

**INVESTMENT PROPERTY**

**FULLY LEASED ±8,000 SF Professional  
Office Building in Downtown Hyannis!**



**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](#)

**OPPORTUNITY ZONE**



Ample parking is located onsite & abuts a public parking lot

**33 Bassett Lane**

**HYANNIS**

**INVESTMENT**

**\$1,999,000**

**CAP RATE**

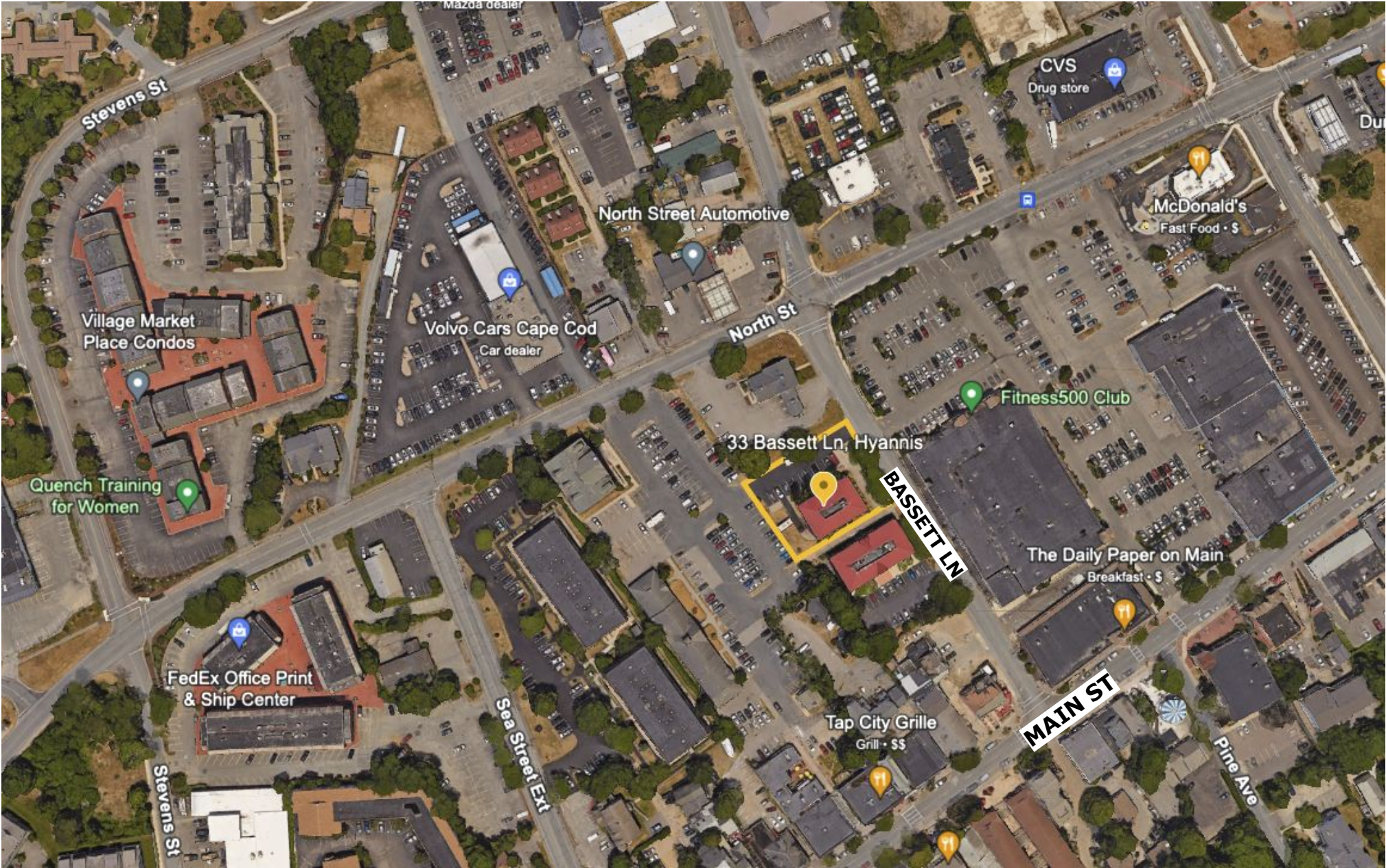
**7%**

**AREA**

4,000 SF per floor  
**8,000 SF Total**

# PROPERTY LOCATION

33 Bassett Lane, Hyannis, MA 02601



# INVESTMENT HIGHLIGHTS

33 Bassett Lane, Hyannis, MA 02601

Located in the heart of Hyannis' premier downtown business district, this multi-tenant office investment at 33 Bassett Lane presents a rare opportunity to acquire a stabilized, income-producing commercial asset in the economic center of Cape Cod. Positioned just off Main Street and North Street, the property benefits from strong walkability, established tenancy, and long-term investment fundamentals.

## PROPERTY HIGHLIGHTS

- Nearly 100% occupied with established office tenants
