

OFFERING MEMORANDUM

Mixed-Use Retail and Residential
Property for Sale in Downtown Hyannis

**FOR
SALE**

KEVIN PEPE

📞 508-862-9000, ext.4001

📱 CELL: 508-962-5022

✉️ KPepe@ComRealty.net

*Flexible Zoning Supports Retail, Office, Medical,
and even Food Service Uses!*



574 Main Street

FOR SALE

AREA

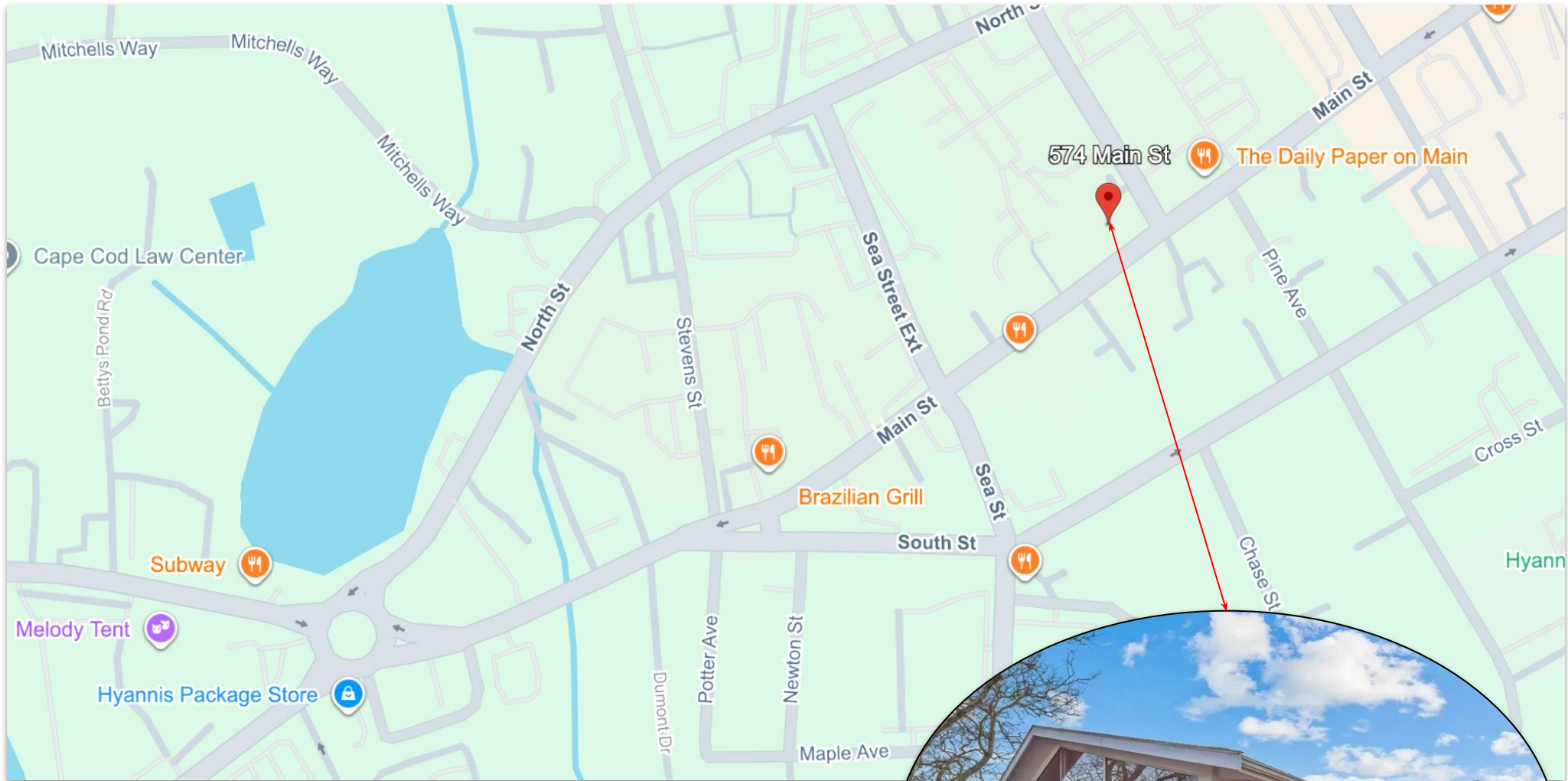
HYANNIS, MA

\$1,199,000

±4,032 Sq Ft

PROPERTY LOCATION

574 Main Street, Hyannis, MA 02601



Prominently located on Main Street in downtown Hyannis, the property benefits from strong visibility and a walkable commercial setting.

- Surrounded by restaurants, retailers, and professional services
- Near the JFK Hyannis Museum and Hyannis Village Green
- Convenient to downtown public parking
- Close to Hyannis Harbor, ferry terminals, and regional transportation
- Easy access to Route 28 and the Mid-Cape market



PROPERTY MAP

574 Main Street, Hyannis, MA 02601



