

OFFERING MEMORANDUM

Fully Occupied Investment Property
7.5% Capitalization Rate!

FOR
SALE

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243 SOUTH STREET

FOR SALE

AREA

HYANNIS, MA

\$775,000

±2,766 Sq Ft

PROPERTY LOCATION

243 South Street, Hyannis, MA 02601



PROPERTY SPECIFICATIONS

243 South Street, Hyannis, MA 02601

Offered at **\$775,000**, this fully occupied professional office building delivers stable income with a **7.5% capitalization rate**.

Anchored by a **popular FM radio station** with extensive IT infrastructure, the ±2,766 SF property sits on a **0.53-acre parcel** in Hyannis' Downtown (DN) zoning district. The tenant's long-standing presence provides both financial security and operational stability.

Highlights for Investors:

- **Income-Producing Asset:** Fully leased with reliable cash flow.
- **7.5% Cap Rate:** Competitive return in a high-demand Cape Cod market.
- **Established Occupant:** Well-known broadcast station with specialized infrastructure in place.
- **Prime Location:** Situated in downtown Hyannis, close to business, healthcare, and municipal hubs.
- **Historic Character, Modernized Functionality:** Originally built in 1910, effectively updated in 1984.

This offering represents a **turnkey, low-management investment** with a respected tenant and attractive returns in one of Cape Cod's strongest commercial corridors.

Parcel ID	326/005///
Address	243 South Street, Hyannis, MA
Style	Professional Office Building
Book/Page	28863/0146
Zoning	DN
Building & Lot Size	2,766+/- SF on ±0.53 acres
Year Built	1910/ Eff Year Built: 1984



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PROPERTY MAP

243 South Street, Hyannis, MA 02601



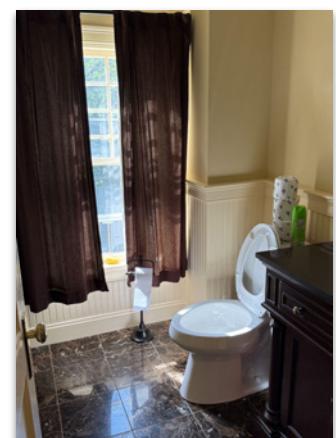
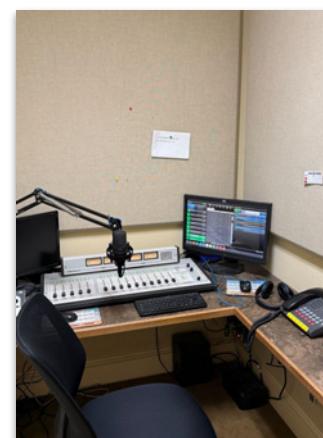
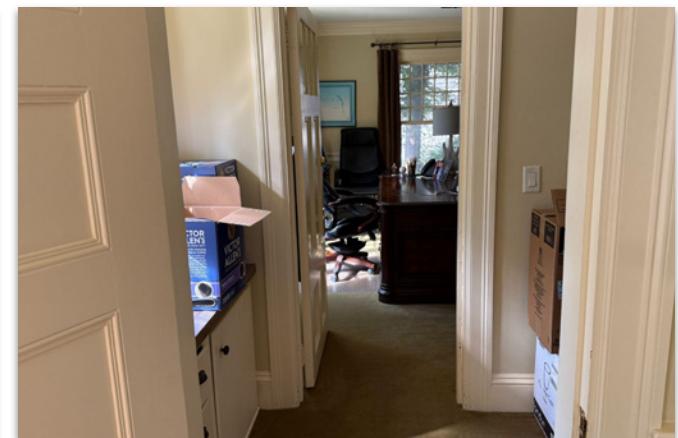
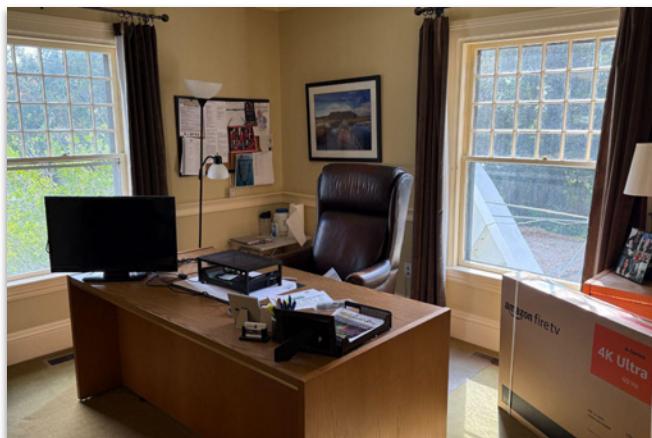
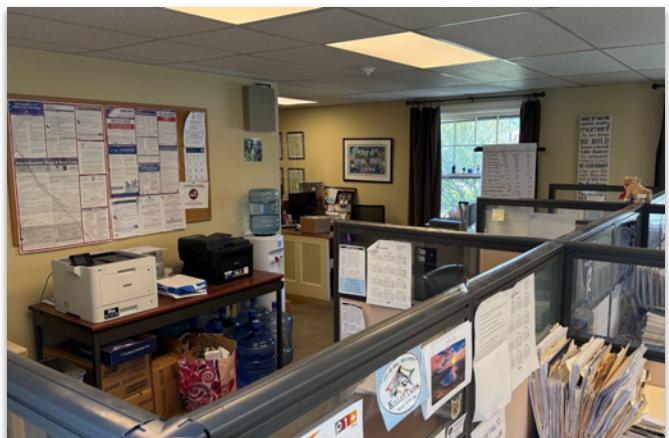
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INTERIOR PICTURES