- Multi-tenant configuration helps spread vacancy risk across multiple income streams
- Recently renovated and professionally maintained
- Located on municipal town sewer
- Flexible office layouts across multiple floors
- Onsite parking plus nearby public parking options
- Walkable to Main Street restaurants, retail, banking, and professional services
- Strong downtown Hyannis location with year-round business activity

## INVESTMENT POTENTIAL

### Income Stability

The property is nearly fully leased with multiple tenants, reducing reliance on a single occupant and creating diversified, consistent revenue streams.

### Risk Diversification

The multi-tenant nature of the building allows investors to spread risk across several occupants rather than depending on one tenancy for cash flow stability.

### Long-Term Downtown Value

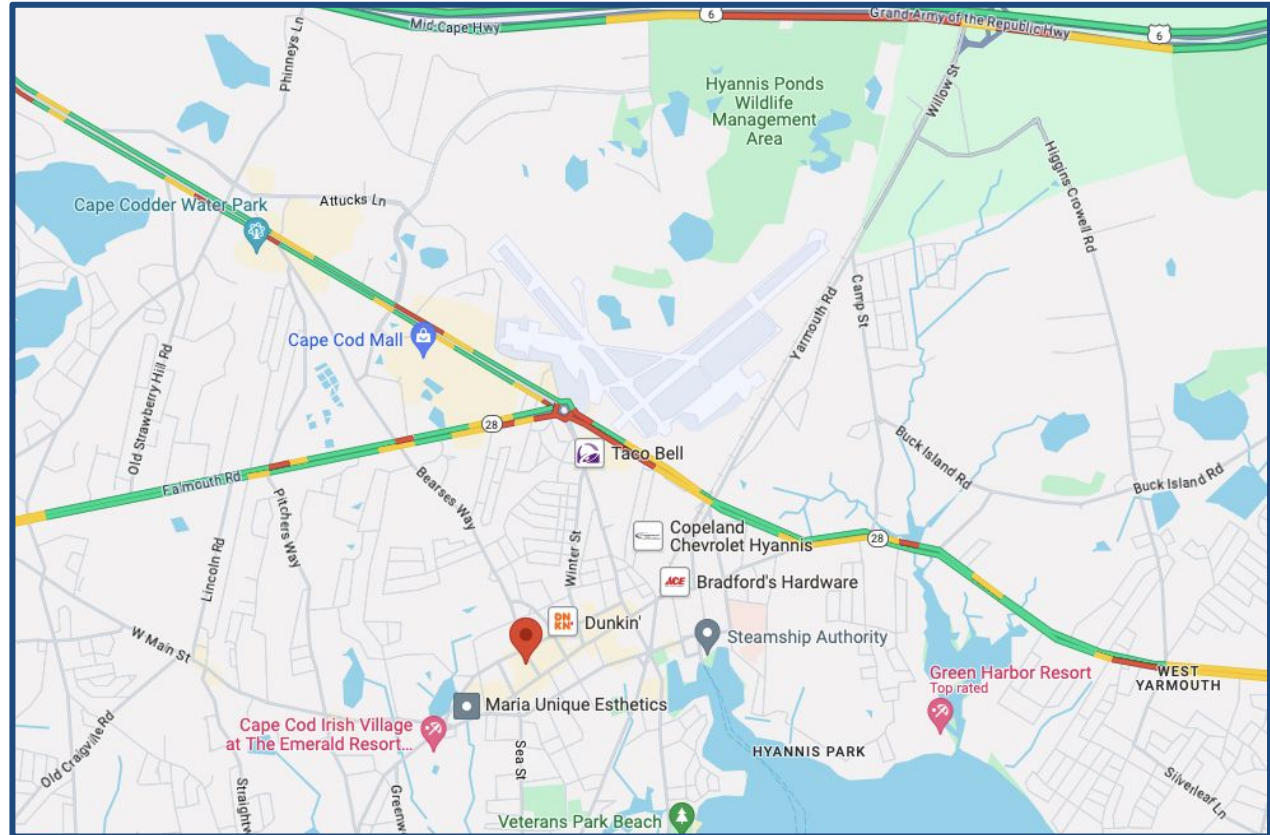
Downtown Hyannis continues to experience strong demand for centrally located office and mixed-use commercial space, supporting long-term investment fundamentals and tenant retention.



