

Commercial  
**Realty Advisors**

## **OFFERING MEMORANDUM**

Investment Property  
6% Capitalization Rate



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**274 Barnstable Road**

**FOR SALE**

**AREA**

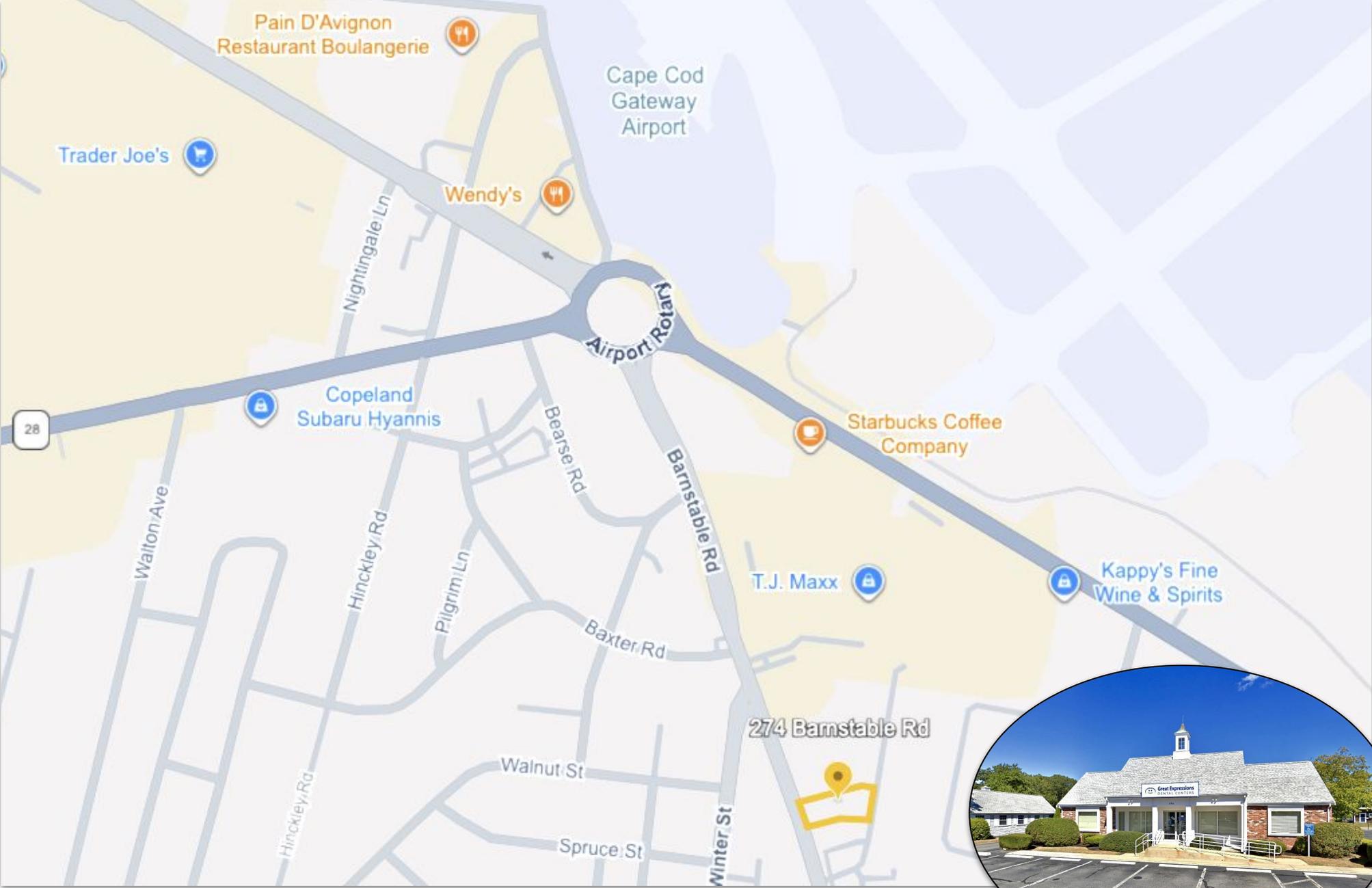
**HYANNIS, MA**

**\$1,475,000**

**±3,998 Sq Ft**

# PROPERTY LOCATION

274 Barnstable Road, Hyannis, MA 02601



# PROPERTY MAP

274 Barnstable Road, Hyannis, MA 02601



# PROPERTY SPECIFICATIONS

274 Barnstable Road, Hyannis, MA 02601

Offered at **\$1,475,000**, this fully occupied professional office building delivers stable income with a **6% capitalization rate**.

