

CAREY

COMMERCIAL, INC

BUSINESS & INVESTMENT PROPERTY | 146 MAIN STREET HYANNIS MA | 508-790-8900

For Sale

Antique South Street Office Building

243 South Street, Hyannis MA 02601
Town Sewer | Ample Parking | 2,614 SF Footprint |



For Sale: South Street Location across from the Town Offices and Village Green. Walking Distance to Downtown Main Street, the Harbor & Ocean Street Docks.



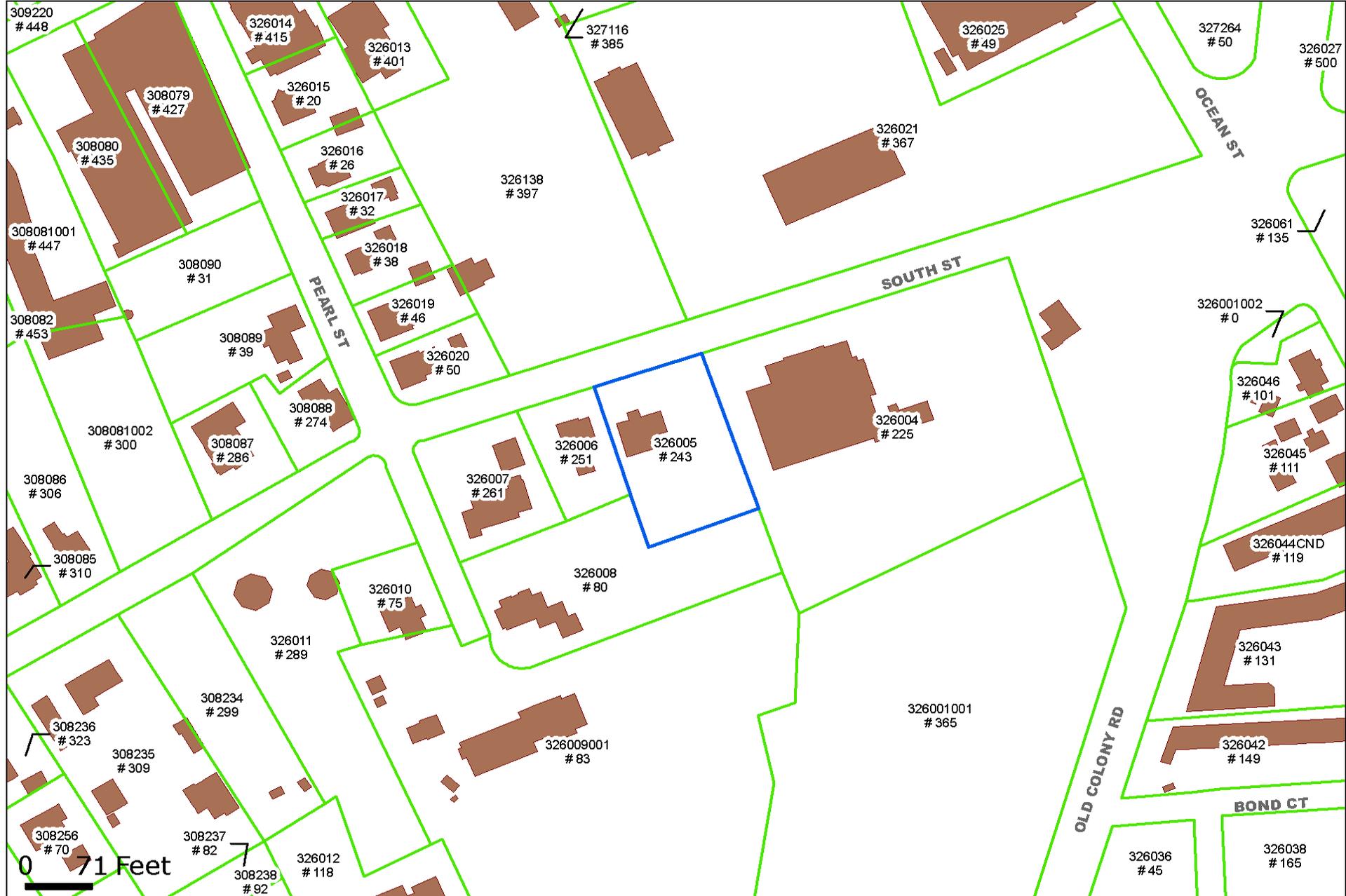
Listing Broker

Gene Burman
Email: gene@careycommercial.com
Office: 508-790-8900 x 17
Fax: 508-790-8998

