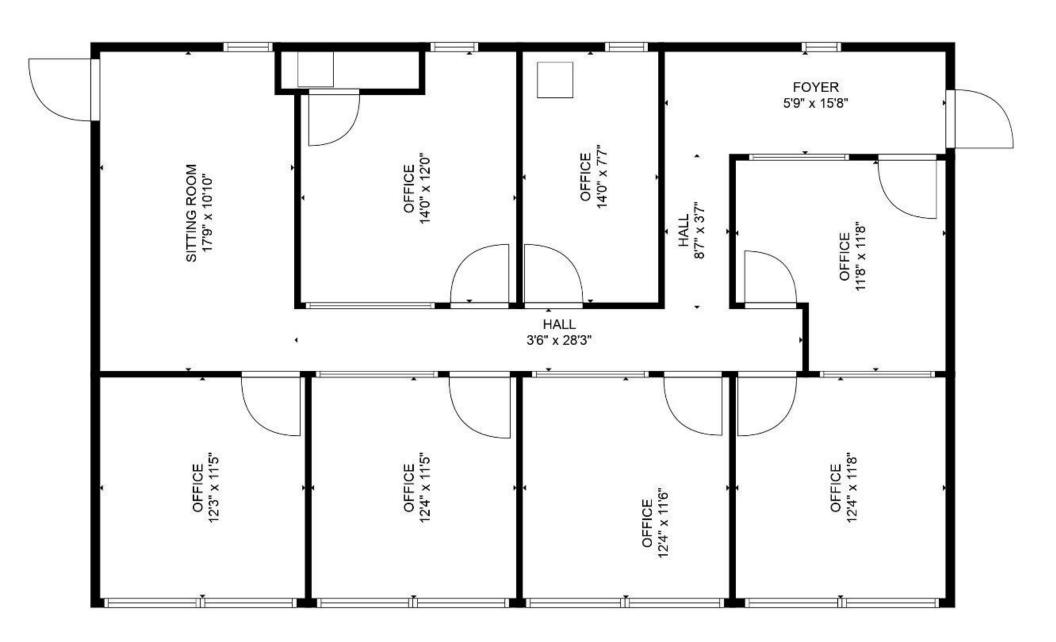


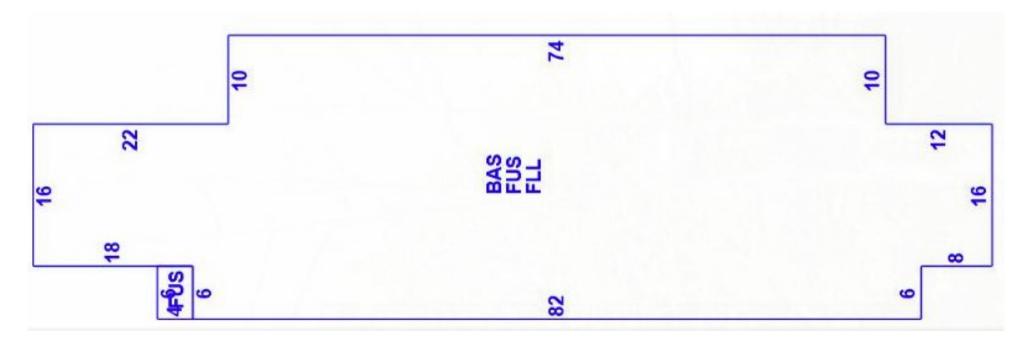




GROUND LEVEL PLANS







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

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.









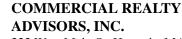












222 West Main St. Hyannis, MA 508-862-9000 | comrealty.net

