

Commercial

Realty Advisors

Investment Property

**CAPE COD CENTRAL RAILROAD OFFICE,
RETAIL MARKET, 2 RESIDENTIAL APTS**

**FOR
SALE**

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Commercial Realty Advisors

222 West Main Street, Hyannis, MA 02601

508-862-9000 | comrealty.net

8.75% CAP RATE*



252 Main St

INVESTMENT

AREA

HYANNIS

\$1.95M

±5,358 Sq. Ft.

*Projected cap rate is based on estimated 2027 NOI and the \$1,950,000 asking price, using owner-provided information and stated assumptions. Information has not been independently verified. Actual results may vary; buyers should conduct their own due diligence.

PROPERTY SPECIFICATIONS

252 Main St, Hyannis, MA 02601



ADDRESS	252 Main St, Hyannis, MA 02601
ZONING	DMS
YEAR BUILT	1986
STORIES	2
PARCEL NUMBER	327 / 157
GROSS AREA	± 9,998 SF

Property Features

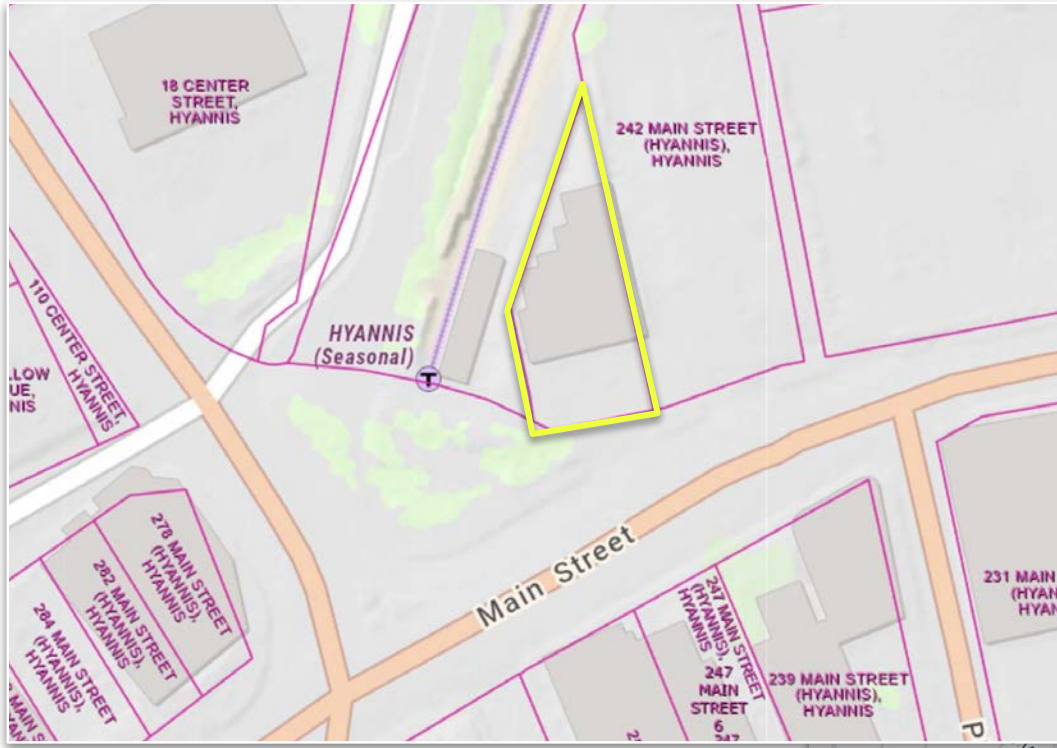
- Offered for sale at **\$1,950,000**
- **8.75% CAP Rate**
- Recognizable **mixed-use investment property** located at **252 Main Street, Hyannis**
- Positioned along the **Main Street commercial corridor** near Hyannis Station and the Cape Cod Central Railroad
- Ground-floor retail space currently configured as a **Mini Mart / convenience retail use**
- Includes a **ticket office for Cape Cod Central Railroad**
- Two **second-floor residential apartments**
- Multiple income components: retail, commercial office/ticket use, and residential apartments
- Investment opportunity with established mixed-use positioning and long-term flexibility