Address	243 South Street, Hyannis MA 02601
Map Parcel	326 - 005
Total Land Area	0.53 +/- acres
First Floor Area	2,614 SF Footprint + Full Basement
Second Floor Area	1,016
2011 RE Taxes	\$4,413.48
Septic	Public
Water	Public
Parking	on-site lot
Asking Price	\$399,000



Town of Barnstable Geographic Information System



DISCLAIMERS: This map is for planning purposes only. It is not adequate for legal boundary determination or regulatory interpretation. Enlargements beyond a scale of 1"=100' may not meet established map accuracy standards. The parcel lines on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical features on the map such as building locations.

Map: 326 Parcel: 005
 Owner: MURPHY, ANNE R
 Co-Owner:
 Location: 243 SOUTH STREET

Total Assessed Value: \$411000
 Acreage: 0.53 acres

Selected Parcel 

Abutters 

Buffer 



QUITCLAIM DEED

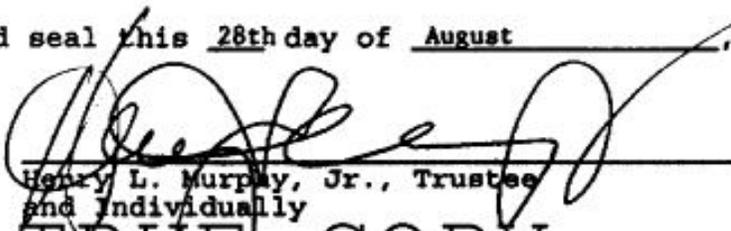
Jr.

HENRY L. MURPHY, Trustee, 243 South Street Nominee Trust under Declaration of Trust dated October 12, 1979 and recorded in the Barnstable County Registry of Deeds in Book 2998, Page 4, and individually, c/o Box M, Hyannis, Massachusetts 02601, for consideration paid in the sum of One Dollar (\$1.00), grant to ANNE R. MURPHY, being married of 173 Willow Run Drive, Barnstable (Centerville), Barnstable County, Massachusetts, with QUITCLAIM COVENANTS, the land situated in Barnstable (Hyannis), Barnstable County, Massachusetts, located at 243 South Street, and being more particularly bounded and described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same premises described in a deed recorded in Barnstable County Registry of Deeds Book 2998, Page 11, to which said deed reference is made for Grantor's title.

This deed is given in full distribution of the assets of said Trust to the sole Beneficiary of said Trust.

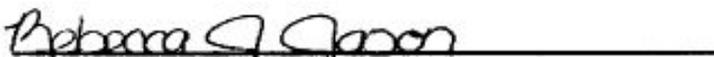
WITNESS my hand and seal this 28th day of August, 1998.


Henry L. Murphy, Jr., Trustee
and Individually

NOT A TRUE COPY
COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss. August 28, 1998

Then personally appeared the above-named Henry L. Murphy, Jr., who identified himself to me as the person who subscribed to the foregoing instrument and acknowledged the same to be executed as his free act and deed, as Trustee of 243 South Street Nominee Trust, as aforesaid, before me,


Notary Public
My Commission Expires:
8/31/03

Property Address: 243 South Street
Hyannis, MA 02601

EXHIBIT "A"

The land in Barnstable (Hyannis), Barnstable County, Massachusetts more particularly bounded and described as follows:

NORTHERLY by the line of South Street, a public way, a distance of one hundred twenty and 00/100 (120.00) feet, more or less;

EASTERLY by land now or formerly of the Commonwealth of Massachusetts, a distance of one hundred eighty-two and 00/100 (182.00) feet, more or less;

SOUTHERLY by land now or formerly of Thacher and now or formerly of Bearse, a distance of one hundred thirty-four and 00/100 (134.00) feet, more or less; and

WESTERLY by land now or formerly of Dora H. Hinckley, a distance of one hundred eighty-six and 00/100 (186.00) feet.

sys3\realest.egr\hin\southst.dee

NOT A TRUE COPY