243 South Street, Hyannis, MA 02601



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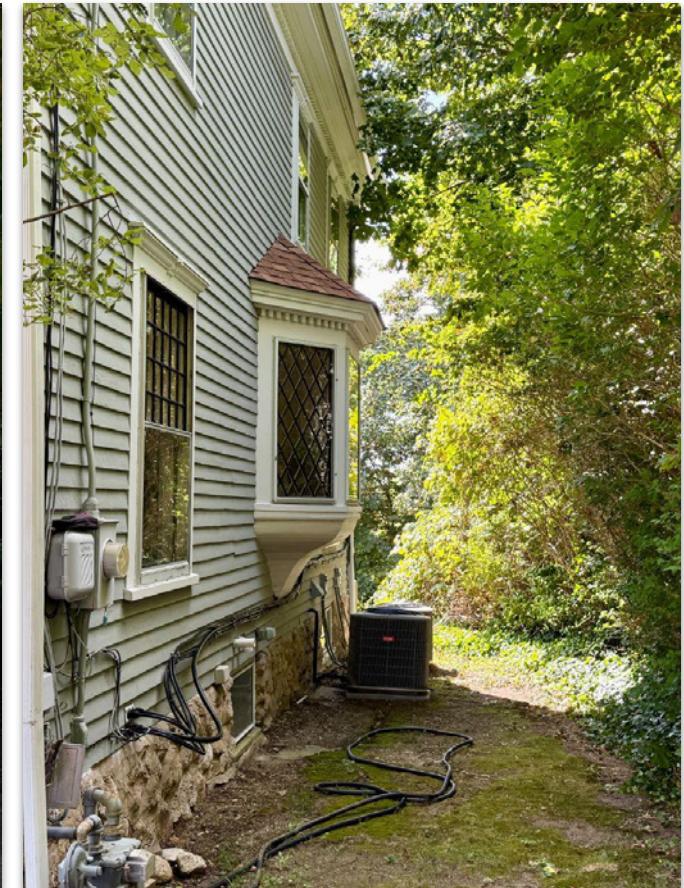
INTERIOR PICTURES

