



For Sale -83 Main Street, Hyannis

Office building on the east end of Main Street, on large lot.

Living area - 4,484 sq. ft. Gross area -6,285 sq. ft.

Zoning is DV. Municipal sewer and water. Lot size— 0.71 acres.

The section on the right was built first, and features a grand, open staircase, full kitchen, wood floors throughout, multiple bathrooms and a screened in porch. There is a full, partially finished, basement under the main section with large windows. This structure was renovated in 1983, is now used for law offices. The structure on the left/ east side, is one story and was built as offices. This section is leased to a chiropractor.

Close to Cape Cod Hospital, the Barnstable Municipal Airport, Hyannis Harbor and Yarmouth Road/ Camp Street, leading to the highway, Exit 7(72) and Route 132, Exit 6(68).

ASKING \$1,350,000

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

Cell: 774.836.0347

aamaloney@comcast.net

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83 Main Street, Hyannis



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Top— Showing the existing sign on Main Street.

Bottom— View of the back of the building and the oversized parking lot that extends almost to the rear of the parcel.



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**Above-
First floor conference
room.**

**Below- Second floor
Executive office**

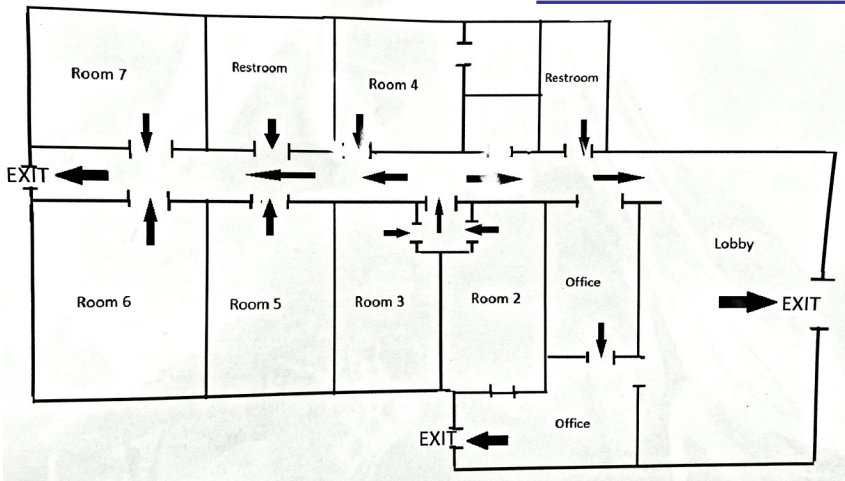
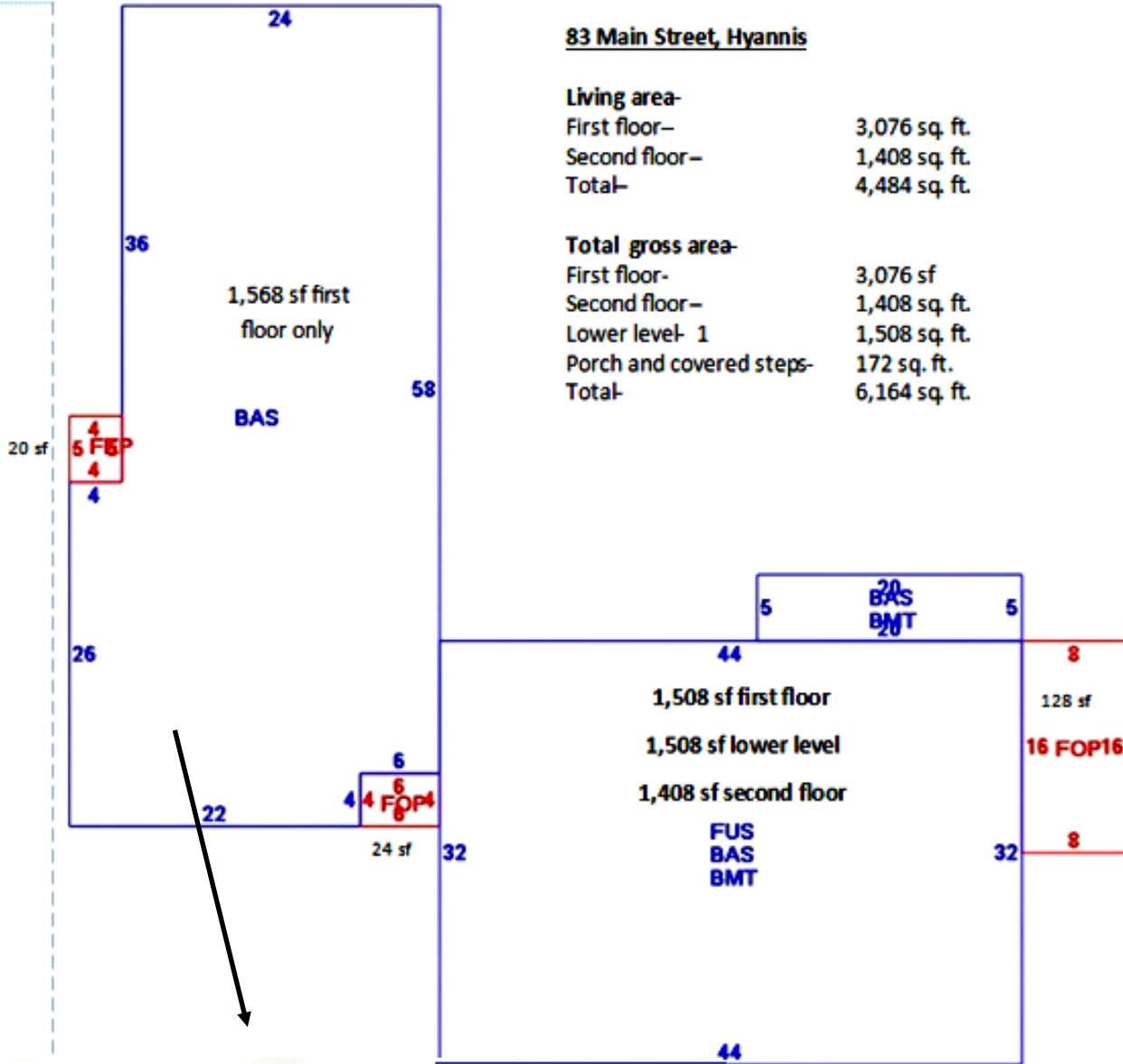


83 MAIN STREET, HYANNIS

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Living area-
 First floor— 3,076 sq. ft.
 Second floor— 1,408 sq. ft.
 Total— 4,484 sq. ft.

Total gross area-
 First floor- 3,076 sf
 Second floor— 1,408 sq. ft.
 Lower level- 1 1,508 sq. ft.
 Porch and covered steps- 172 sq. ft.
 Total- 6,164 sq. ft.



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83 Main Street, Hyannis



83 Main Street, with a bright blue outline, above, has 115' frontage on Main Street. The lot is 284' deep on the east side, and 205' deep on the west side.

Property is less than 1,000 ft. from Cape Cod Hospital by air.

DV Zoning allows for many uses by right, including health care clinics, medical and professional offices & two-family dwellings.

Multi-family dwellings are permitted with limitations.

Property is also in the Downtown Hyannis Growth Incentive Zone.



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