

Commercial
Realty Advisors
OFFERING MEMORANDUM

***40-Unit Housing
Development Property***

FOR SALE: \$1,390,000

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

☎ 508-862-9000 ☎ Fax: 508-862-9200

☎ Cell: 508-280-3209

✉ RFenuccio@ComRealty.net

KEVIN PEPE

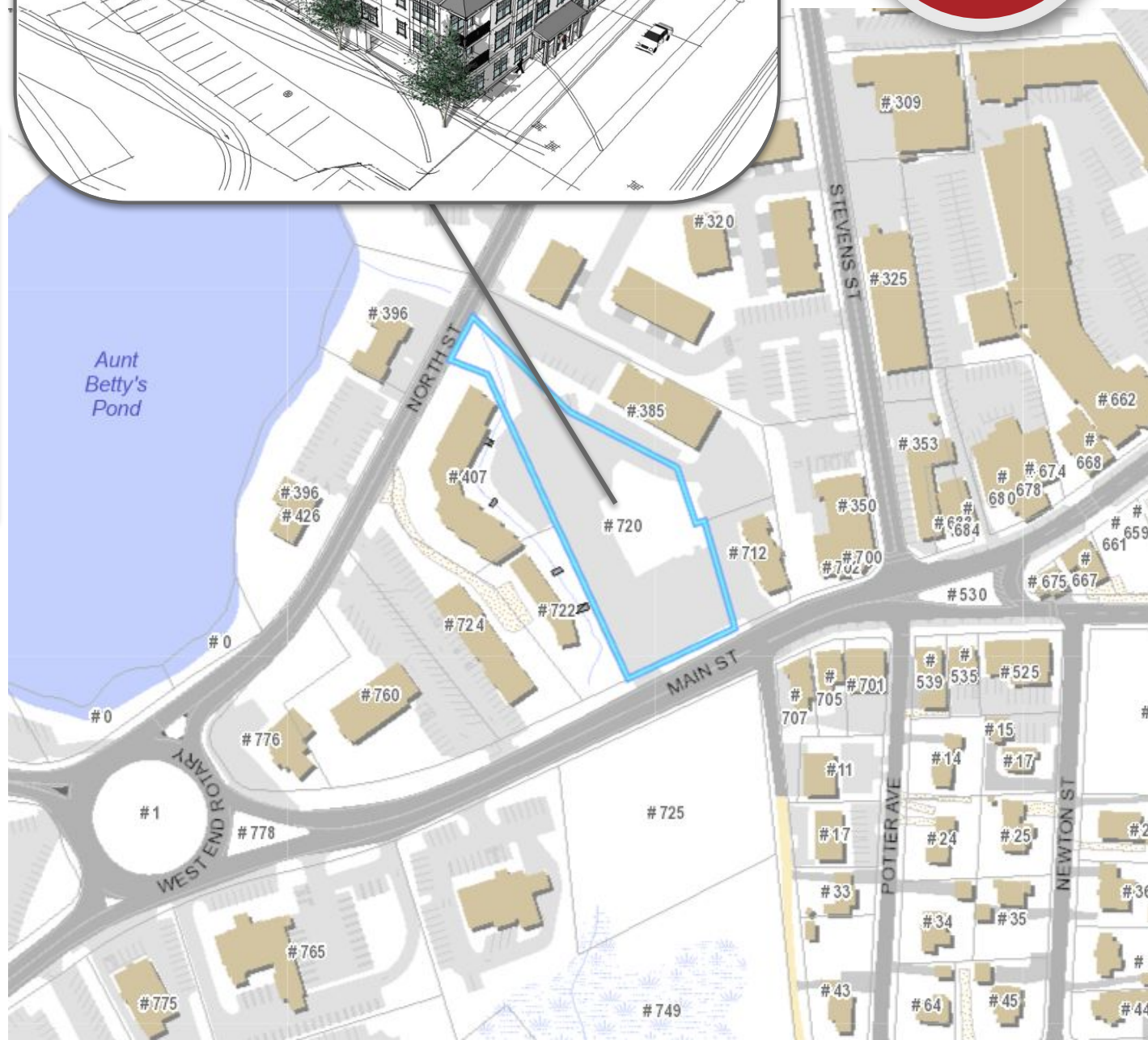
☎ 508-862-9000 ☎ Fax: 508-862-9200

☎ Cell: 508-962-5022

✉ KPepe@ComRealty.net

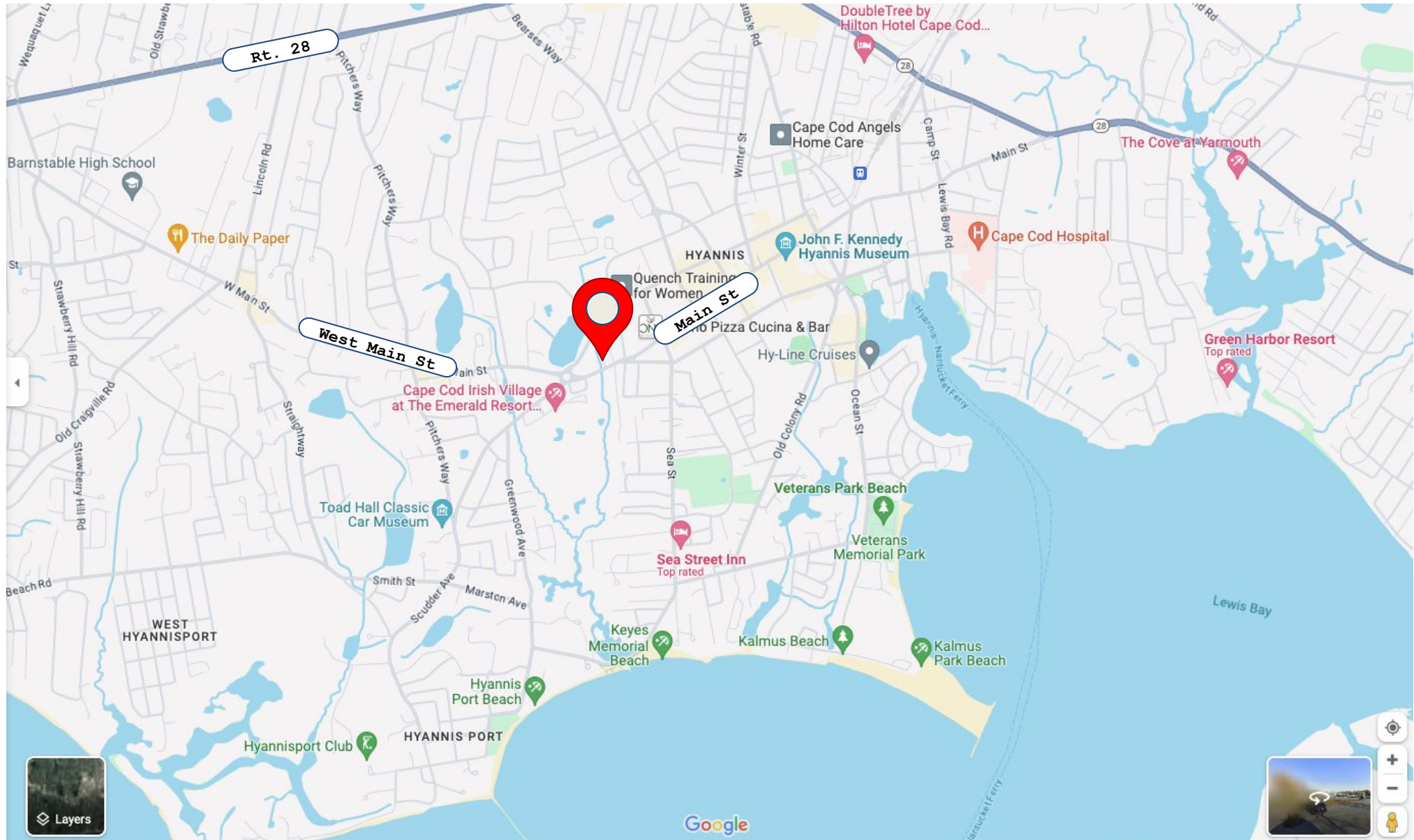
📍 222 West Main Street, Hyannis, MA

🌐 ComRealty.net



PROPERTY LOCATION

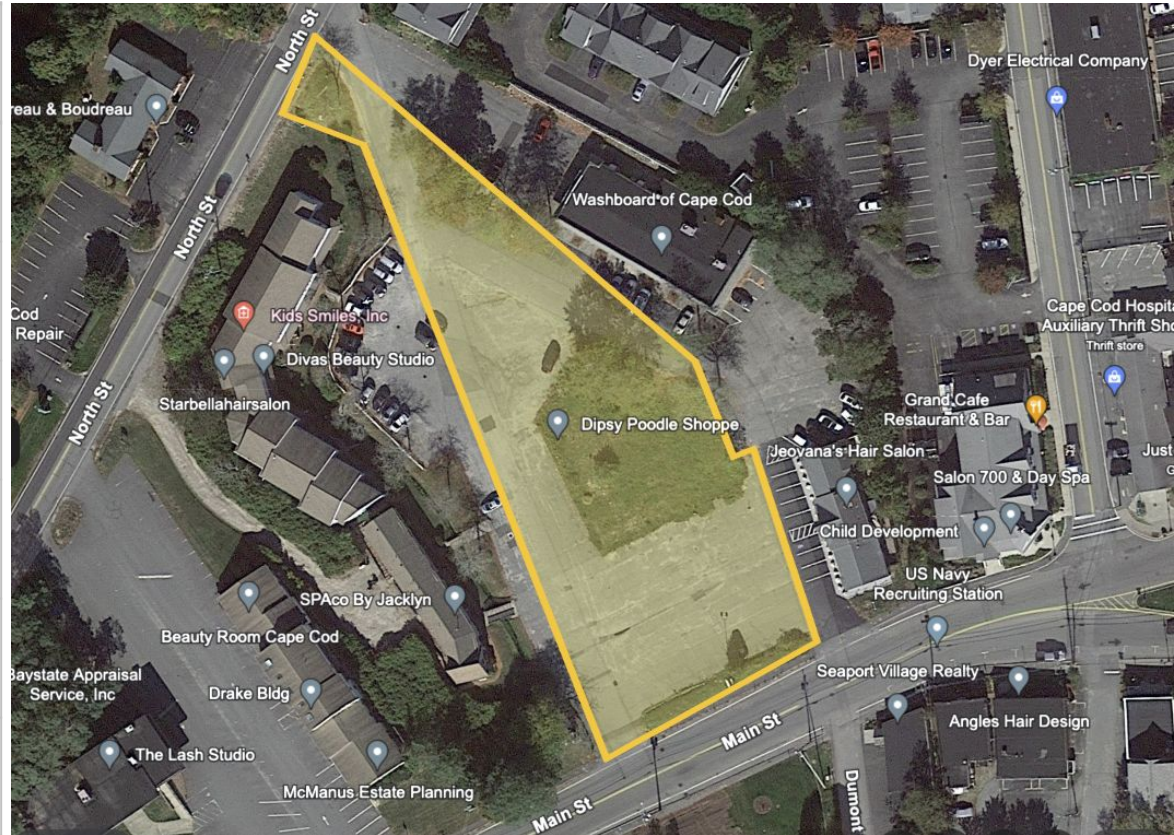
