

Commercial

Realty Advisors

OFFERING MEMORANDUM

*Multi-Unit Investment Opportunity
located in downtown Hyannis*

FOR
SALE

KEVIN PEPE

Cell: 508-962-5022

KPepe@ComRealty.net

Commercial Realty Advisors, Inc.

222 West Main Street, Hyannis, MA

Office: 508-862-9000

ComRealty.net [f](#) [i](#) [in](#)



82 SCHOOL STREET

Hyannis, MA 02601

INVESTMENT

\$1,699,000

AREA

± 8,031 Sq. Ft.

PROPERTY LOCATION

82 School Street, Hyannis MA 02601



PROPERTY MAP

82 School Street, Hyannis MA 02601

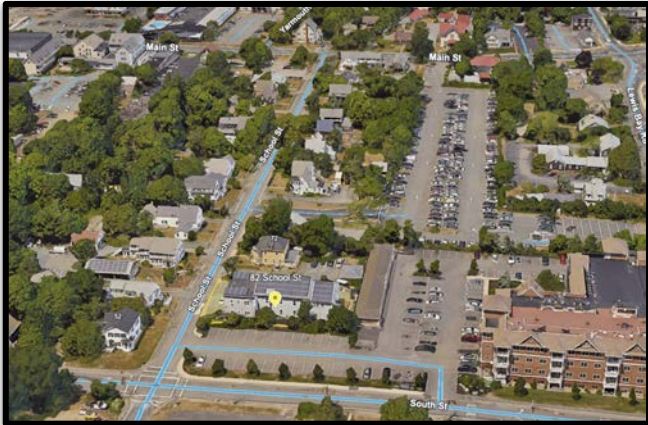
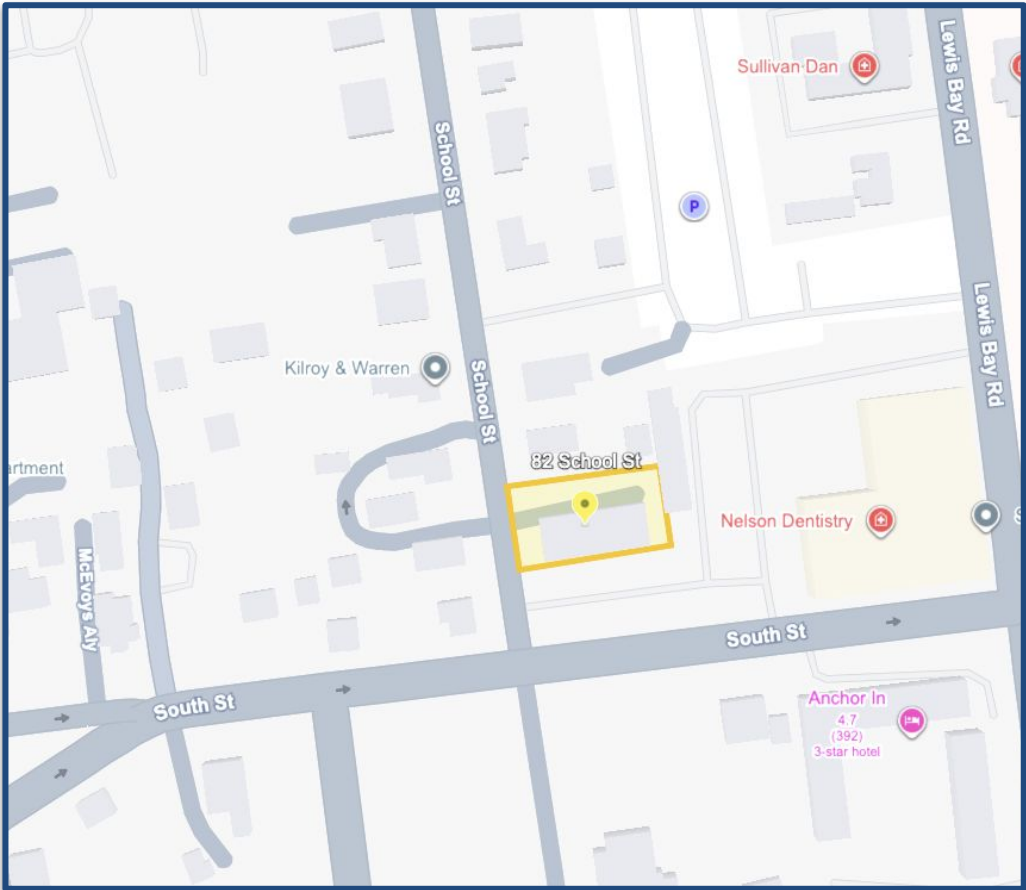