Positioned along the Main Street commercial corridor in Hyannis, **252 Main Street** presents a recognizable mixed-use investment opportunity near Hyannis Station and the Cape Cod Central Railroad. Offered for sale at **\$1,950,000**, the property includes a ground-floor retail component currently configured as a Mini Mart / convenience retail use, a ticket office for the Cape Cod Central Railroad, and two residential apartments on the second floor.

With its Main Street visibility, established commercial layout, residential income component, proximity to transportation and tourism activity, and mixed-use positioning, the property offers investors the opportunity to acquire a well-located Hyannis asset with multiple occupancy types and long-term flexibility.

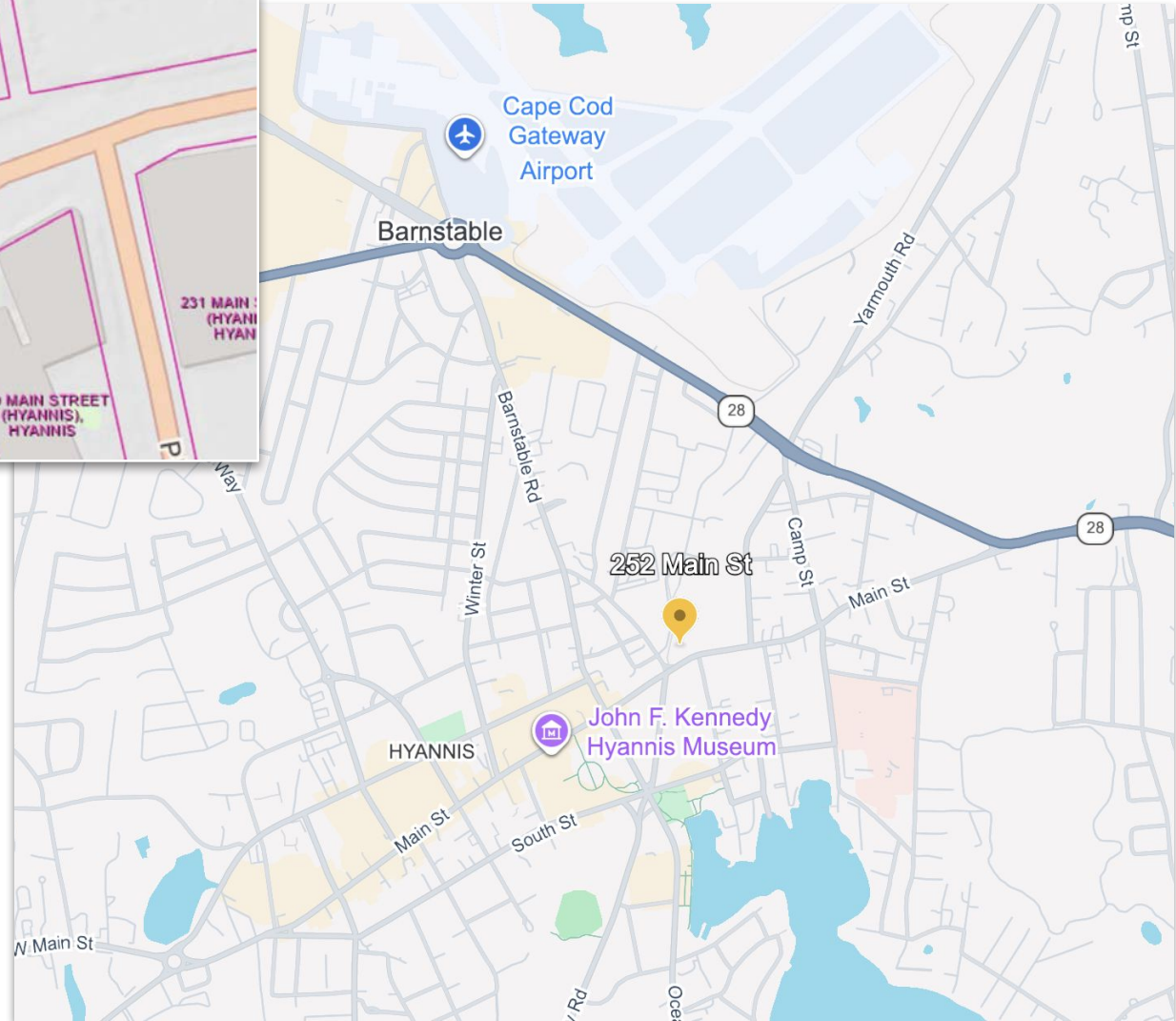
PROPERTY LOCATION

252 Main St, Hyannis, MA 02601



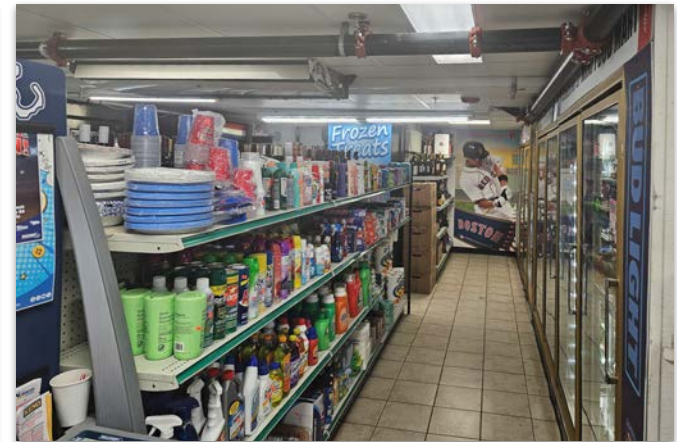
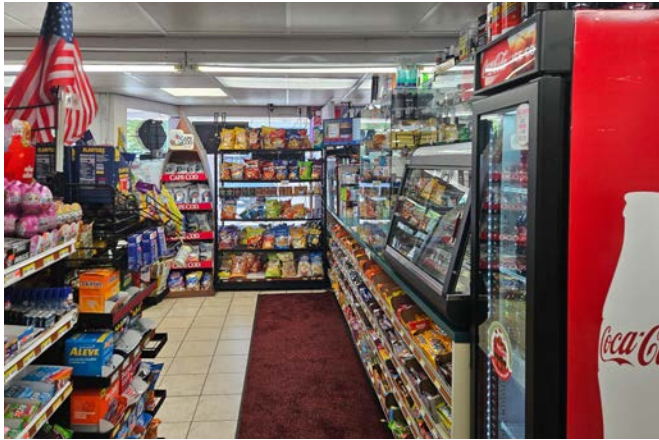
PRIME LOCATION ON CAPE COD

The property is located along the Main Street corridor near the Cape Cod Central Railroad and benefits from a recognizable Hyannis location, established commercial surroundings, and access to local, visitor, and commuter traffic.