Situated on **±0.47 acres** along Barnstable Road, the building contains approximately **3,998 square feet on the first floor** configured as a fully functional dental office with multiple exam rooms, private offices, reception, and administrative space. The building has been well cared for and offers modernized functionality suitable for a wide range of professional or medical uses.

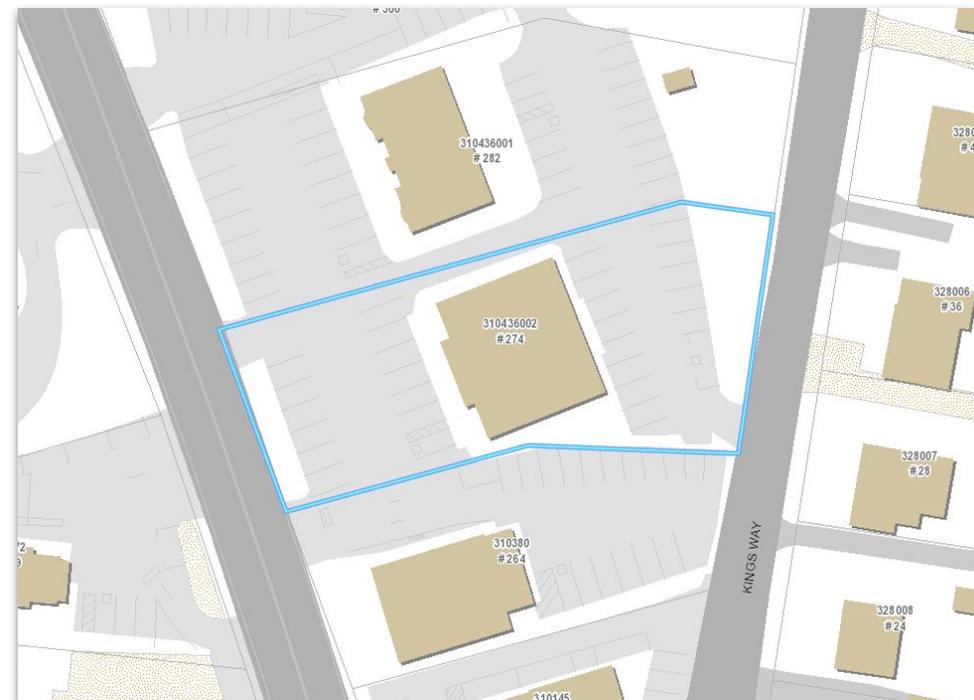
The interior layout includes a **large reception and business center**, multiple **exam rooms equipped for dental or medical use**, administrative offices, restrooms, and patient waiting areas. The thoughtful layout supports efficient patient flow and staff workflow, while the professional finishes create a welcoming environment.

Exterior improvements include ample onsite parking and a **handicap-accessible ramp leading to the main entrance**, providing full accessibility and convenience for patients and visitors.

Barnstable Road is a major commercial connector between **Hyannis Main Street and Route 28**, placing the property within minutes of **Cape Cod Hospital, downtown Hyannis, the Hyannis Transportation Center, and Barnstable Municipal Airport**.

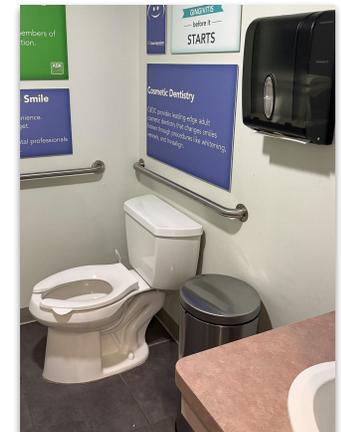
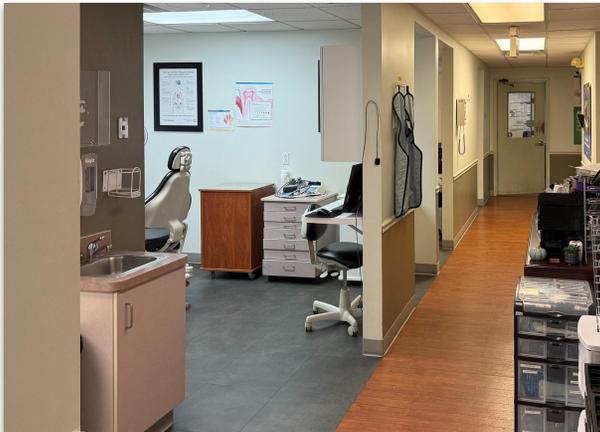
This offering represents a compelling opportunity for investors seeking **income-producing medical office real estate on Cape Cod**, with the added potential for future owner-occupancy or re-tenanting.