- ± 8,000 SF mixed-use building
- fully configured to serve 33 clients in 20 private-bath bedrooms
- commercial food-service kitchen, dining room, laundry, nurses' stations, office suites, elevator access and solar-roof energy
- MS (Medical Services) District

PROPERTY SPECIFICATIONS

82 School Street, Hyannis MA 02601

Category	Details
Property Address	82 School Street, Hyannis, MA 02601
Map / Parcel ID	327 / 239 / 002
Neighborhood Code	CI09 – Hyannis
Zoning	MS (Medical Services)
Land Area	0.26 Acres
Current Use Code	9570 – Charitable Services
Building Use / Description	Mixed-Use, Charitable/Institutional Facility
Gross Building Area	±8,031 SF
Year Built	1979 (Effective Year Built: 1854)
Stories	2
Heating / Cooling	Oil-Fired Hot Water Heat; Central A/C
Utilities	Municipal Water & Sewer (assumed per area), Solar PV System Installed
Land Value (FY2025)	\$191,200
Building Value (FY2025)	\$823,700
Total Assessed Value (FY2025)	\$1,014,900
Approx. Tax (Non-Profit)	±\$10,275 (Currently Tax Exempt)



PROPERTY SPECIFICATIONS

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Steps from Cape Cod Hospital and Main Street, 82 School Street presents a rare opportunity to acquire an ±8,031 SF mixed-use property operating as a transitional housing facility. The building currently accommodates 33 clients across 20 bedrooms—each with private bath access—and features a full commercial kitchen, dining hall, offices, nurses' stations, laundry, and elevator. Solar arrays reduce operating costs while underscoring long-term sustainability.

Zoned **MS (Medical Services)**, the property offers flexible reuse potential for healthcare, assisted living, professional offices, or continued social-service use. With 100% room occupancy, proximity to healthcare employers, and strong demand for supportive and workforce housing, this property combines mission-driven purpose with solid investment fundamentals.



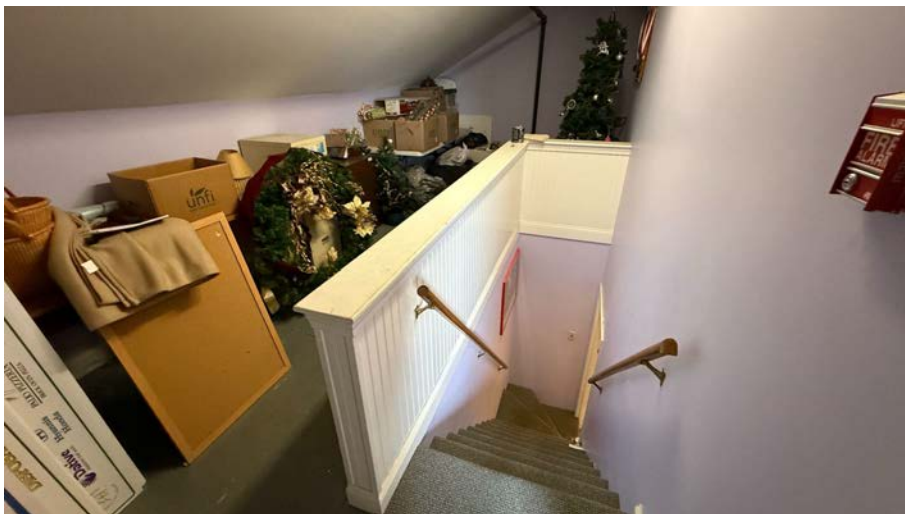
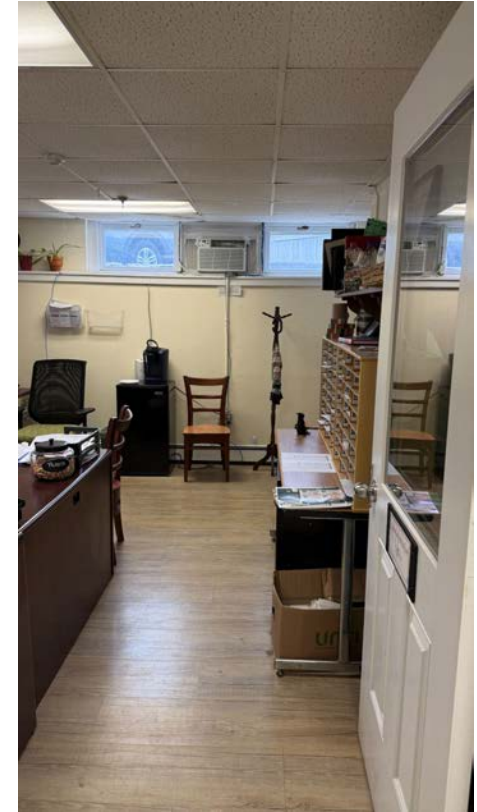
INTERIOR PICTURES

