

Multi-Tenanted Commercial Investment Property

78 NORTH STREET HYANNIS, MA 02601

FOR SALE

3 - LEVEL BUSINESS BUILDING \$599,000



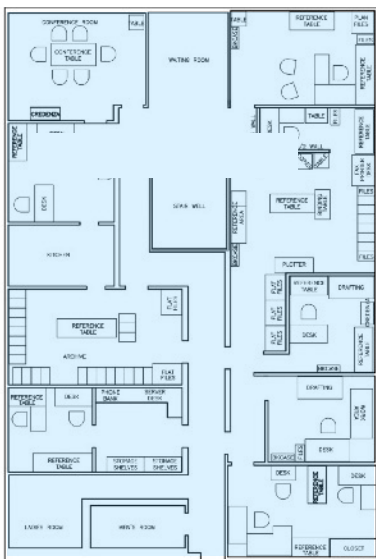
78 NORTH STREET HYANNIS, MA 02601

THREE LEVEL COMMERCIAL BUILDING

IMMEDIATE RENTAL INCOME FROM TWO PROFESSIONAL OFFICE TENANTS,
SPACE FOR YOUR BUSINESS AND/OR CONVERSION POTENTIAL TO MULTI-FAMILY APARTMENTS

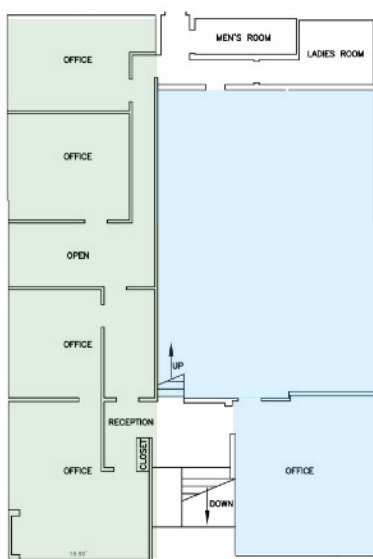
03

NEGOTIATE LONG TERM LEASE WITH
3RD FLOOR TENANT. 3,574 SF



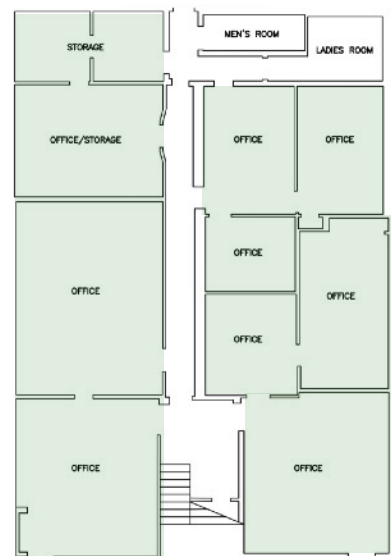
02

1,443 SF AVAILABLE, 2,002 SF
LEASED ON SECOND FLOOR



01

3,400 SF LOWER LEVEL OFFICES
AND STORAGE AVAILABLE.