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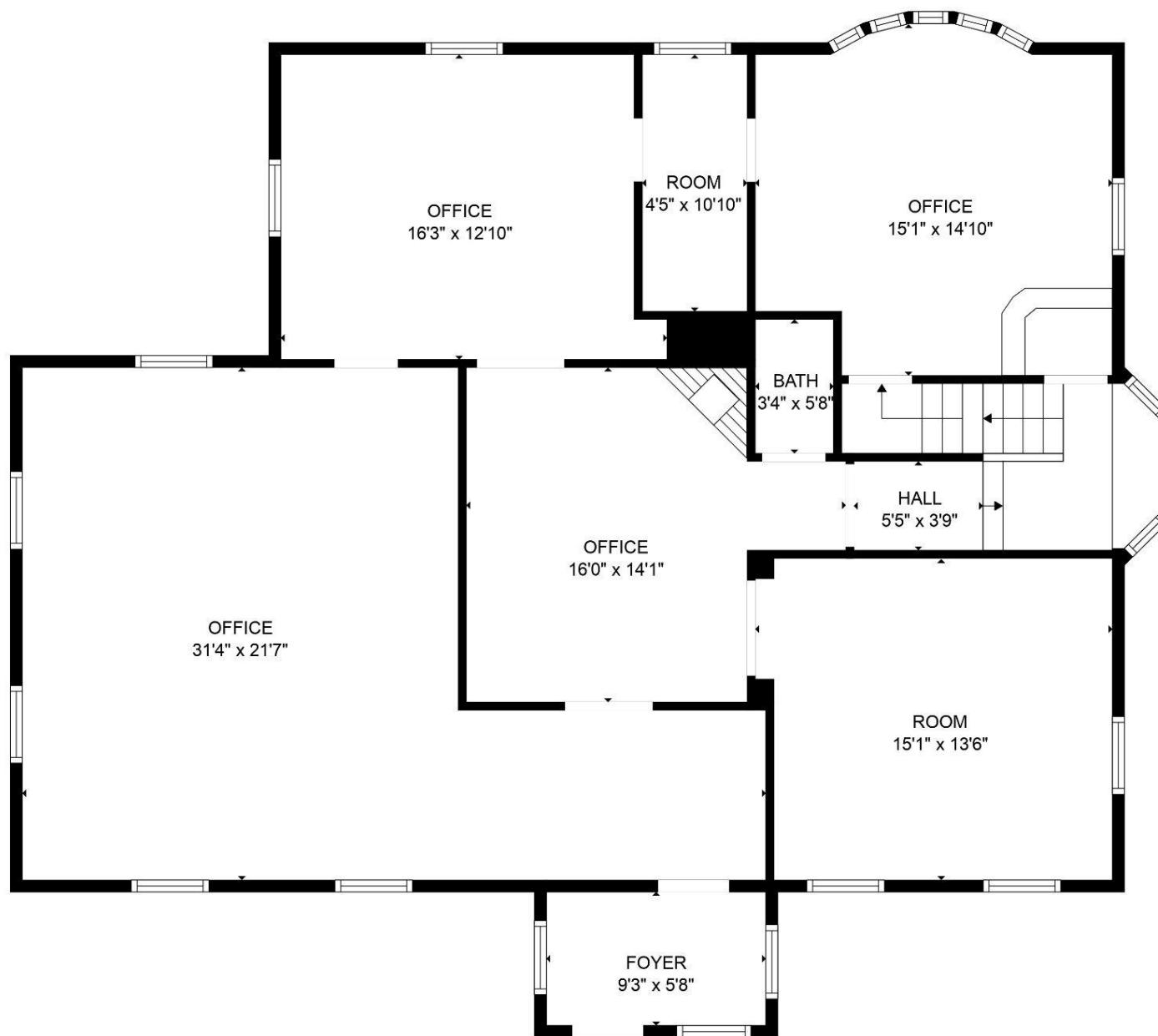
EXTERIOR PICTURES

