

OFFERING MEMORANDUM

Substantial Brick Bank Building for Lease

**FOR
LEASE**

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Commercial Realty Advisors

222 West Main Street, Hyannis, MA 02601

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442 Main Street

LEASE

AREA

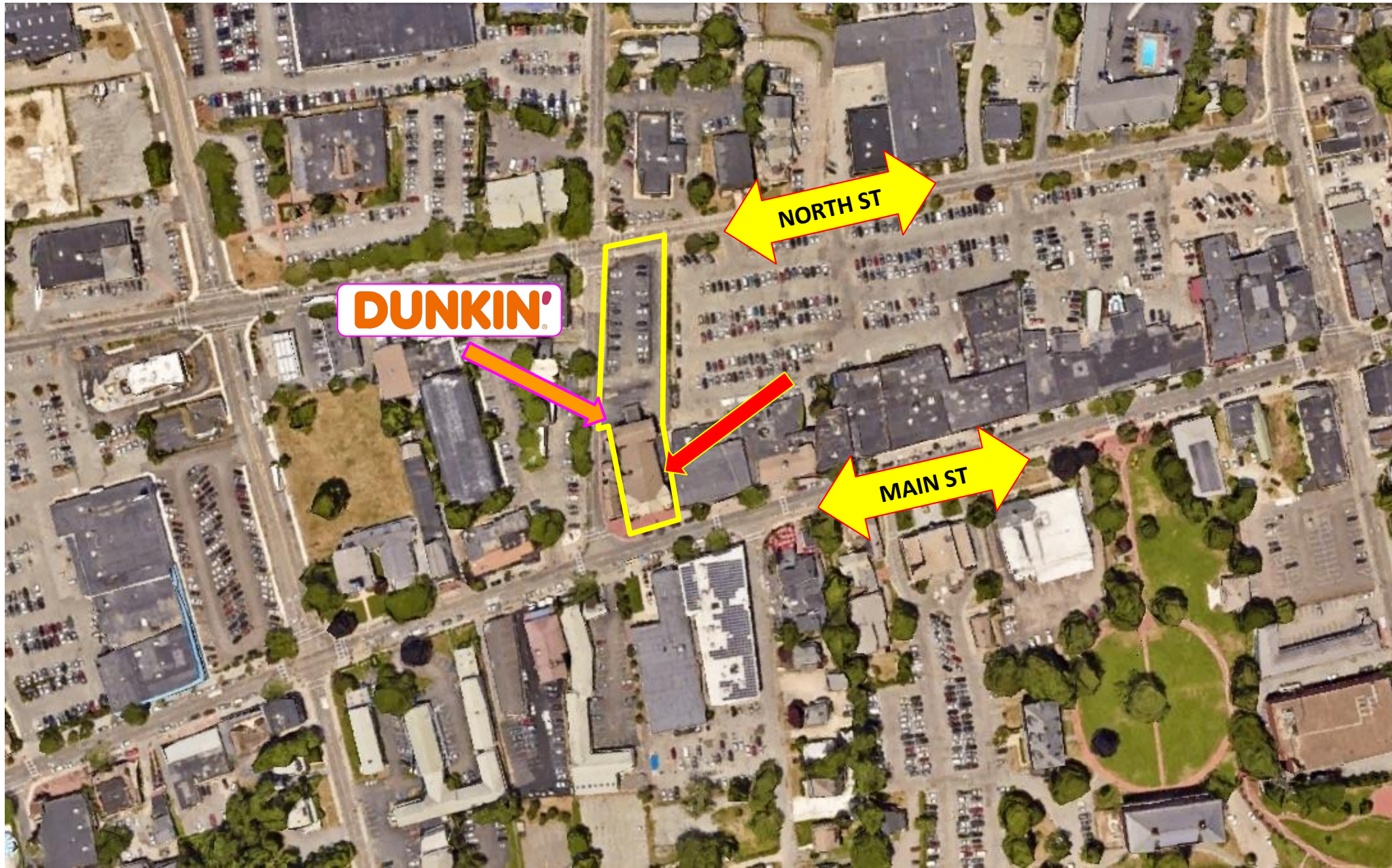
Hyannis

**\$24.00/SF
NNN**

± 5,000 SF

PROPERTY LOCATION

442 MAIN STREET, HYANNIS, MA 02601



PROPERTY MAP & SPECIFICATIONS

442 MAIN STREET, HYANNIS, MA 02601

Parcel ID: 309 / 223//

Use Code: 3410

2026

Community Preservation Act Tax

\$ 436.49

Hyannis FD Tax (Commercial)

\$ 4,362.63

Hyannis FD Tax (Residential)

\$ 2,740.92

Town Tax (Commercial)

\$ 6,783.78

Town Tax (Residential)

\$ 7,765.94

Total: \$ 22,089.76

2025

Community Preservation Act Tax

\$ 528.19

Hyannis FD Tax (Commercial)

\$ 10,765.90

Hyannis FD Tax (Residential)

\$ 0

Town Tax (Commercial)

\$ 17,606.43

Town Tax (Residential)