AVAILABLE

LEASED

COMMON AREA

- LOT SIZE: 0.16 ACRES
- ZONING: OFFICE MULTI-FAMILY
- TOWN SEWER / TOWN WATER

- 2018 RE TAXES: \$8,547
- EXEMPT FROM THE CC COMMISSION
- FOR SALE: \$599,000

CONTACT CHUCK CAREY | 508-364-8879 | CJC@CAREYCOMMERCIAL.COM

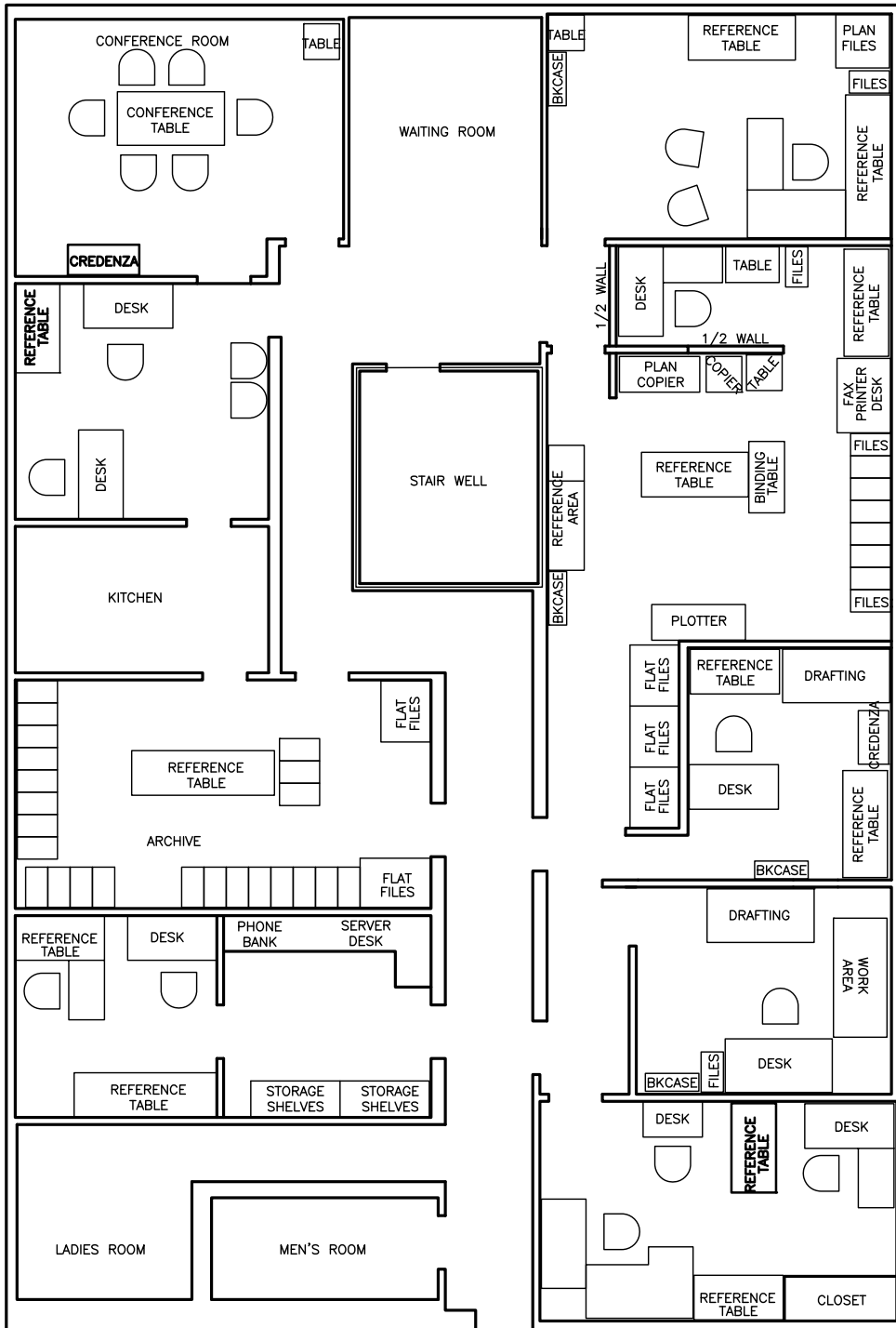
78 NORTH STREET HYANNIS

EXPENSES

TRASH DISPOSAL:	\$ 660
COMMON AREA CLEANING:	\$4,800
TOWN OF BARNSTABLE:	
REAL ESTATE TAXES:	\$8,547
WATER DEPARTMENT:	\$796
SEWER DEPARTMENT:	\$250
EVERSOURCE 2017:	\$15,061
JANUARY:	\$2,744
FEBRUARY:	\$2,150
MARCH:	\$2,074
APRIL:	\$1,570
MAY:	\$962
JUNE:	\$836
JULY:	\$508
AUGUST:	\$841
SEPTEMBER:	\$706
OCTOBER:	\$683
NOVEMBER:	\$672
<u>DECEMBER:</u>	<u>\$1,315</u>
INSURANCE:	<u>\$3,500</u>
TOTAL EXPENSES:	\$33,254

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3rd FLOOR AREA – 3,574 SF (outside exterior face 50'x74')