243 South Street, Hyannis, MA 02601



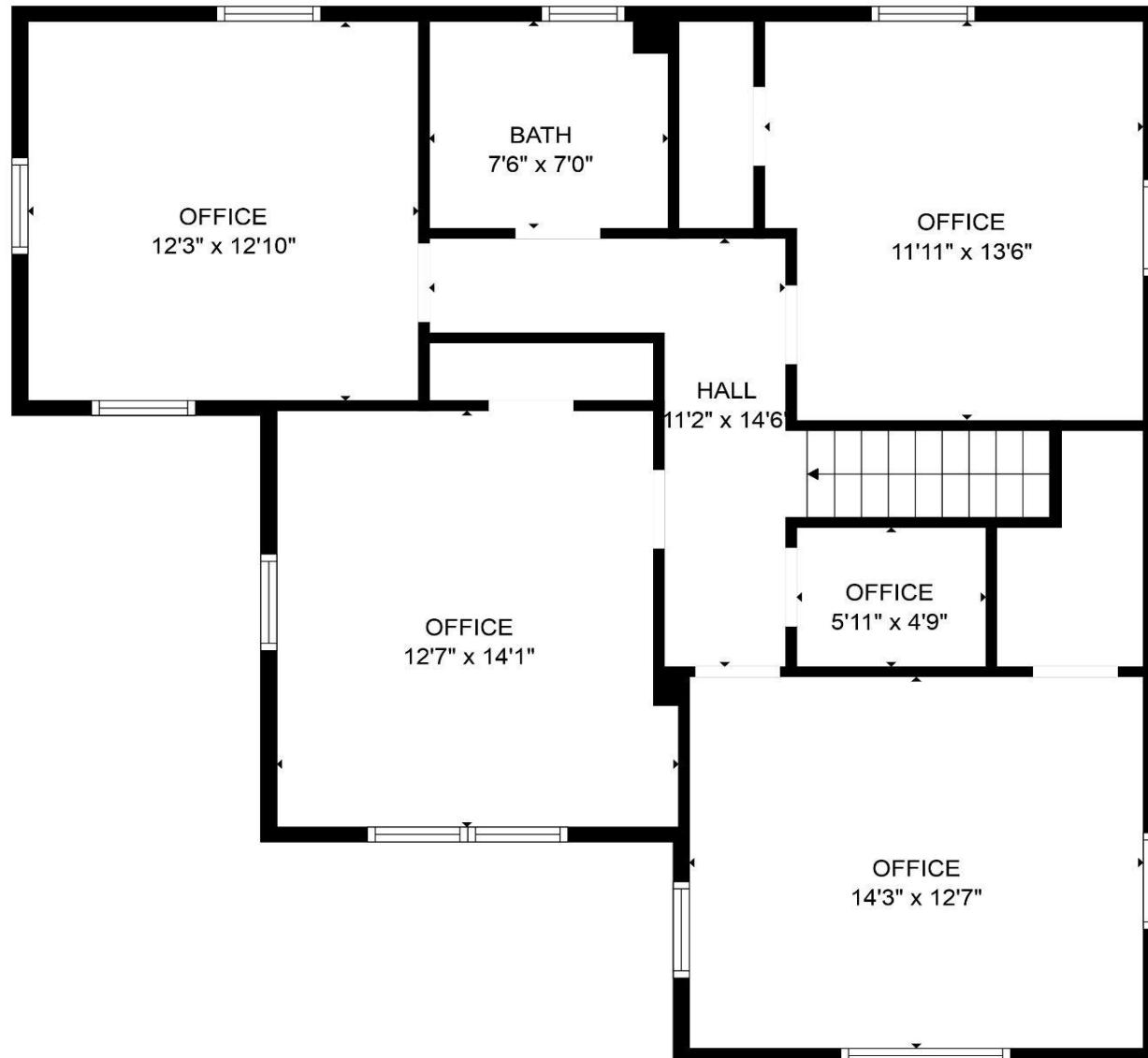
FLOOR PLANS