720 Main Street, Hyannis, MA 02601



PROPERTY SPECIFICATIONS

720 Main Street, Hyannis, MA 02601

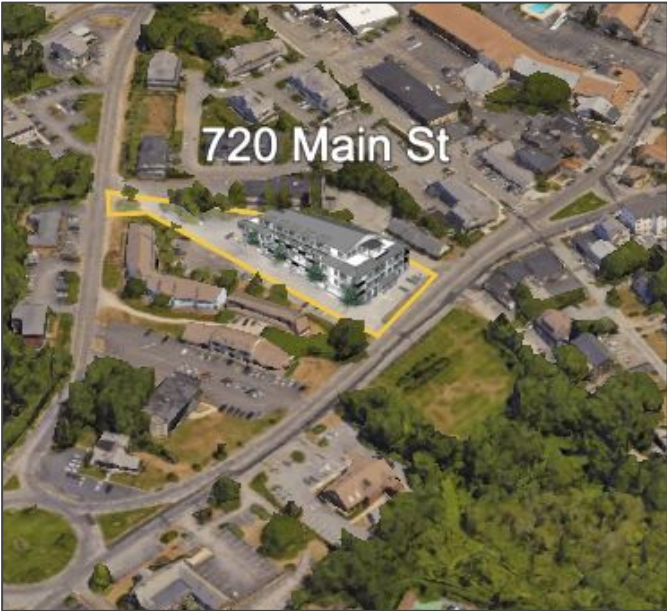
Parcel ID	308/003
Address	720 Main Street Hyannis
Style	Commercial Land
Book/Page	35142/155
Use Code	3370
Zoning	DMS
Lot Size	1.13 Acres