# PROPERTY SPECIFICATIONS

33 Bassett Lane, Hyannis, MA 02601

Parcel ID	308 / 271/ 001
Address	33 Bassett Lane, Hyannis, MA
Style	Office Building
BK-VOL/PAGE	37153-6
Land Use Code	3400
Zoning	HVB Hyannis Village Business
Lot Size	0.43
Building Size	±8,052 SF
Year Built	1985 (Renovations 2022)
Utilities	Central AC and gas heat



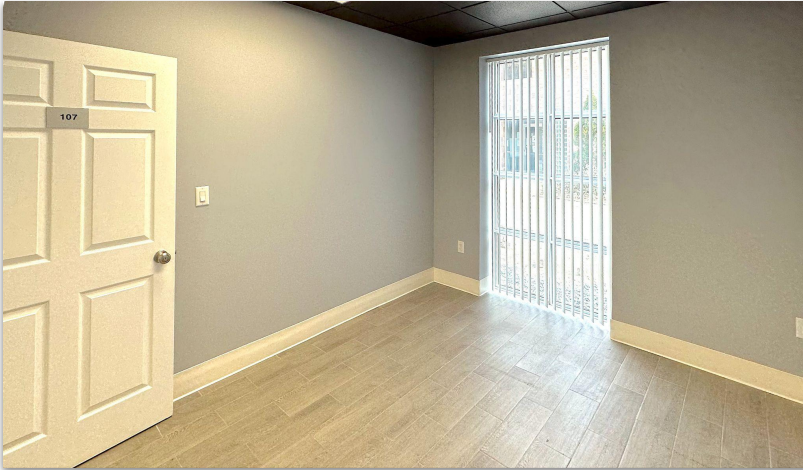
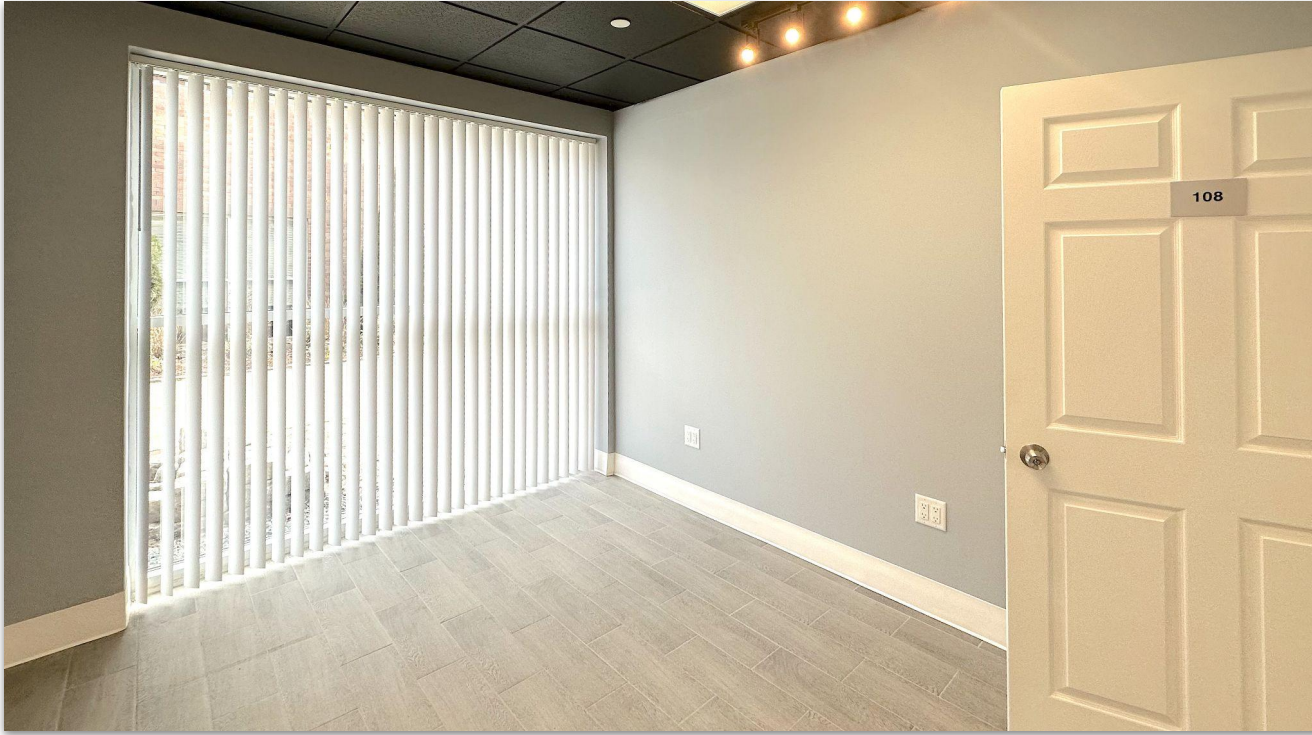
Shared office space in an ±8,000 Sq. Ft. professional office building. This professional office building is ±4,000 Sq. Ft. per floor with a full storage basement. Bassett Lane is located in Cape Cod's premier business location, Downtown Hyannis, midblock from Main Street and North Street. Ample parking is located onsite, the property also abuts a public parking facility.

## LOCATION ANALYSIS

- Located in Downtown Hyannis, Cape Cod's commercial and business hub
- Walking distance to Main Street retail, restaurants, and professional services
- Minutes from Cape Cod Hospital
- Convenient access to Route 28 and Route 6
- Close proximity to Cape Cod Gateway Airport
- Strong year-round business activity and workforce presence