Ground Floor



FLOOR PLANS

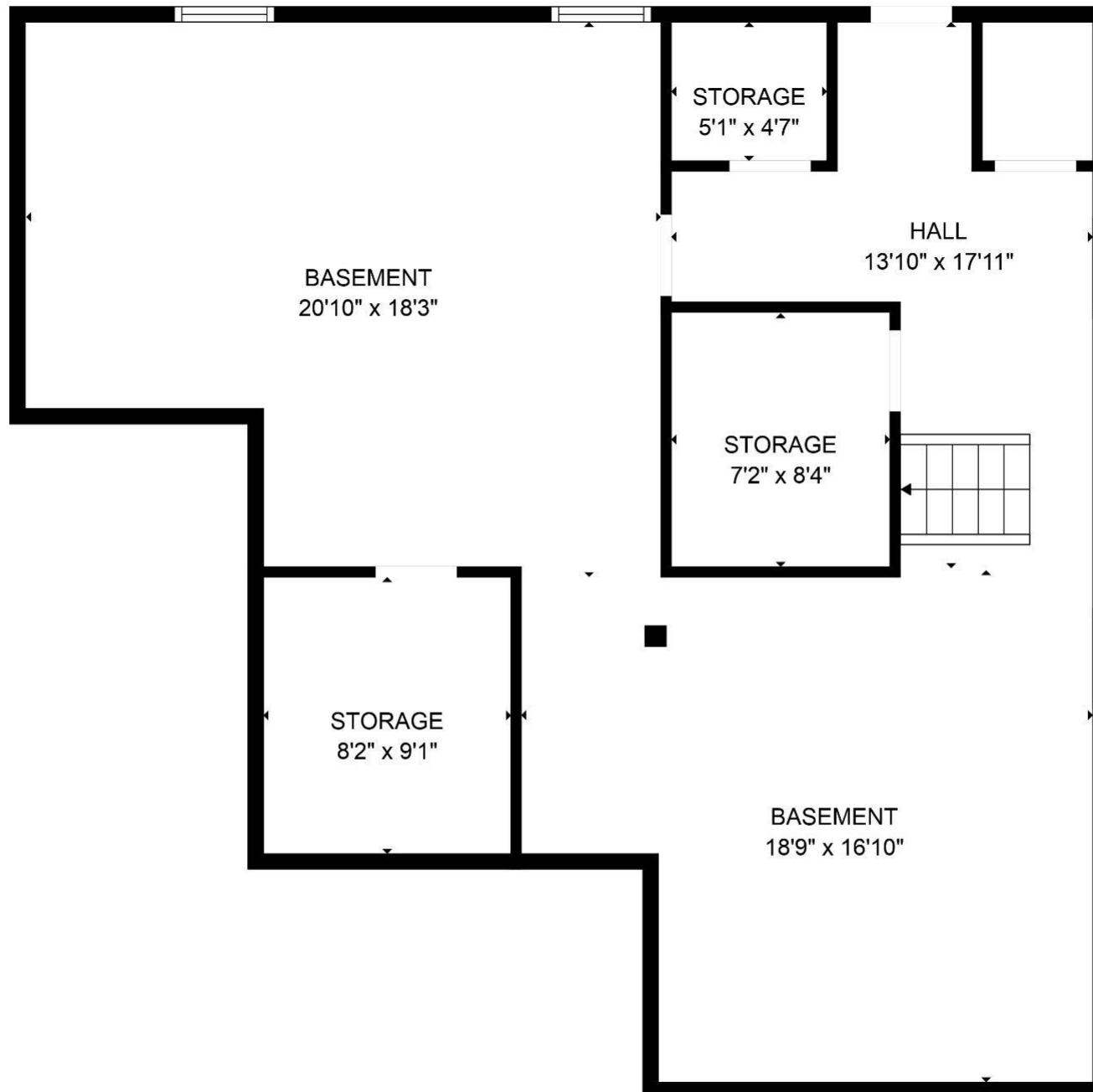
Upper Level