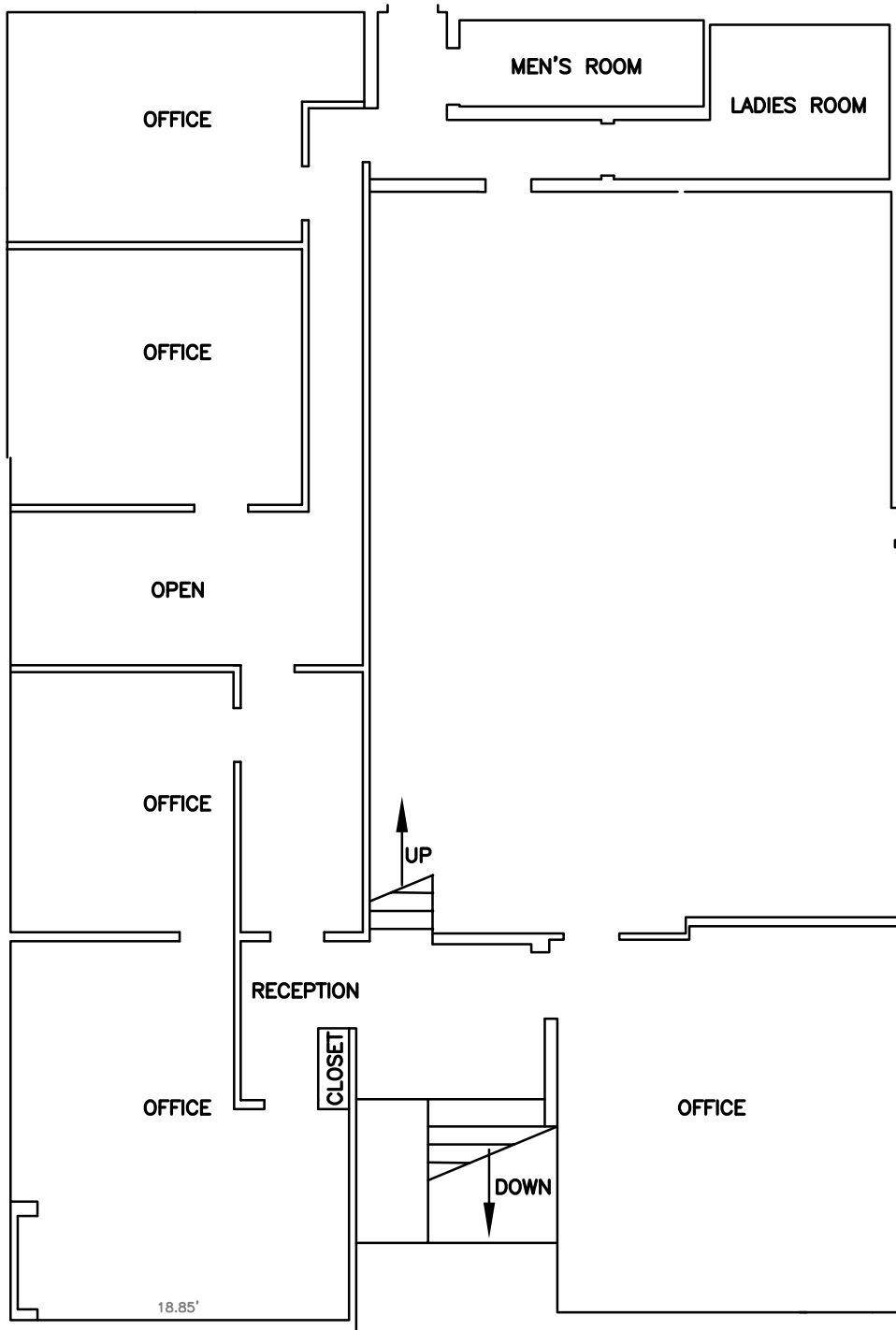
NORTH STREET 3rd FLOOR PLAN



SCALE IN FEET

SCALE: 1" = 4'