Introducing a prime development opportunity in the heart of Hyannis, Massachusetts. 720 Main Street, listed at \$1,390,000, boasts dual frontage on both Main Street and North Street, providing unparalleled visibility and accessibility. The proposed plans for this development include a modern 39-residential unit apartment building with a ground-level parking garage design under the structure. Barnstable is a state designated Gateway City allowing access to significant state funding for housing developments.

PROPERTY MAP

720 Main Street, Hyannis, MA 02601



Looking East along Main Street



Main Street Facade



Bird's Eye Perspective



Looking West along Main Street

SITE PLANS

720 Main Street, Hyannis, MA 02601

LOCUS INFORMATION

CURRENT OWNER: SEVEN TWENTY MAIN STREET
NOMINEE TRUST
TITLE REFERENCE: DEED BOOK 30351, PAGE 192
PLAN REFERENCE: PLAN BOOK 428, PAGE 9
ASSESSORS MAP: 308
PARCEL: 003
ZONING DISTRICT: OM
FRONT SETBACK: 0'-10"
SIDE SETBACK: 10'
REAR SETBACK: 10'
SEWER ACCOUNT NO.: 0921
FIRE DISTRICT: HYANNIS

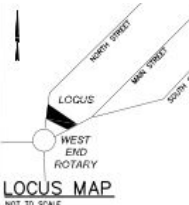
OVERLAY DISTRICT: AP
NITROGEN SENSITIVE ZONE: NOT A ZONE II
FEMA FLOOD ZONE DISTRICT: "X", DATED JULY 16, 2014
PANEL #2500100568 J
MINIMUM LOT SIZE: 20,000 S.F.
EXISTING LOT SIZE: 49,249± S.F.
EXISTING BUILDING COVERAGE: 0 S.F.
PROPOSED BUILDING COVERAGE: 15,040± S.F. (30.5%)

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.



NOT TO SCALE
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

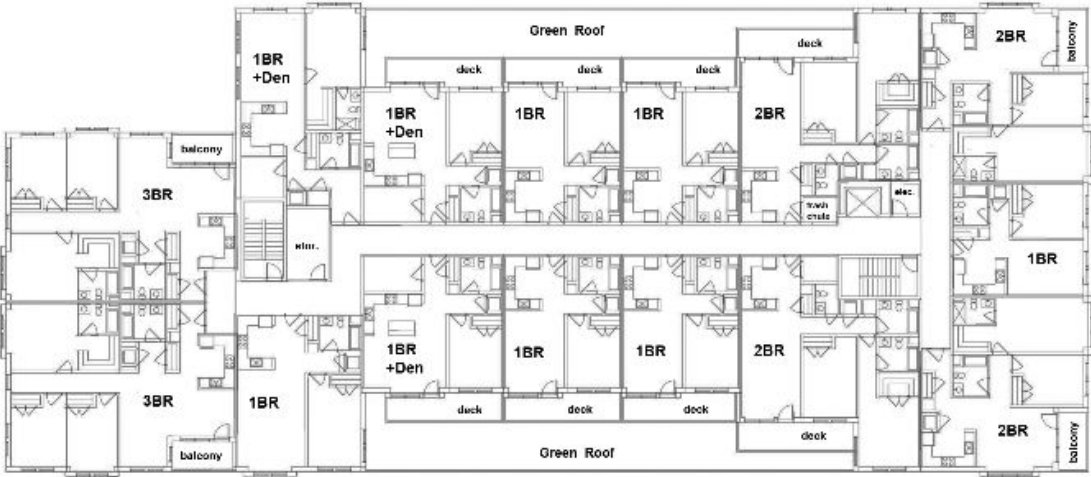
REVISIONS:		
NO.	DATE	DESC.

