

OFFERING MEMORANDUM

*Highly Visible Street Facing
Food Service Operation*

**FOR
LEASE**

BRAD KUHTZ

Cell: 508-360-4523

BKuhrtz@ComRealty.net

Commercial Realty Advisors, Inc.

222 West Main Street, Hyannis, MA

Office: 508-862-9000

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



1481 Iyannough Rd/
Rt 132

FOR LEASE

AREA

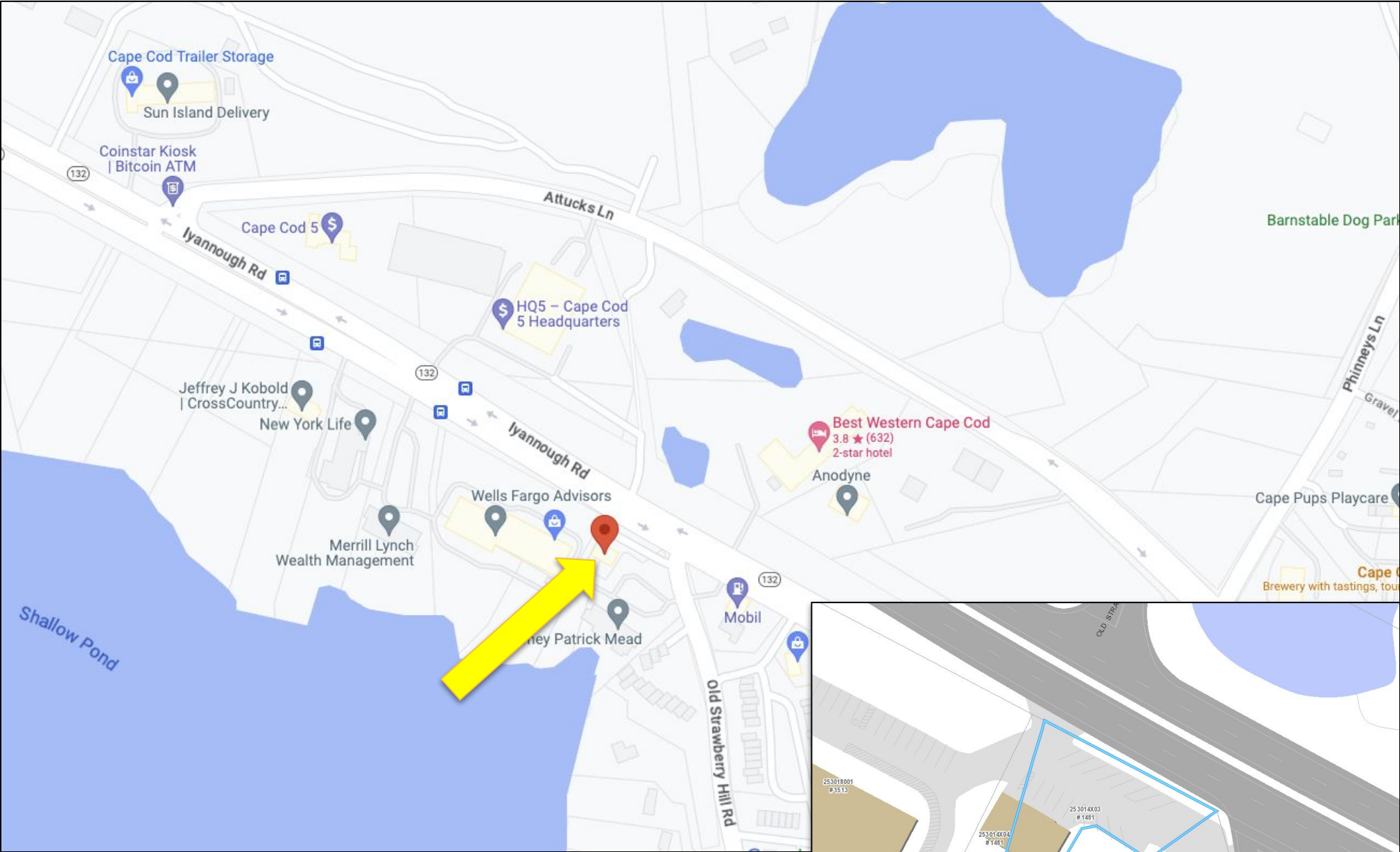
Hyannis, MA

\$4,100/MO NNN

±1,000 Sq Ft

PROPERTY LOCATION

1481 Iyannough Rd, Hyannis, MA 02601



ABOUT THE PROPERTY

1481 Iyannough Rd, Hyannis, MA 02601

Unit 1, the front-right commercial unit at 1481 Iyannough Road (Route 132), Hyannis, is coming to the market for lease. The space has been home to Mary Lou's Coffee for approximately 20 years, offering the next tenant the opportunity to occupy a highly recognizable, long-established commercial location along one of Hyannis' primary business corridors.

The ±1,000 SF first-floor storefront is currently configured as a take-out coffee shop and includes a front customer/service counter area, rear office and storage space, and two restrooms.

The unit benefits from **large storefront windows, direct customer access, prominent building and roadside signage, and paved parking** within an established mixed-use property. There are approximately 21 on-site parking spaces, with additional parking available on the abutting parcel through an easement. The property is positioned along the Route 132 commercial corridor between Phinney's Lane and Route 6.