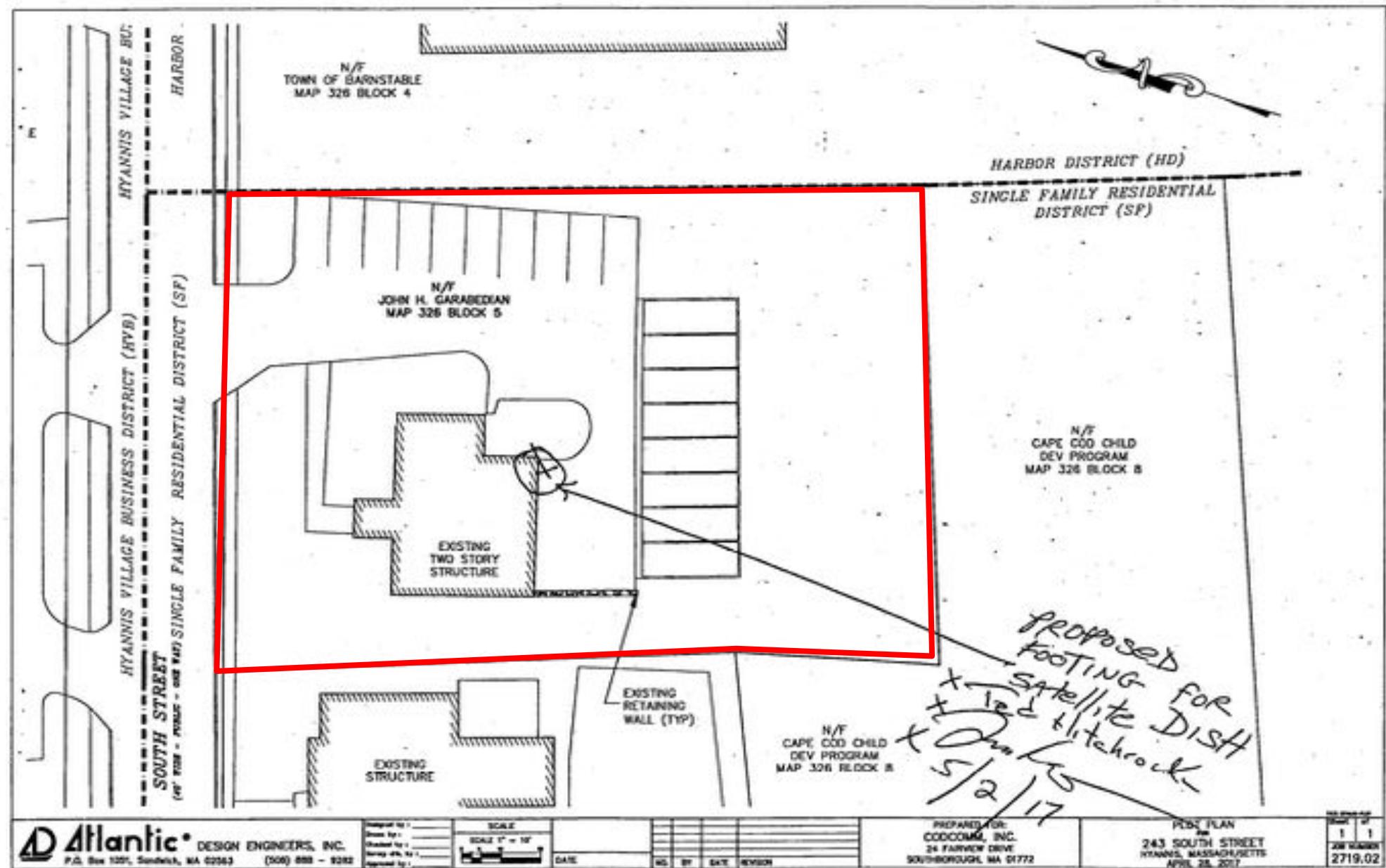
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLANS