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

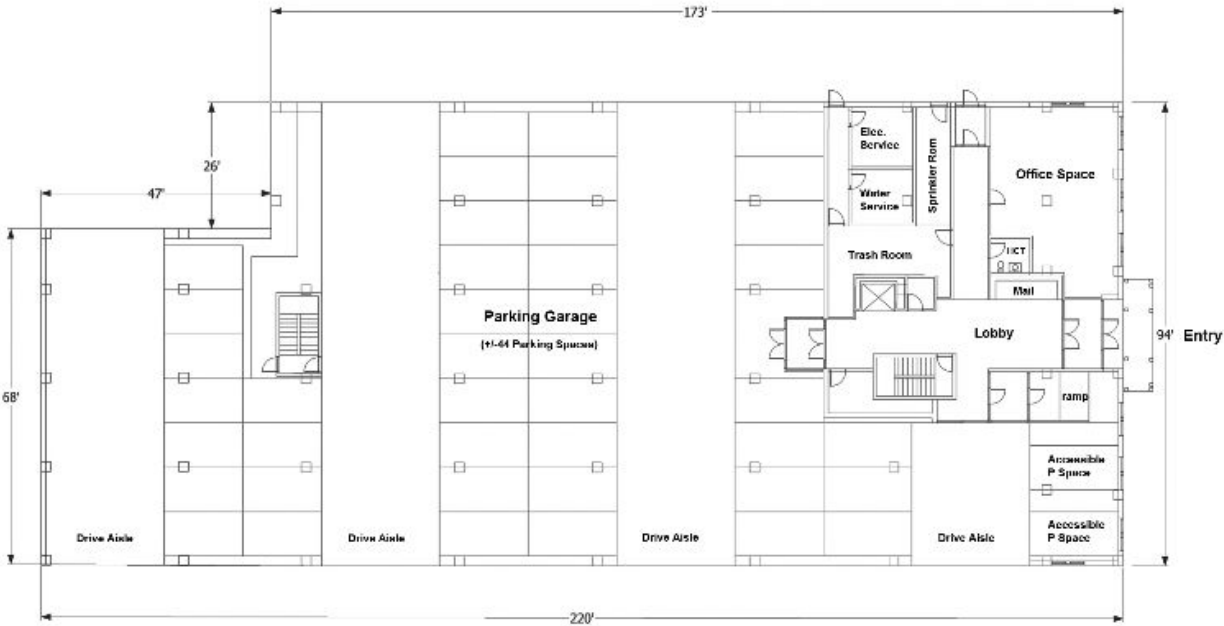
© 2017 BSC Group, Inc.
SCALE: 1" = 20'
0 10 20 40 feet
FILE: 4892201-EXC



Unit Mix:

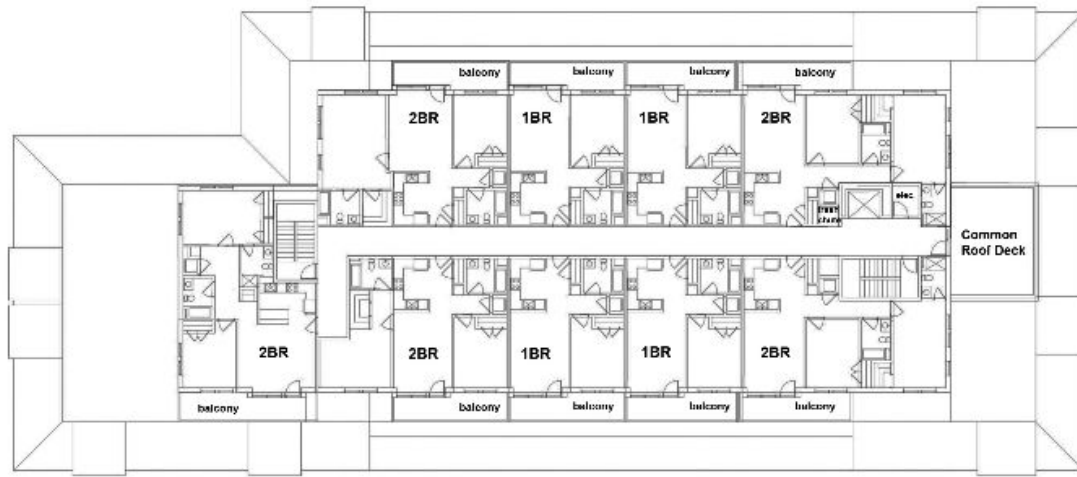
1BR	1BR+Den	2BR	3BR	Total
16	6	13	4	39

Second Floor Plan
(1/16" scale)