This is a rare opportunity to take over a **high-visibility Hyannis storefront with a long history of successful retail and food-service occupancy**. The existing configuration is well suited to another café, quick-service concept, retail business, or service-oriented use, subject to applicable approvals.

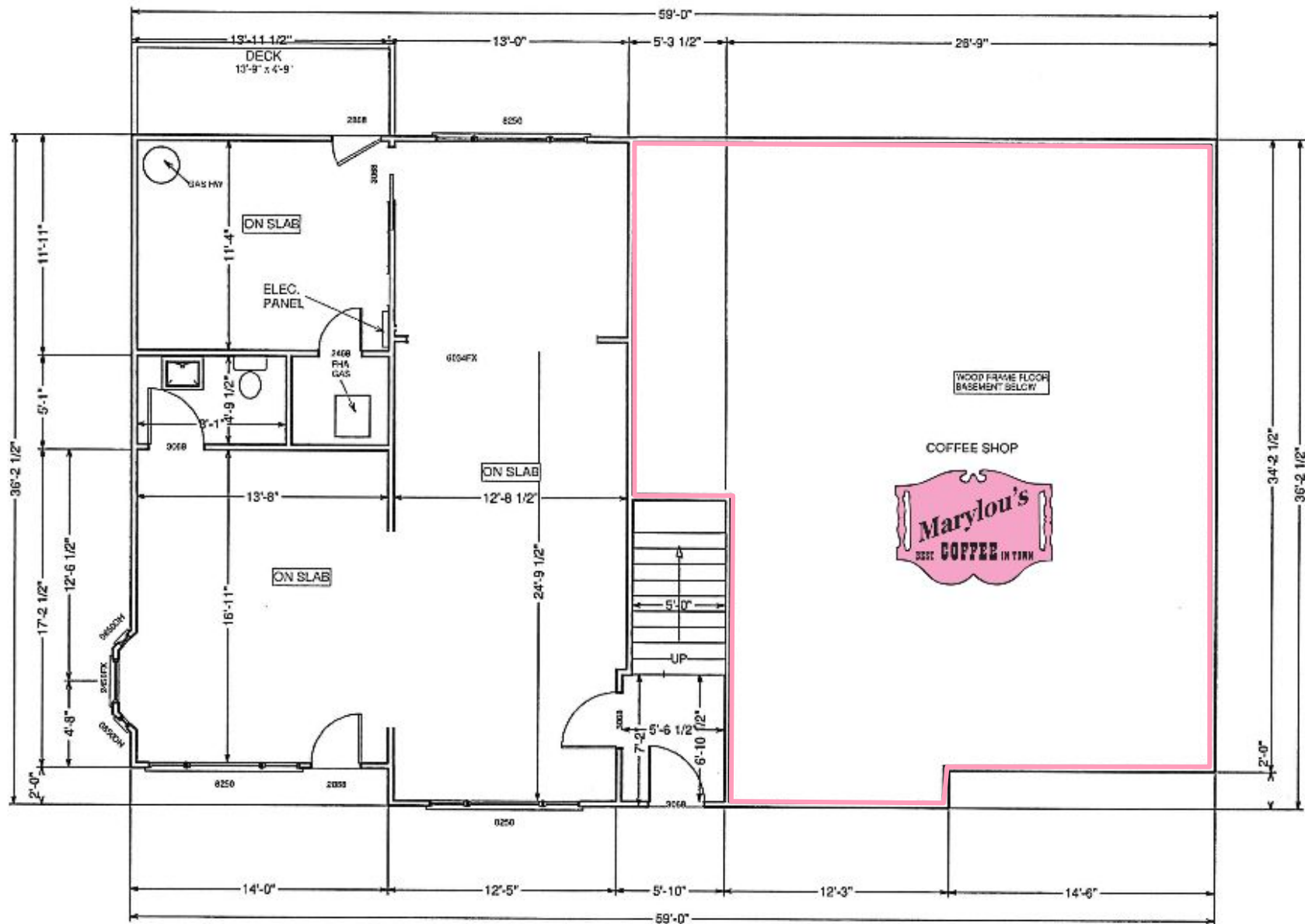
Property Highlights

- **Approximately 1,000 SF of first-floor commercial space**
- **To-Go Counter/Store area at the front of the suite**
- **Rear office/storage space**
- **Two restrooms**
- **On-site parking**
- **Successful Location for 20 Years**



FLOOR PLANS

1481 Iyannough Rd, Hyannis, MA 02601

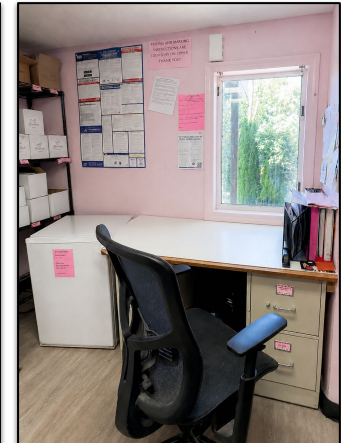


PLAN VIEW/EXISTING 1ST FLOOR
SCALE 1/4"=1'

1481 IYANOUGH ROAD
HYANNIS, MA.

PICTURES

1481 Iyannough Rd, Hyannis, MA 02601



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.

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.



SCAN THE QR
CODE TO VISIT
COMREALTY.NET!

KEVIN PEPE

Managing Director

Office: 508-862-9000, ext. 4001

kpepe@comrealty.net

**COMMERCIAL REALTY
ADVISORS, INC.**

222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295