INTERIOR PICTURES

252 Main St, Hyannis, MA 02601



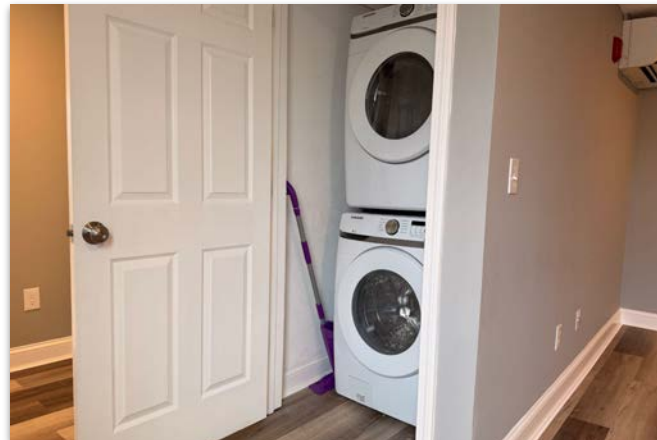
INTERIOR PICTURES

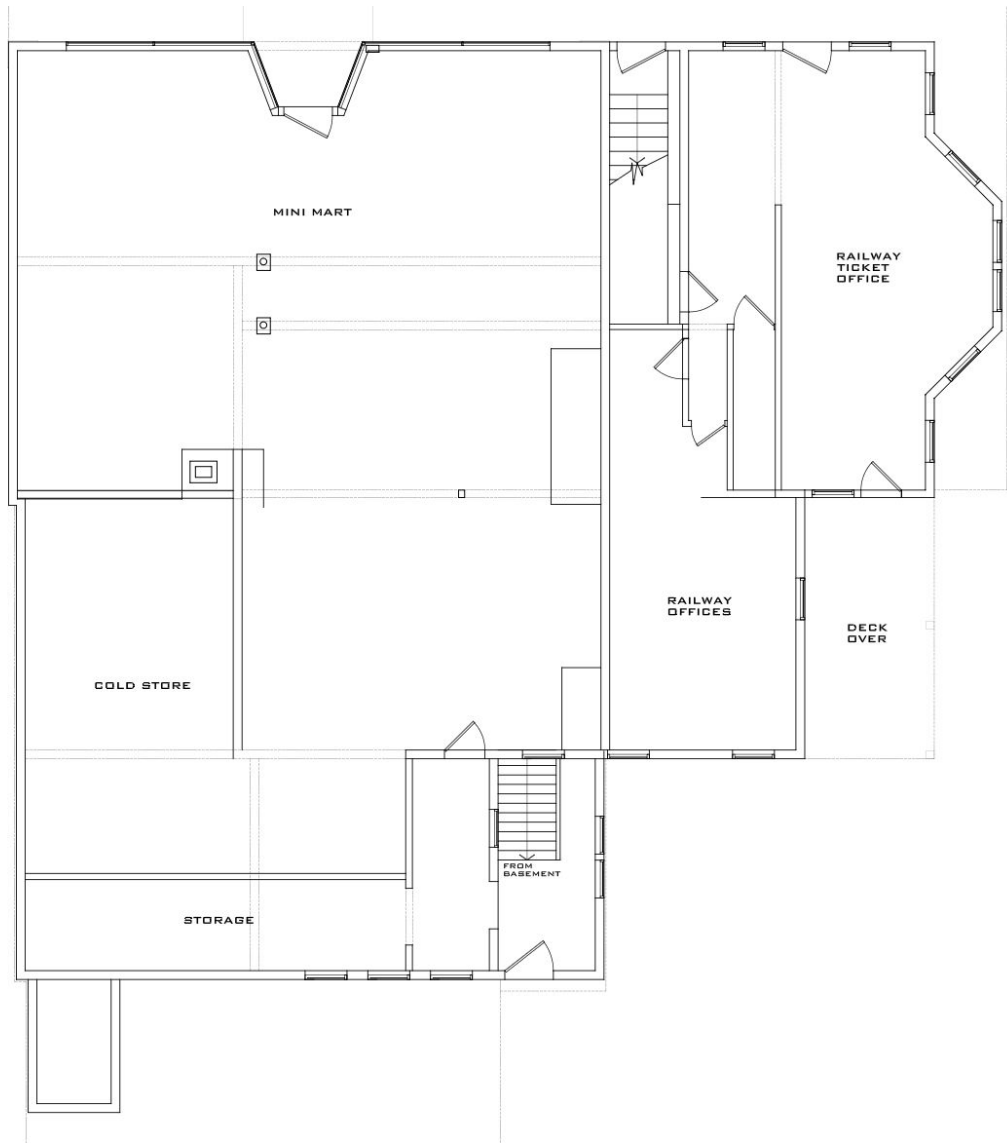