SECOND FLOOR TOTAL - 3,445 SF
LEFT UNIT - 1,443 SF



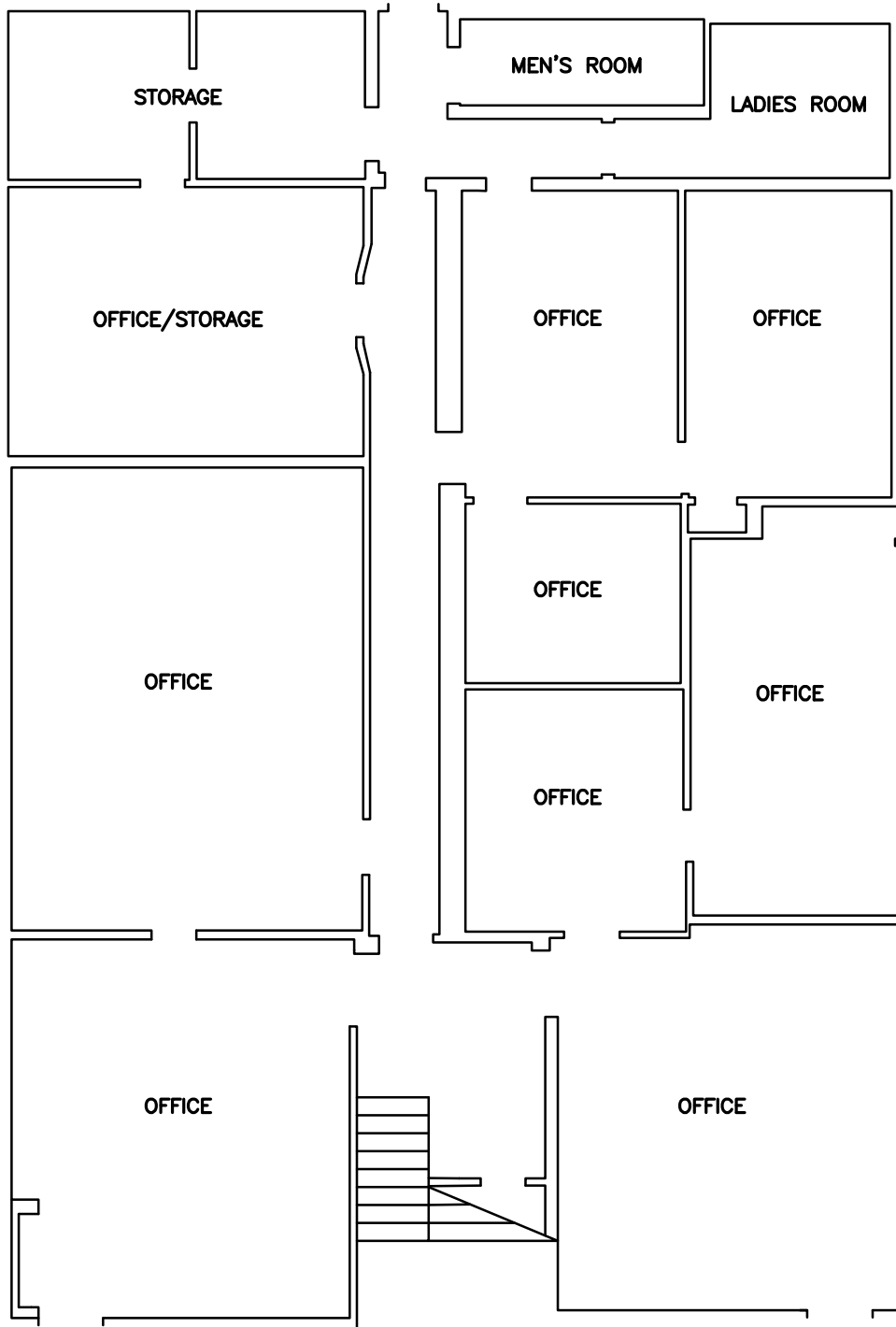
78 NORTH STREET 2ND FLOOR PLAN



SCALE IN FEET

SCALE: 1" = 10'

LOWER LEVEL AREA - 3,400 SF



78 NORTH STREET LOWER LEVEL FLOOR PLAN



SCALE IN FEET

SCALE: 1" = 10'