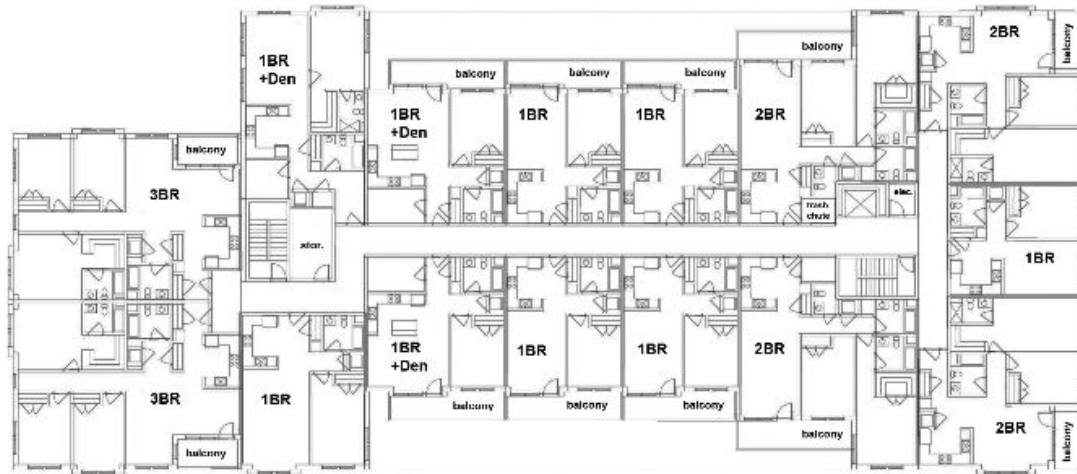


FLOOR PLANS

720 Main Street, Hyannis, MA 02601



Fourth Floor Plan
(1/16" scale)



Third Floor Plan
(1/16" scale)