82 School Street, Hyannis MA 02601



INTERIOR PICTURES

82 School Street, Hyannis MA 02601



FIELD CARD

82 School Street, Hyannis MA 02601

Property Location 82 SCHOOL STREET Map ID 327/ 239/ 002/ / Bldg Name Vision ID 27691 Account # 435256 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 State Use 9570 Print Date 12/21/2024 12:20:48

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION									
HOUSING FOR ALL CORPORATION 82 SCHOOL ST HYANNIS MA 02601						Description	Code	Appraised	Assessed										
					4	EXEMPT	9570	823,700	823,700										
						EXM LAND	9570	191,200	191,200										
SUPPLEMENTAL DATA						Total				1,014,900	1,014,900								
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_990569_2700955						Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
HOUSING FOR ALL CORPORATION PERSEPHONE INC THISSE, NICHOLAS H TRUST	10948	0245	09-12-1997	U	I	245,000	1B	Year	Code	Assessed	Year	Code	Assessed						
	10380	0339	09-15-1996	U	I	574,000	1	2025	9570	823,700	2024	9570	818,600						
	8107	0334	07-15-1992	Q	I	1	U		9570	191,200	2023	9570	191,200						
Total								1,014,900	Total	1,009,800	Total	1,009,800							
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								APPROAISED VALUE SUMMARY											
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)											
0104						HYAN		Appraised Xf (B) Value (Bldg)											
								Appraised Ob (B) Value (Bldg)											
								Appraised Land Value (Bldg)											
								Special Land Value											
								Total Appraised Parcel Value											
								Valuation Method											
								Total Appraised Parcel Value											
								1,014,900											
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result					
BLDC-24-26	11-10-2024	881		8,000		0		REMOVAL OF WET DRYWAL	03-06-2024	CK	03		16	In Office Review					
17-1435	05-25-2017	803	Addn Alt-Comm	25,000	04-12-2018	100	06-30-2018	Remove and replace existing e	05-15-2023	CK	03		16	In Office Review					
16-2284	08-31-2016	881	Alt-Int work-Co	15,000	04-12-2018	100	06-30-2018	bath and shower renovation, t	03-01-2022	CK	03		16	In Office Review					
201104927	09-15-2011	IN	Insulation	35,000	06-30-2012	100	06-30-2012	AIR SEAL-INSULATE	02-22-2021	CK	03		16	In Office Review					
200902464	06-03-2009	PVC	Solar PV Comm	61,450	10-05-2009	100	06-30-2010	PV 129 SOLAR MODULES	05-14-2020	GM	04		FR	Field Review					
200901117	03-19-2009	NR	New Roof	0	06-30-2009	100	06-30-2009	STRP OLD SHINGLES	02-27-2020	RB	03		16	In Office Review					
200705227	08-22-2007	NR	New Roof	0	06-30-2008	100	06-30-2008	54 REPL WINDOWS - ANDER	10-02-2019	SR	01		03	Cvcl Insp Comp					
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustmne	Adj Unit Pric	Land Value			
1	9570	Charitable Servc	DN	4	Hyannis	0.260	AC	330,000.00	2.22843	C	1.00	C109	1.000		0	735,372	191,200		
Total Card Land Units						0.26	AC	Parcel Total Land Area:						0.26	Total Land Value				191,200

FIELD CARD

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Vision ID 27691 Account # 435256