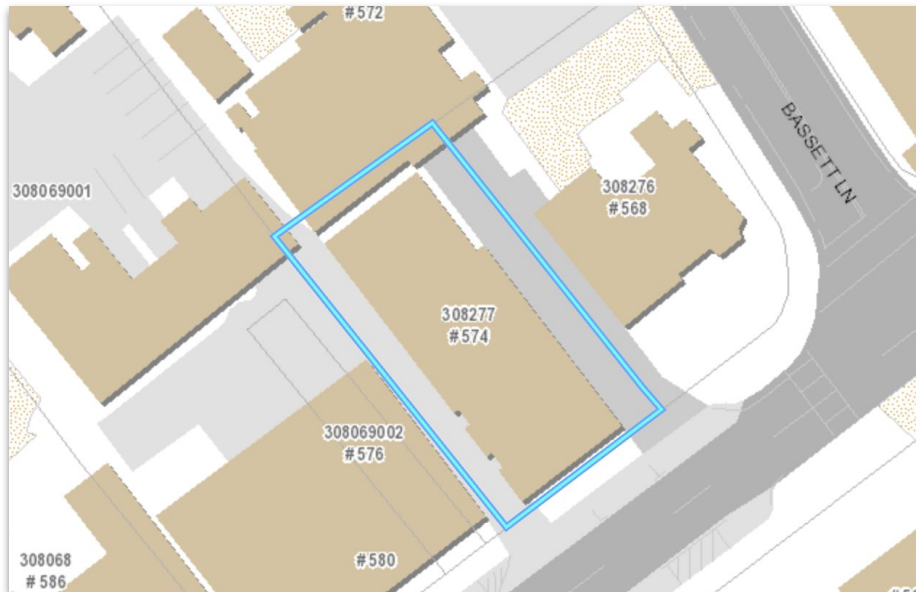
PROPERTY SPECIFICATIONS

574 Main St, Hyannis, MA 02601

574 Main Street is a **mixed-use commercial and residential property** offered for sale for **\$1,199,000**. Located directly on Main Street in downtown Hyannis, the property contains approximately **4,032 square feet**, consisting of a **3,040± SF ground-floor commercial space** and a **992± SF two-bedroom apartment** upstairs.

The sellers currently occupy the retail space and will be vacating, providing an end-user with the opportunity to purchase and occupy a substantial downtown storefront. The offering is positioned primarily for a retailer, gallery, showroom, studio, or service business seeking to control its own real estate while benefiting from the added flexibility of an upper-level residence.

The commercial and residential components are located on **one 0.14-acre parcel and are being sold together as a single mixed-use property**.