ZONING USES

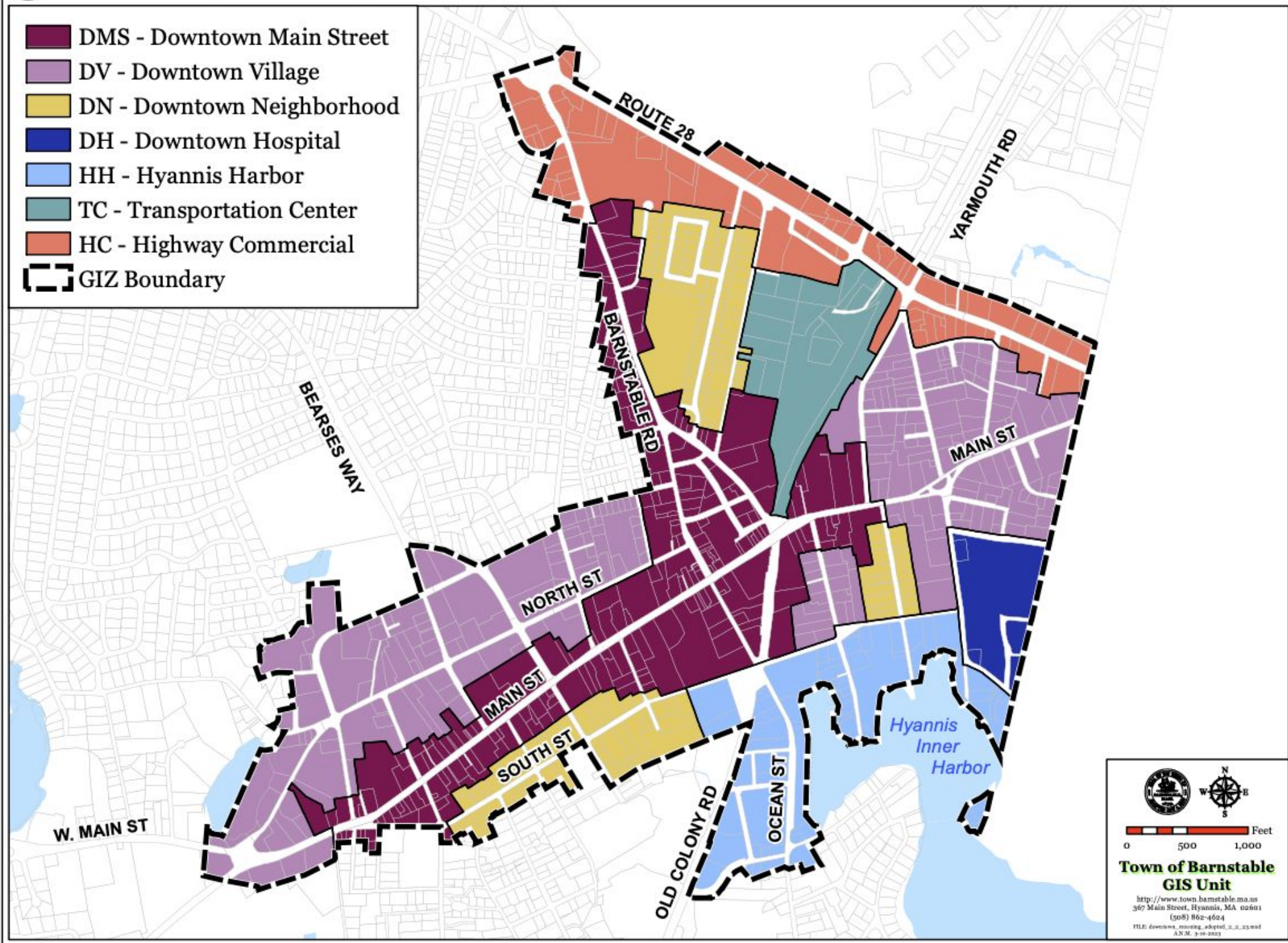
Use Category Specific Use	DMS
Commercial Services (except as follows)	P
Automobile Maintenance & Repair	N
Boat Storage	N
Contractor Services	N
Funeral Services	N
Marina	N
Commercial Parking	N
Public Transportation Maintenance	N
Recreational Facility	SP
Self-Storage Facility	N
Veterinary Services	N
Cultural 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	



Downtown Hyannis Zoning Districts

Approved On: February 2, 2023

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



0 500 1,000 Feet

**Town of Barnstable
GIS Unit**

<http://www.town.barnstable.ma.us>
367 Main Street, Hyannis, MA 02601
(508) 862-4624
FILE: downtown_zoning_districts.mxd
J.N.M. 3-19-2023

FIELD CARD

720 Main Street, Hyannis, MA 02601

Property Location 720 MAIN STREET (HYANNIS) Map ID 308/ 003/ / / Bldg Name 720 MAIN RESIDENCES LLC
 Vision ID 24841 Account # 219739 Dldg # 1 Sec # 1 of 1 Card # 1 of 1 State Use 3370
 Print Date 12/29/2023 5:12:27 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2023 BARNSTABLE, MA VISION							
720 MAIN RESIDENCES LLC						Description	Code	Assessed	Assessed								
259A NORTH STREET						COMMERC.	3370	28,800	28,800								
HYANNIS MA 02601						COM LAND	3370	372,900	372,900								
SUPPLEMENTAL DATA						Total											
Alt Prc ID		Plan Ref.		428/9													
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#															
RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)											
BK-VOL/PAGE		SALE DATE		QU VI		SALE PRIC		VC		Year	Code	Assessed	Year	Code	Assessed		
720 MAIN RESIDENCES LLC		05-24-2022		U V		900,000		1		2024	3370	28,800	2023	3370	28,800		
BORNSTEIN, STUART TR		03-15-2017		U I		50,000		1B			3370	372,900		3370	372,900		
DIMENTO, VINCENT J TR		12-27-2005		U I		965,000		1									
WALSH, SALLY M TR		02-21-2002		Q I		750,000		00									
SURPRENANT, DIANE TR		05-29-1997		Q I		444,000		00									
Total						401,700		401,700		Total		401,700		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																	
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	HYADD'N	10-31-2018	EO	03		16	In Office Review			
B30658	04-01-1987	AD	Addition	200,000		100	12-31-1987	HYADD'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

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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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