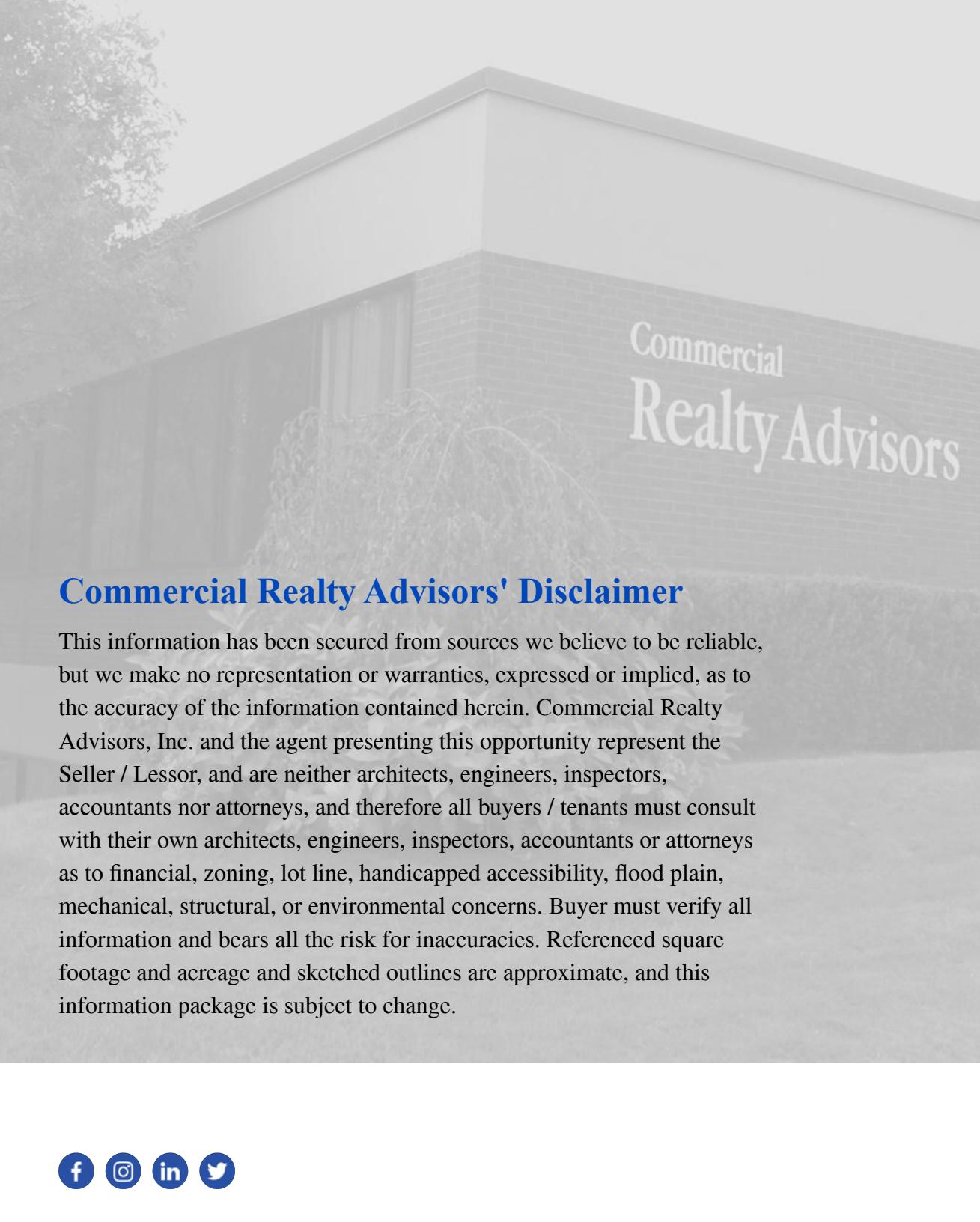
Lower Level



SITE PLANS



Atlantic DESIGN ENGINEERS, INC.
P.O. Box 1251, Sandwich, MA 02563 (508) 888 - 9282



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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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