Map ID 327/ 239/ 002/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

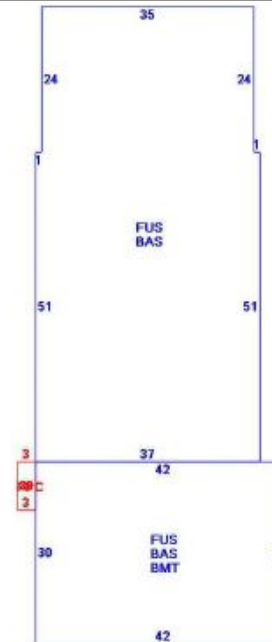
Card # 1 of 1

State Use 9570
Print Date 12/21/2024 12:20:48

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	42.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms	09				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	9050				
Sewer Occupan					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	3,000	3.00	1985		32		0.00	2,900
ELV2	Elevator-Hotel 2	B	1	61667.00	1974		65		0.00	40,100
SPR1	SPRINKLERS-	B	7,974	4.10	1974		65		0.00	21,300
ELVS	Elevator-Comm	B	3	30000.00	1974		65		0.00	58,500
OFLC	Office Finish-Lo	B	1,260	44.54	1974		65	C	1.00	36,500
FOPC	Open Prch-roof,	B	24	55.00	1974		65		0.00	1,100
SOLF	Solar PV Watt-	B	27,100	1.50	1974		0	C	1.00	0
GEN1	Large Generato	L	1	29300.00	2018		98		0.00	28,700
TRS	Trash Encl-6' w/	L	1	3401.00	2018		98		0.00	3,300
BEA	Basmt Fin-Avg	B	1,260	17.36	1974		65		0.00	14,200

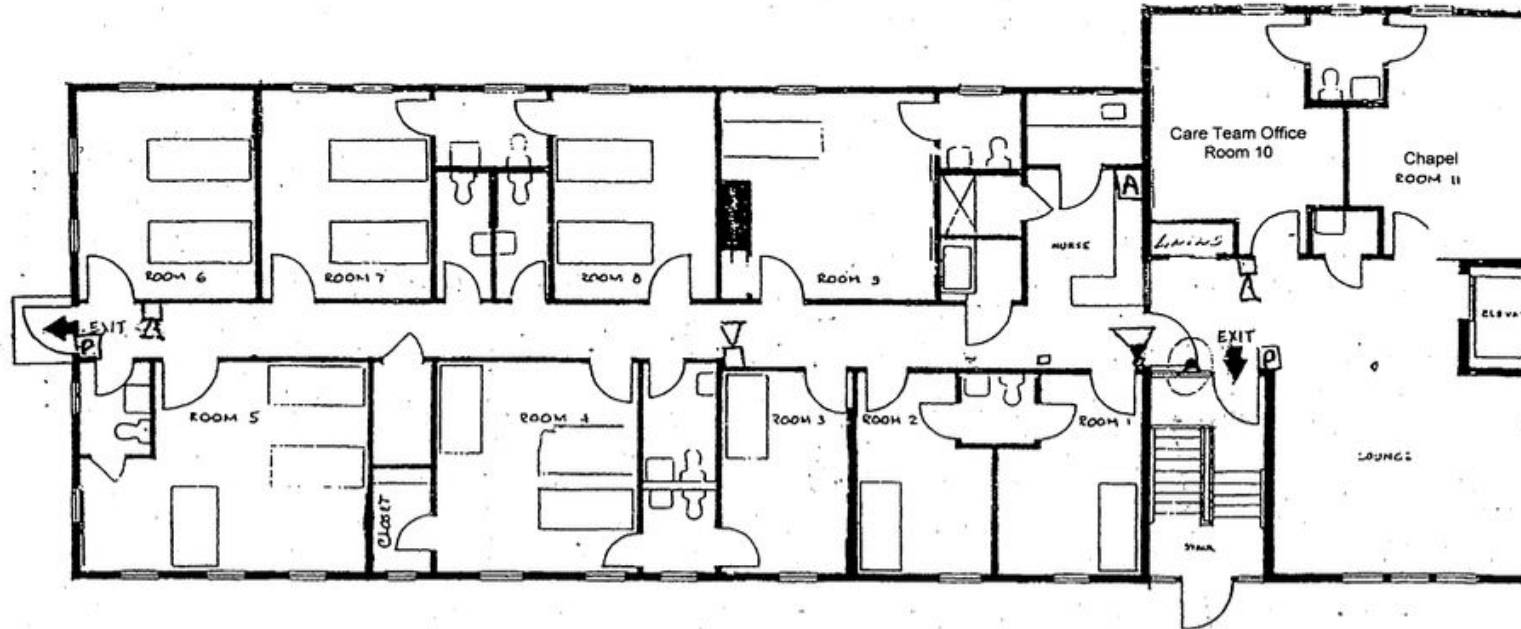
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,987	3,987	3,987	118.22	471,335
BMT	Basement Area	0	1,260	252	23.64	29,791
FPC	Open Porch Conc. Floor	0	24	4	19.70	473
FUS	Upper Story	3,987	3,987	3,788	112.32	447,810
Ttl Gross Liv / Lease Area		7,974	9,258	8,031		949,409