Parcel ID	308/277
Address	574 Main Street, Hyannis, MA
Style	Mixed Use
Book/Page	35675/164
Zoning	DMS
Building & Lot Size	±4,032 SF on ±0.14 acres
Year Built	1950
Use Code	031S

Interior & Building Features

- **Property Type:** Mixed-use commercial and residential
- **Total Building Area:** 4,032± SF
- **Commercial Area:** 3,040± SF
- **Residential Area:** 992± SF
- **Land Area:** 0.14± acre
- Ground-floor retail storefront with broad display windows
- Open commercial floor plan with potential for division
- High ceilings and extensive overhead lighting
- Gas-fired hot-air heating & Central air conditioning
- Built in 1950 with **nearly full building renovation including full second-floor apartment remodeling completed in 2023**
- Apartment **Furnishings included** in sale allowing for a true 'turn-key' experience

INTERIOR PICTURES

574 Main Street, Hyannis, MA 02601

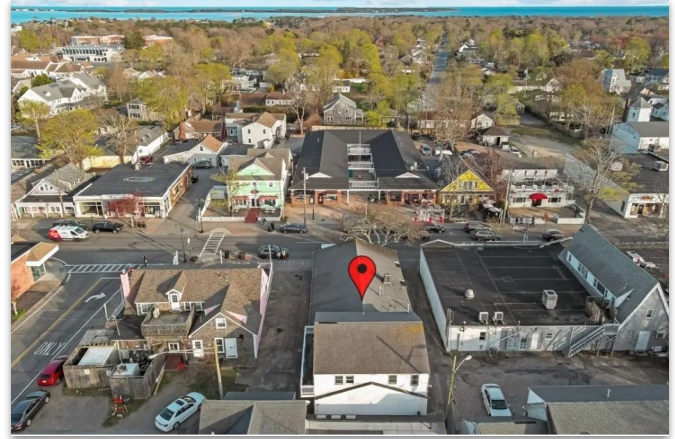
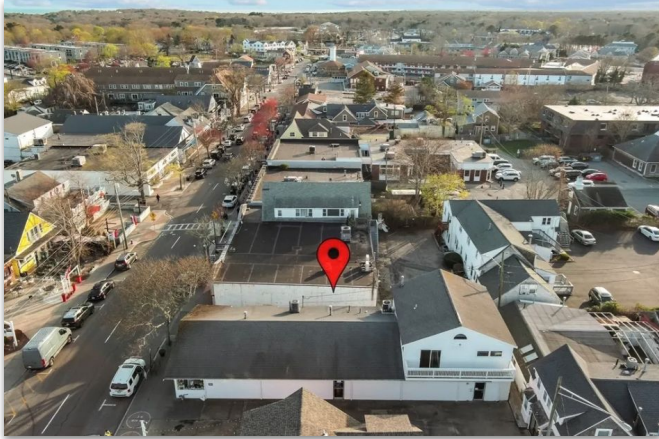


INTERIOR PICTURES

574 Main Street, Hyannis, MA 02601



EXTERIOR PICTURES



Ground-Floor Commercial Space

The approximately **3,040 SF ground floor** is currently configured as a retail store with a large, open sales floor, prominent display windows, and direct Main Street exposure.

The seller-occupied commercial space will become available for purchaser occupancy following the sellers' departure. Its open layout can accommodate a range of retail, showroom, gallery, studio, and service-oriented uses, subject to applicable approvals.

Commercial features include:

- Approximately 3,040 SF of ground-floor space
- Highly visible Main Street storefront
- Large street-facing display windows
- Open retail and showroom layout
- High ceilings with exposed structural trusses
- Existing sales and service counter
- Dedicated work, storage, and flex areas
- Commercial restroom
- Side and rear access
- Paved area alongside and behind the building



Upper-Level Apartment

The upper level contains an approximately **992 SF two-bedroom apartment**. The residential space was remodeled in 2023, according to the assessor's permit record, and provides a complementary use for an owner-occupant, business operator, manager, or residential tenant.

Apartment features include:

- Two bedrooms
- Open kitchen, dining, and living area
- Updated kitchen with stainless-steel appliances
- Full bathroom with tub and shower
- In-unit washer and dryer
- Vaulted ceilings and exposed beams
- Wood and wood-look flooring
- Multiple windows providing natural light
- Private upper-level balcony
- furniture included in sale allowing for a true turn-key transition

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!



**COMMERCIAL REALTY
ADVISORS, INC.**

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

LICENSE #6295

