Commercial Realty Advisors

OFFERING MEMORANDUM

INDUSTRIAL/ GARAGE CONDOMINIUM BAY

FOR SALE

RICHARD FENUCCIO

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- RFenuccio@ComRealty.net
- 222 West Main Street, Hyannis, MA
- ComRealty.net MA License #9578279



92 ROSARY LANE UNIT 23

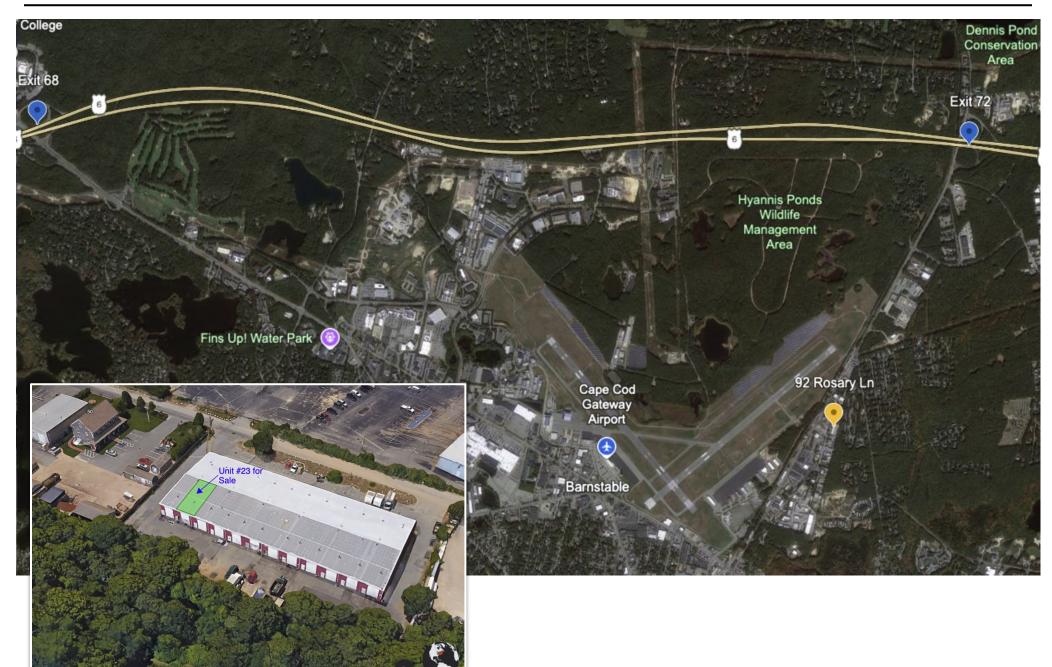
FOR SALE

AREA

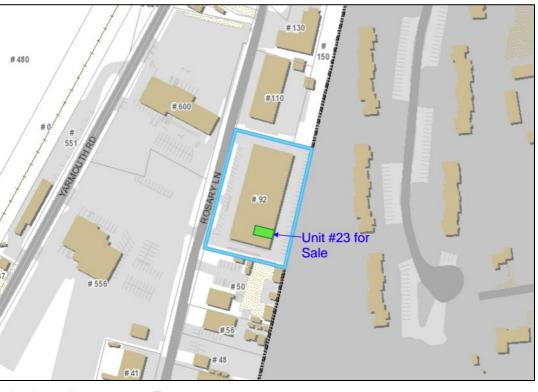
HYANNIS

\$249,000

±954 Sq Ft



Year Built	1986							
Size	1,000 SF							
Acreage	0.00 (Condo – land is common/shared)							
Stories	1							
Address	92 Rosary Lane, Unit 23, Hyannis, MA							
Style	Commercial Condominium (WHSE CONDO B)							
Book/Page	345/033/00W							
Parcel ID	104276							
Zoning	B (Business)							
Building Assessment	\$109,900							
Total Assessment	\$109,900							



Property Highlights – 92 Rosary Lane, Unit 23

- *Income-producing unit currently leased through December 2025, offering immediate revenue. Tenant pays \$1,500/Month NNN.
- Low (\$100/month) Condo Fee
- Industrial Condo Unit located in a desirable Hyannis commercial park
- ±954 SF interior space with clear-span layout
- Built in 1986 and well-maintained
- 1-story metal building with high ceilings and excellent overhead clearance
- 1 Private Restroom
- **Drive-in bay** with a large 14' overhead door ideal for tradespeople, small business operators, or storage/warehousing
- Private entrance door adjacent to the overhead door for walk-in access
- Overhead gas heater installed, suitable for year-round use
- Concrete slab flooring durable and low-maintenance
- **Zoning:** B Business (End users will need to confirm their intended use with Barnstable regulatory departments including Building & Health Departments)
- Ample parking in front of unit with wide access for trucks or equipment (2 Designated Spots per unit)
- Close proximity to Route 132, Route 28, and Route 6 for excellent connectivity

2025 RE TAX:

Community Preservation Act Tax

\$ 20.11

Hyannis FD Tax (Commercial)

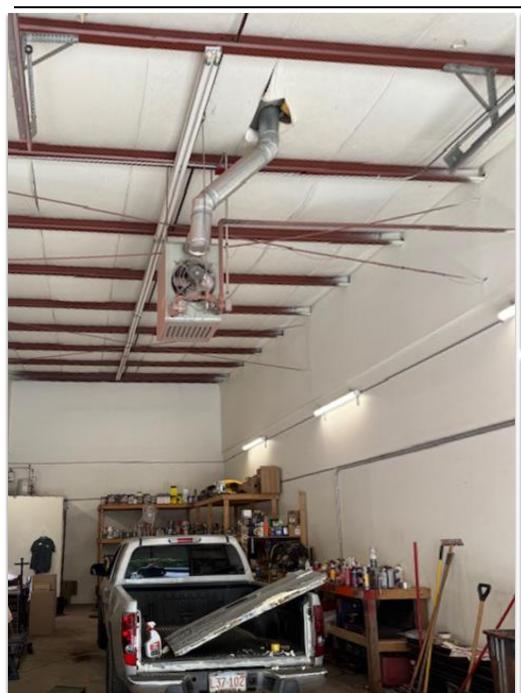
\$ 409.93

Town Tax (Commercial)

\$ 670.39

Total: \$ 1,100.43

auto repair businesses not allowed per condo regulations







Commercial Realty Advisors 222 West Main St. Hyannis, N 508-862-9000 | comrealty.net

222 West Main St. Hyannis, MA

PROPERTY FIELD CARD

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Model		06	Com Condo						
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AC Type			None			and the second			
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Total Room				Effective Year Built		1994			
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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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