# PICTURES

*33 Bassett Lane, Hyannis, MA 02601*



# SECOND FLOOR

33 Bassett Lane, Hyannis, MA 02601

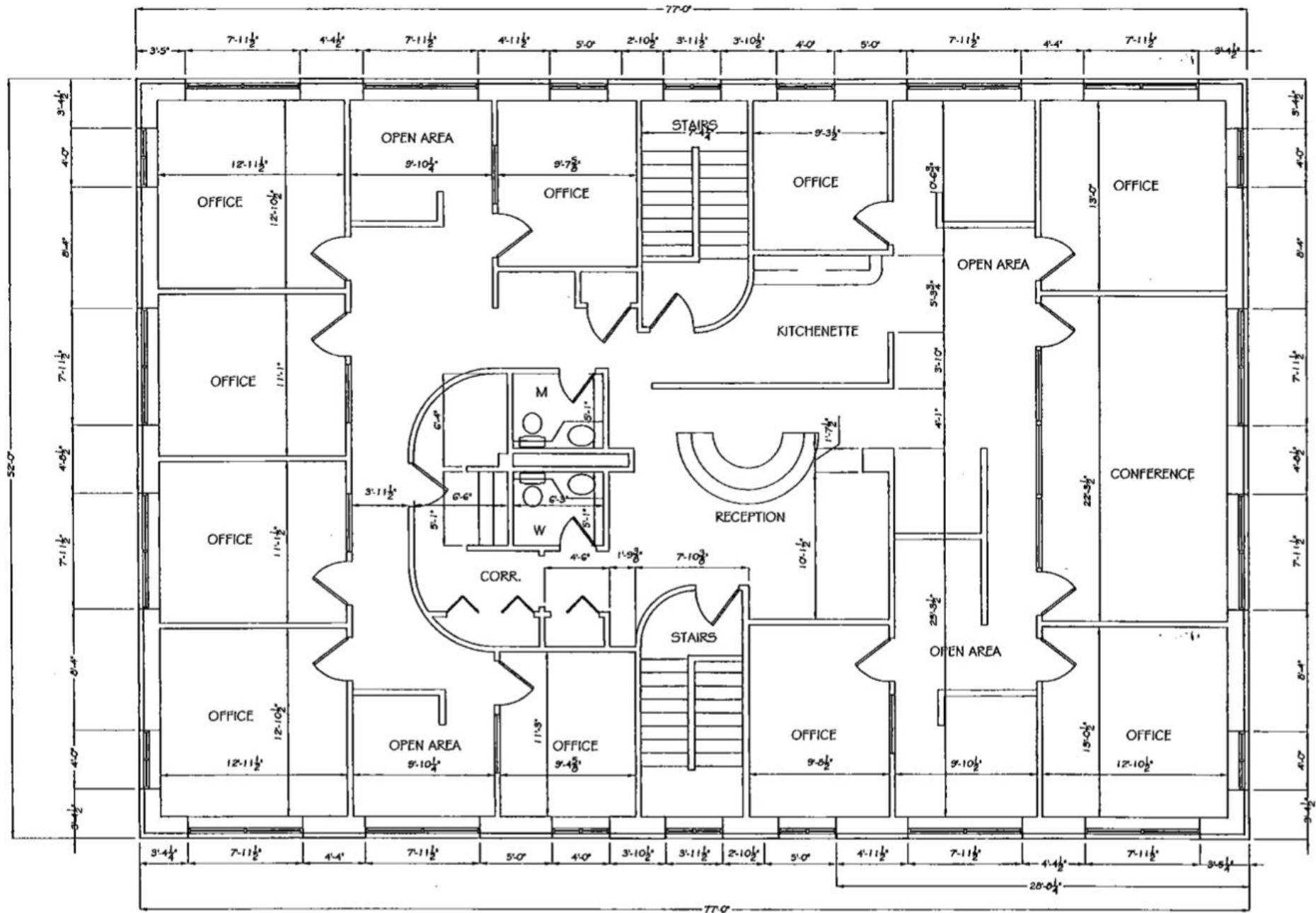


# EXTERIOR

33 Bassett Lane, Hyannis, MA 02601







EXISTING SECOND FLOOR PLAN

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.

## KEVIN PEPE

- 📞 Office: 508-862-9000
- 📱 Cell: 508-962-5022
- ✉️ KPepe@ComRealty.net
- 📍 222 West Main Street, Hyannis, MA 02601
- 🌐 <https://comrealty.net/>

## 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.



LICENSE #6295