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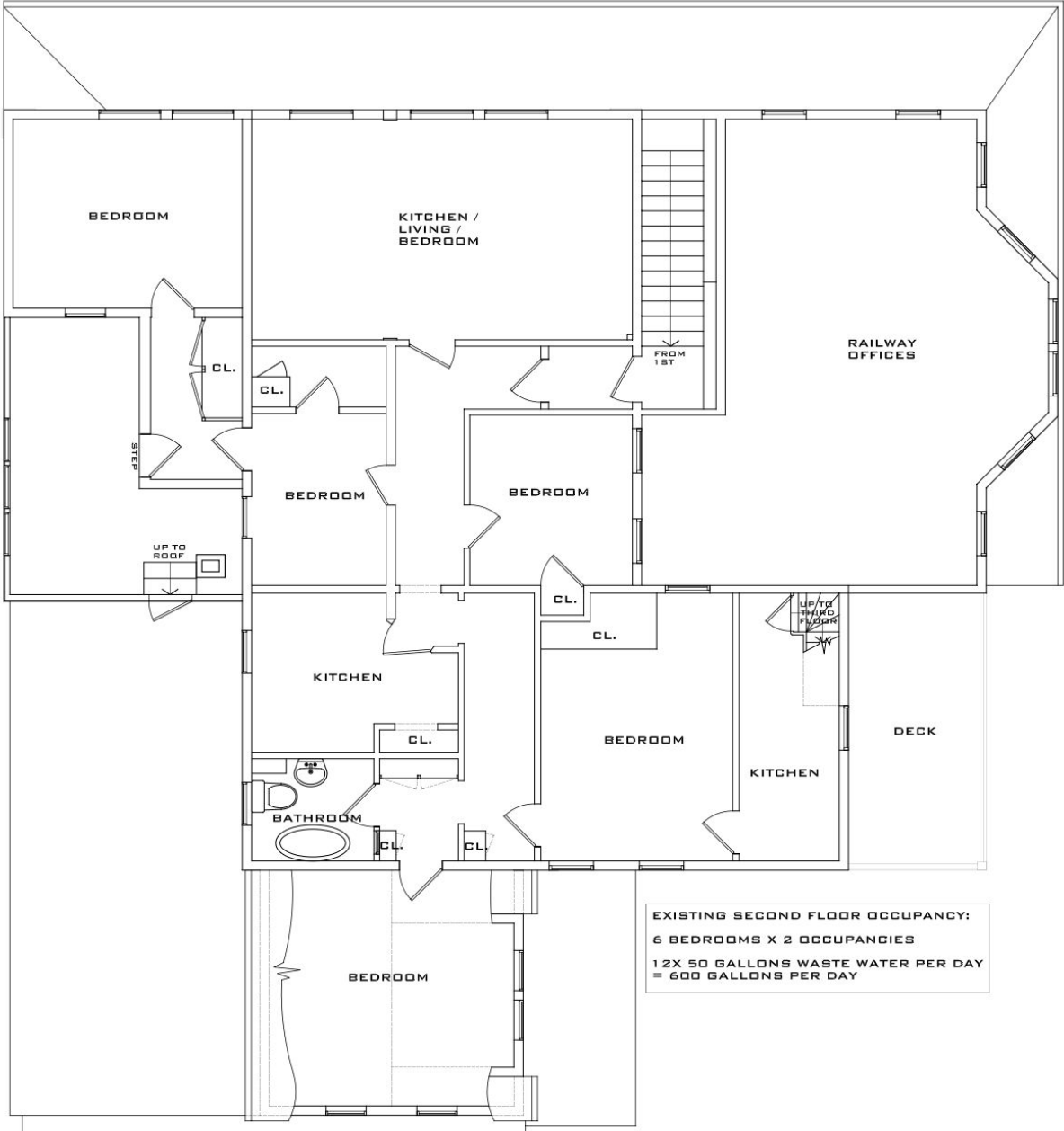
INTERIOR PICTURES