\$ 0

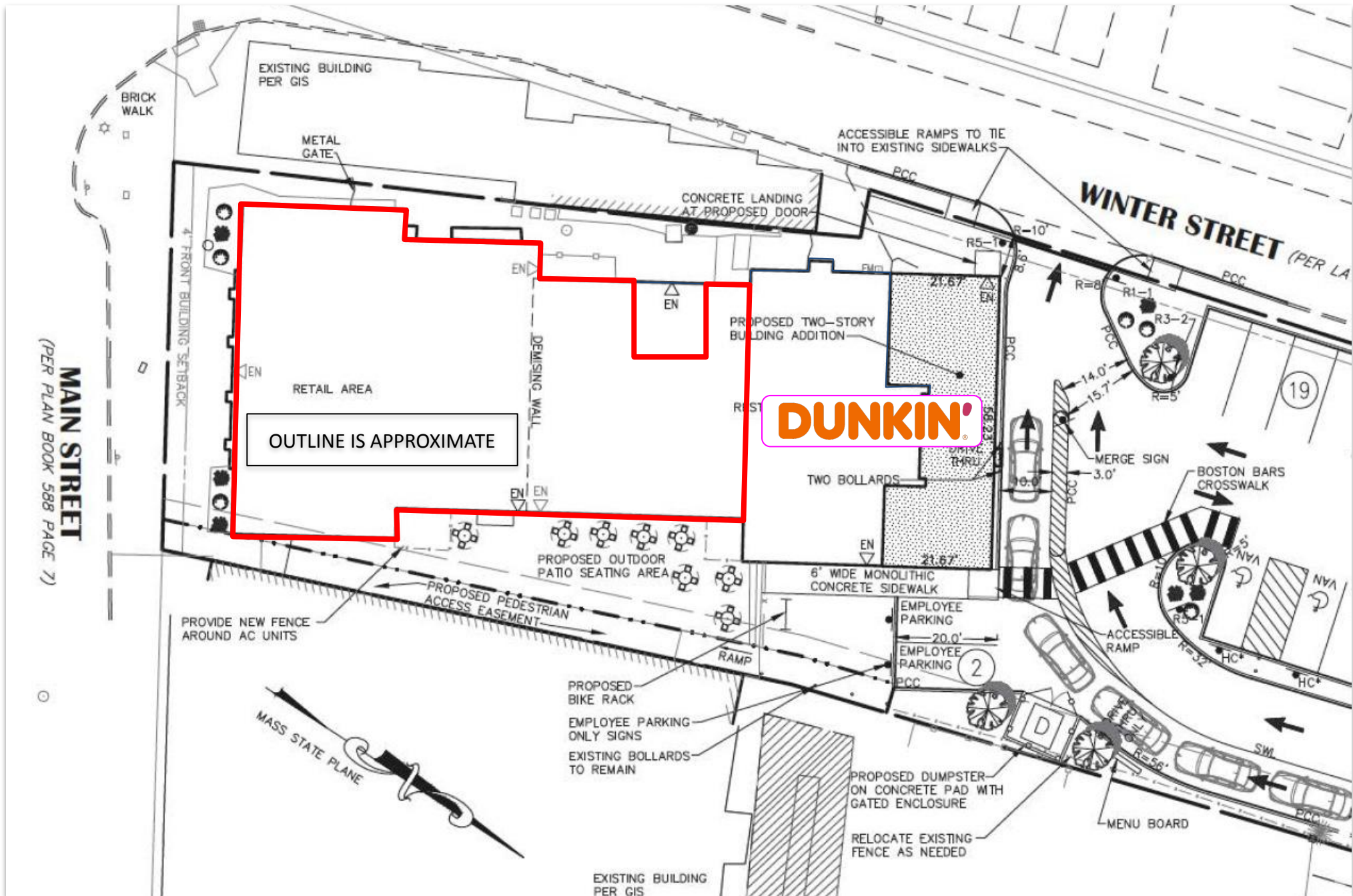
Total: \$ 28,900.52



The property at 442 Main St. in Hyannis, MA offers 5,000 sq. ft. of leasable space with a flexible open floor plan, ideal for businesses seeking high visibility and a prominent location. Previously occupied by Rockland Trust, the space features a long reception desk, several small office spaces or cubicles around the perimeter, and a large vault at the back, making it an excellent choice for financial institutions, banks, or even restaurants.

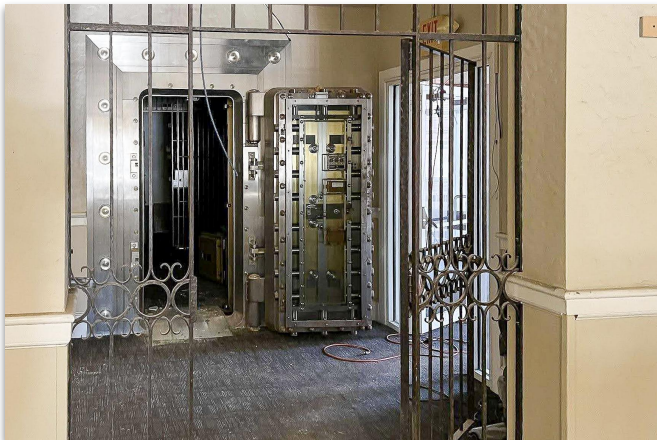
Built in 1948, the property combines classic charm with modern functionality. The high ceilings, chandeliers and expansive layout exude a sense of grandeur, perfect for creating a standout atmosphere for your business. The building's brick exterior, white columns, and a unique awning featuring a tall ship design reflect Cape Cod's historic maritime character, adding to the appeal for businesses that value aesthetics and local history.

With a highly visible Main St. frontage and ample parking for around 30 cars, this location is perfect for attracting both drive-by and walk-in customers. Additionally, the property offers nearly 5,000 sq. ft. of basement storage space, providing abundant room for inventory or other operational needs. While the rear and upper levels of the building are undergoing renovation, they are not part of the leasable area. This versatile space is well-suited for retail businesses, restaurants, financial services, or office use, offering both practical amenities and a historic Cape Cod aesthetic that can make your business a destination.



INTERIOR PICTURES

442 MAIN STREET, HYANNIS, MA 02601



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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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