



## BAKERY SPACE @ 388 MAIN STREET, HYANNIS

### **Total space: 2,175 sq. ft. bakery space:**

- ◇ First Floor: includes kitchen with multiple sinks including a 3-bay sink.
- ◇ Party room for groups
- ◇ Open showroom in front with cabinets
- ◇ Municipal sewer –connection to grease trap

### **Features:**

- ◇ Rear entryway, opening up to the large public lot on North Street.
- ◇ Front entrance on Main Street
- ◇ Two ADA bathrooms
- ◇ Tall windows in front with new facade.

Prior operator had had a license for seating inside and outside; possibility for dining on front sidewalk. Other businesses in the complex include Naked Oyster, Pizza Barbone, Bagels & Beyond 2, Puritan Cape Cod and Solstice Day Spa. CAM is estimated at \$2.75/sf.

There are non-competes with the other restaurants.

## ASKING \$3,988 per month plus CAM

**Exclusively Listed by Ali Maloney- AMG Realty**

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# 388 MAIN STREET, HYANNIS



Above –Front entrance on Main Street. Located across the street from the US Post Office



Above- Looking towards the built-in cabinets

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**Above- Kitchen with 3-bay sink. Oven belongs to the prior owner and may or may not stay. There is no ansul system in this space.  
All flooring is in excellent condition.**

