



35 WINTER STREET, HYANNIS

Meticulously maintained office building at lighted intersection of North and Winter Streets.

Office suites and common areas on four levels (lower, first, second and third).

Total estimated living space: 12,322 sq. ft. (see details page 6). Gross area: 15,812 sq. ft.

All suites have electric heat, except for 2nd floor, which has gas.)

Elevator access to all levels and two sets of stairs. Fire sprinklers throughout.

Municipal water and sewer. For decades, until recently, the owners' business was located in the building. At this time, just over 100% of the building is leased, with relatively short term leases. Several suites and two levels of common areas were renovated in 2019. Almost half the space in the building has new heating systems. Elevator has new mechanicals.

No deferred maintenance. Income & Expenses provided only with signed NDA agreements.

ASKING \$1,500,000

Exclusively Listed by Ali Maloney- AMG Realty

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35 WINTER STREET, HYANNIS



Above - Main entrance from parking lot. There is an exterior stairwell to the lower level. There is also an entrance on the Winter Street side, where there is an ADA ramp.



The building was originally constructed in 1987.
Zoning is HVB/ Growth Incentive Zone.
Walk to post office, many restaurants and shopping



35 WINTER STREET, HYANNIS, FIRST FLOOR



Above - First floor offers a front to back (east to west) hallway. 4 office suites (2 of which are combined), each with glass panel doors. Newly renovated.



Above - Inside one of the 1st floor suites (103). Each unit on first floor has separately metered electricity, including heat. Drop tile ceilings, combination of recessed canned and flat panel lighting.

35 WINTER STREET, HYANNIS, SECOND FLOOR



Left -
Second floor open foyer. There is an abundance of natural light and glass throughout. The second floor has three suites, two bathrooms and a full kitchen.

Right -
Within Suite 201

Below-
Looking from the landing towards Suite 202, restrooms and kitchen



35 WINTER STREET, HYANNIS, THIRD FLOOR



Above— windows overlook the Winter Street entryway.



The utilities for the 3rd floor are on one meter. It is divided in to two suites and a spacious landing. There are skylights and new (2019) heat/ AC pumps throughout the space.



35 WINTER STREET, HYANNIS, LOWER LEVEL



Above—Inside common area lower level, which is accessible both by the elevator and its own secure, newly remodeled, external staircase from the parking lot.



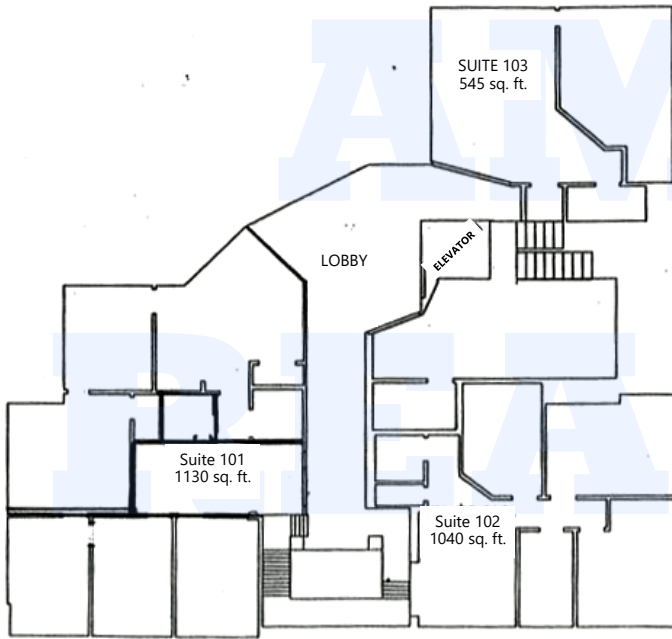
The lower level offers two separate suites, common hallway and a large storage area.

Above- Inside Suite 102. Both lower level suites were completely remodeled in 2019.

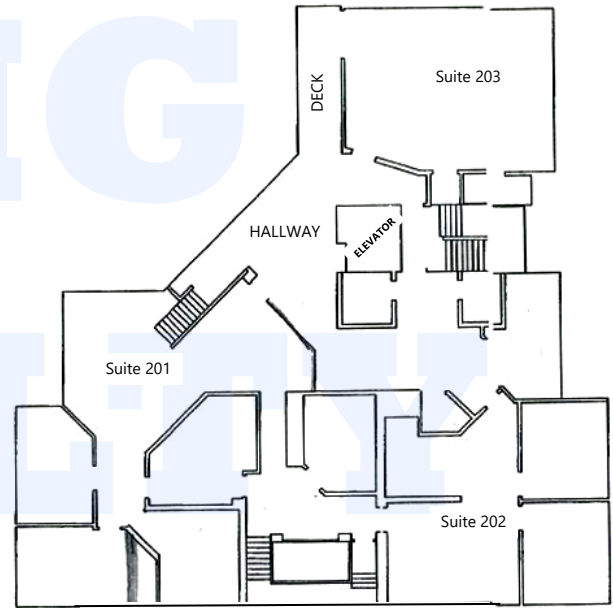


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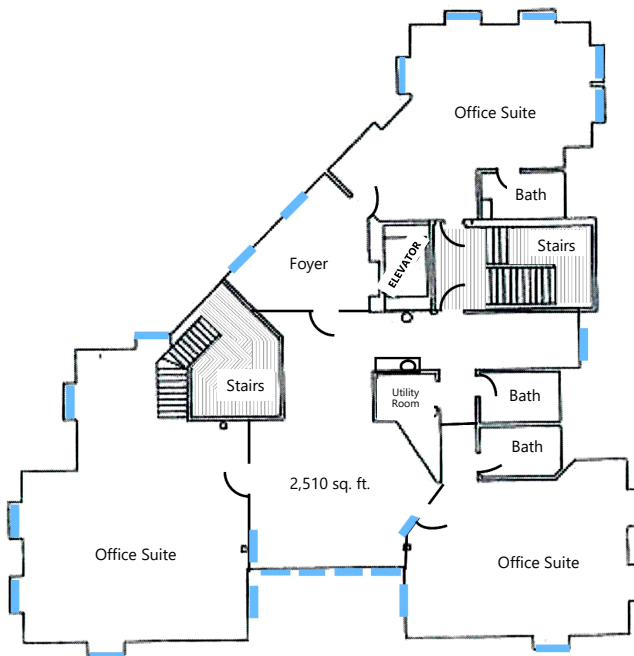
Measurements are approximate. Not to scale.



First floor



Second floor



Third floor



Lower level

Estimated living space:

First floor - 3,906 Lower level - 2,000 Second floor - 3,906 Third floor - 2,510 sf estimated
Total of 12,322 sq. ft.

On each level, there is space that is used for staircases, elevator, foyers, hallways, and utility closets.

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