



BAKERY SPACE @ 388 MAIN STREET, HYANNIS

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

- <u>First Floor</u>: 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 RealtyBus: 508.362.3323Cell: 774.836.0347aamaloney@comcast.net

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Above- Looking towards the built-in cabinets

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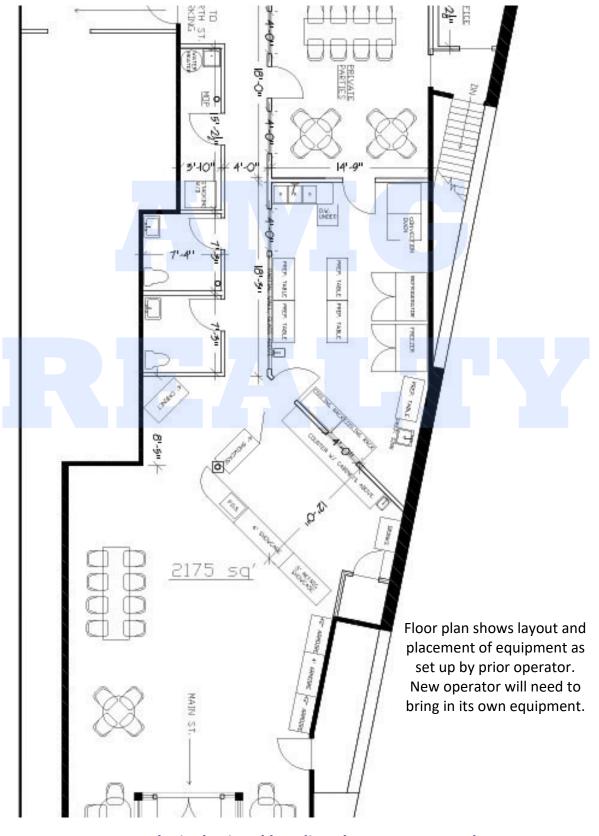






Above- Kitchen with 3-bay sink. Oven belongs to the prior owner and may or may not stay. There is no ansul system in this space. All flooring is in excellent condition.

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