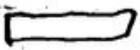
FLOOR PLANS

82 School Street, Hyannis MA 02601

CHAMP Homes Inc.
82 School St.
Hyannis, Ma. 02601



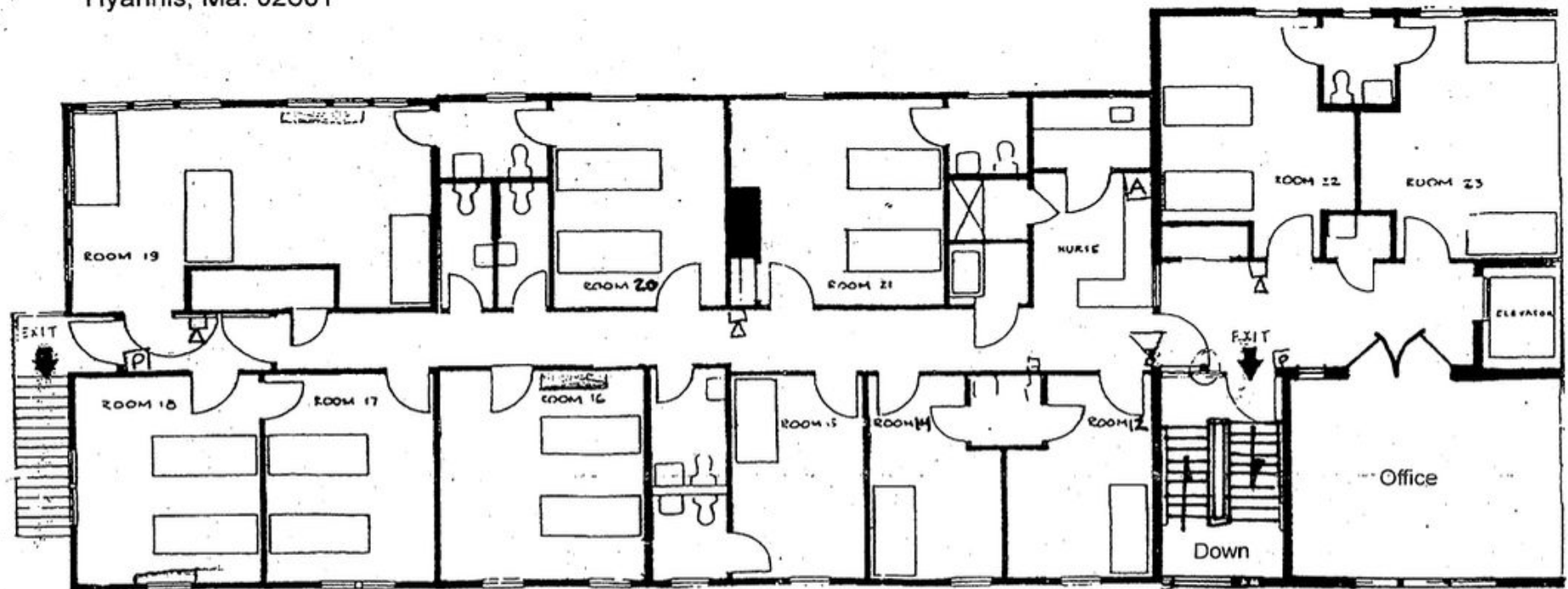
Existing Floor Plan, First Floor

-  - HORN/SROBE
-  - PULL STATION
-  - "A" EXTING.
-  - ANNUNCIATOR
-  - MAGNETIC DOOR HOLDER
-  - AREA TO BE RENOVATED

FLOOR PLANS

82 School Street, Hyannis MA 02601

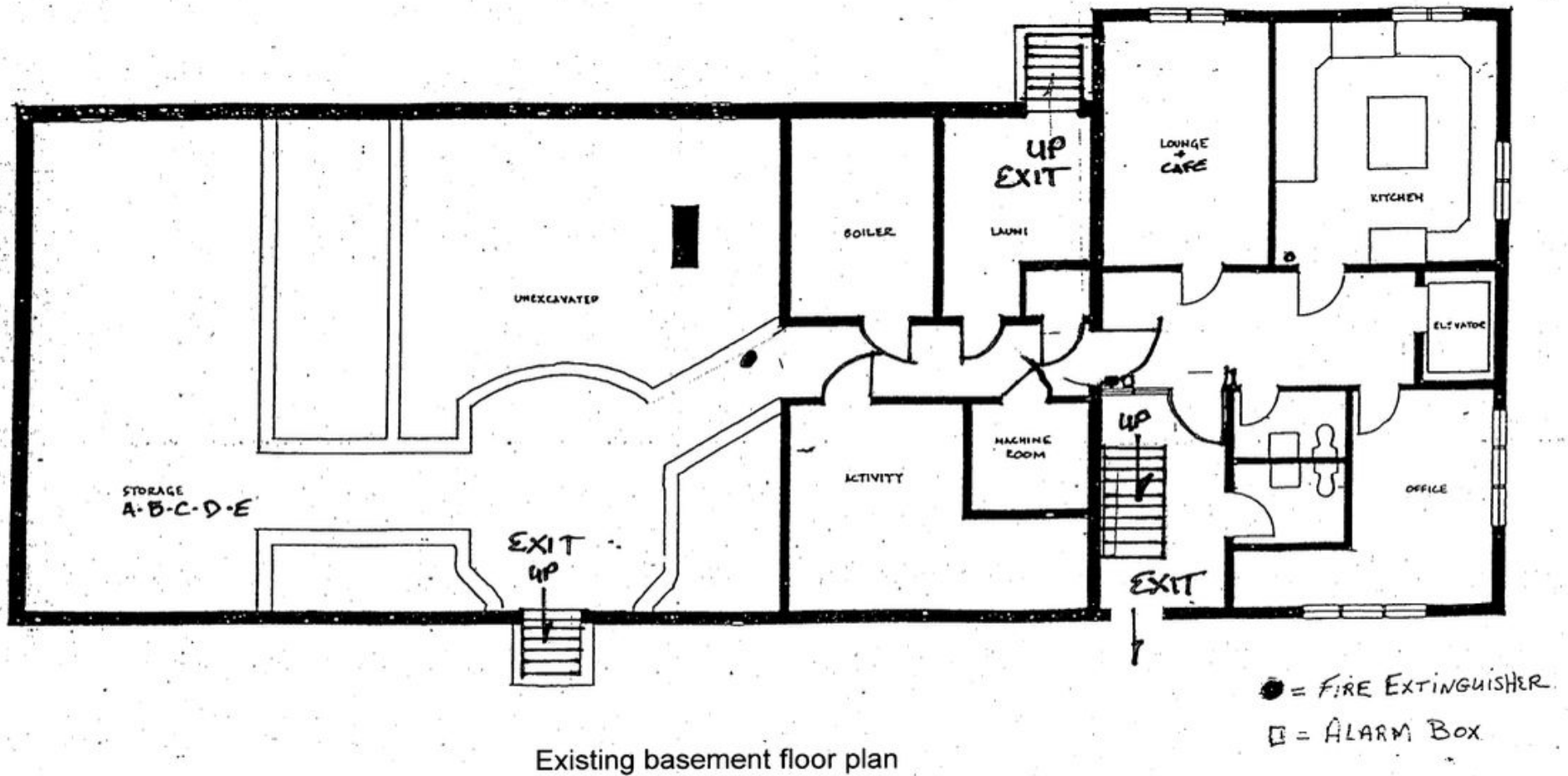
CHAMP Homes Inc.
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Existing Floor Plan, Second Floor
O'Neill Building

- ◻◄ - HORN/STROBE
- ▷ - "A" EXTING.
- ◻ - PULL STATION
- ◉ - MAGNETIC DOOR HOLDER
- ◻A - ANNUNCIATOR

CHAMP Homes Inc.
82 School St.
Hyannis, Ma. 02601



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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KEVIN PEPE
Managing Director
Office: 508-862-9000
kpepe@comrealty.net

**COMMERCIAL REALTY
ADVISORS, INC.**
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