252 Main St, Hyannis, MA 02601





1 EXISTING FRONT ELEVATION 1/8" = 1 FT.
EX5



EXISTING SECOND FLOOR OCCUPANCY:
6 BEDROOMS X 2 OCCUPANCIES
12X 50 GALLONS WASTE WATER PER DAY
= 600 GALLONS PER DAY



1 EXISTING FRONT ELEVATION 1/4" = 1 FT.
EX5

FIELD CARD

252 Main St, Hyannis, MA 02601

Property Location 252 MAIN STREET (HYANNIS) Map ID 327/157/1/1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 031M
 Vision ID 27581 Account # 242605 Bldg # 1 Print Date 1/30/2026 10:53:43 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2026 BARNSTABLE, MA VISION							
WILLIAM JAMES HOLDINGS LLC 396 MAIN STREET UNIT 8 HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed								
			4 Gas			RESIDENTL	0104	225,100	225,100								
			6 Septic		4	RES LAND	0104	90,500	90,500								
		SUPPLEMENTAL DATA				COMMERCE.	031M	225,100	225,100								
		Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 #DL 2 GIS ID F_989589_2701697		Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		COM LAND	031M	90,500	90,500								
						Total		631,200	631,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WILLIAM JAMES HOLDINGS LLC		34952 204	03-04-2022	Q	I	570,000	00	Year	Code	Assessed	Year	Code	Assessed				
MCEVOY COMMERCIAL ASSOCIATES LLC		21784 0132	02-16-2007	U	I	100	1A	2025	0104	216,850	2024	0104	199,700				
MCEVOY, MAURICE M & ROSE A TRS		13305 0176	10-18-2000	U	I	1	1F		0104	84,600		0104	84,600				
MCEVOY, MAURICE M & ROSE A		13084 0312	06-21-2000	U	I	132,500	1B		031M	216,850		031M	199,700				
MCEVOY, MAURICE M & ROSE A		13084 0310	06-21-2000	U	I	66,250	1B		031M	84,600		031M	84,600				
						Total		602,900	Total	568,600	Total	548,700					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 443,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,700 Appraised Land Value (Bldg) 181,000 Special Land Value 0 Total Appraised Parcel Value 631,200 Valuation Method C Total Appraised Parcel Value 631,200									
Year	Code	Description	Amount	Code	Description	Number	Amount										
			Total				0.00										
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
CI09								HYAN									
NOTES																	
-CAPE COD RAILROAD TICKET OFFC F = LO/SO/NE/AGE -MINI FOOD MART -2 APTS UP																	
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
EXPC-22-1	12-15-2022	835	Sid/Wind/Roof/	95,000	06-30-2023	100	06-30-2023	Install vinyl siding and replac	01-30-2024	SR	02		13	CALL BACK			
EXPC-22-1	12-13-2022	835	Sid/Wind/Roof/	50,000	06-30-2023	100	06-30-2023	Remove existing roof, 6 ft ice	09-07-2023	SR	02		13	CALL BACK			
BLDC-22-24	12-02-2022	825	New Const - Co	185,000	01-30-2024	100	06-30-2024	Renovate existing 2nd floor ap	05-19-2023	LP			20	Sale Review			
BLDC-22-63	05-19-2022	803	Addn Alt-Comm	22,000	09-07-2023	100	06-30-2023	Remove all interior drywall and	07-10-2021	CK	01		03	Cycl Insp Comp			
201304829	07-19-2013	CM	Commercial	1,800	06-30-2014	100	06-30-2014	REROOF STRIPPING OLD 4.	05-06-2020	GM	04		FR	Field Review			
20063437	09-22-2006	OT	Other	0	06-30-2007	100	06-30-2007	SIGN 24SF MINI FOOD MART	06-10-2011	JR	01		03	Cycl Insp Comp			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	031M	MU RET/OFFC	DMS	4	Hyannis	0.150	AC	353,100.00	3.41750	C	1.00	CI09	1.000		0	1,206,719.2	181,000
Total Card Land Units						0.15	AC	Parcel Total Land Area: 0.15						Total Land Value		181,000	