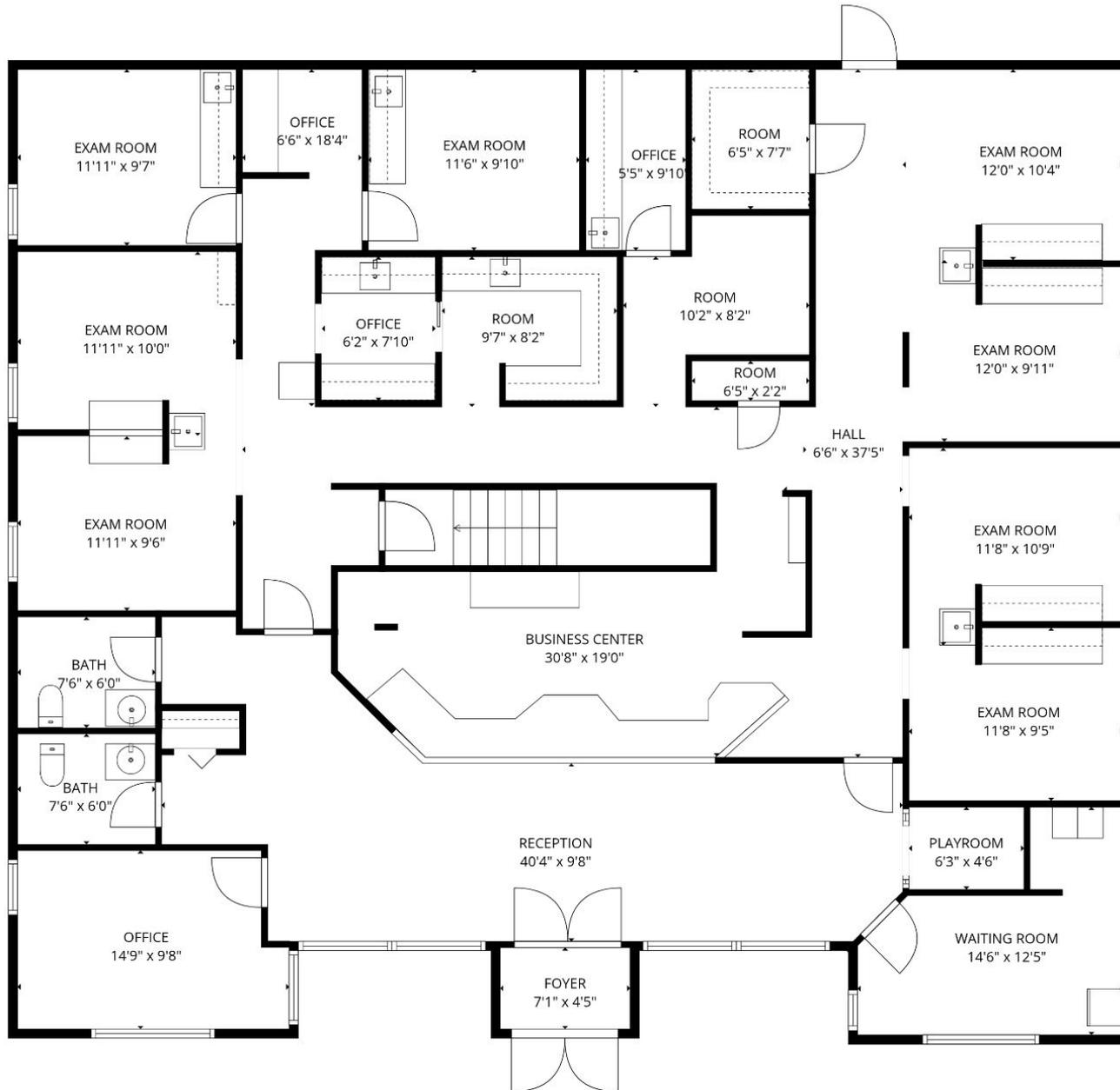
<b>Parcel ID</b>	310/436/002
<b>Address</b>	274 Barnstable Road, Hyannis, MA
<b>Style</b>	Professional Office / Dental Office
<b>Book/Page</b>	C233352/0
<b>Zoning</b>	DMS
<b>Building &amp; Lot Size</b>	3,998+/- SF on ±0.47 acres
<b>Year Built</b>	1985 // Eff. Year Built: 2005
<b>Use Code</b>	3420



# INTERIOR PICTURES

274 Barnstable Road, Hyannis, MA 02601





**TOTAL: 3031 sq. ft**

1st floor: 3031 sq. ft

EXCLUDED AREAS: WALLS: 123 sq. ft

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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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