FIELD CARD

252 Main St, Hyannis, MA 02601

Property Location 252 MAIN STREET (HYANNIS)
Vision ID 27581 Account # 242605

Map ID 327/ 157/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

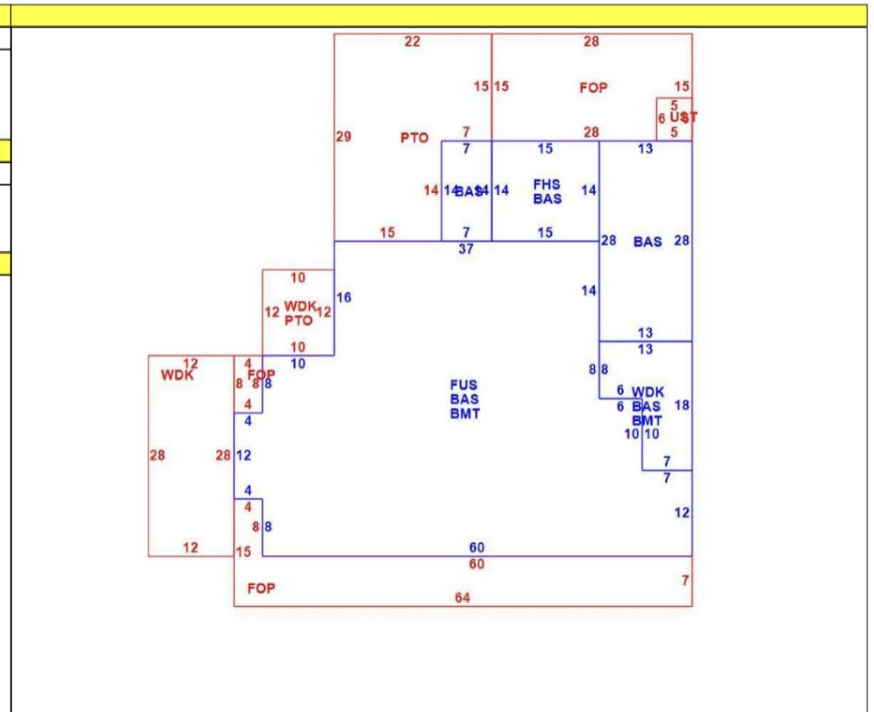
Card # 1 of 1

State Use 031M
Print Date 1/30/2026 10:53:43 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	D	Below Average			
Stories	2				
Occupancy	4.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031M	MU RET/OFFC			
Total Rooms					
Bedrooms	08				
Full Bathrooms	4				
Bath Split	60	6 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	031M				
Sewer Occupan					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	2,500	3.00	1985		32		0.00	2,400
WDC	Wood Decking	L	174	20.00	2023		98		0.00	4,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,018	3,018	3,018	115.34	348,089
BMT	Basement Area	0	2,346	469	23.06	54,093
FHS	Half Story	168	210	158	86.78	18,223
FOP	Open Porch	0	932	140	17.33	16,147
FUS	Upper Story	2,172	2,172	2,063	109.55	237,942
PTO	Patio	0	660	33	5.77	3,806
UST	Utility Enclosure	0	30	3	11.53	346
WDK	Wood Deck	0	630	32	5.86	3,691
Ttl Gross Liv / Lease Area		5,358	9,998	5,916		682,337



01/30/2024

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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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