

CAREY COMMERCIAL, INC.

146 Main Street Hyannis, MA 02601
cecelia@careycommercial.com
www.careycommercial.com

Voice: 508-790-8900
Direct: 508-566-2787
Fax: 857-557-4386

For Lease: 1336 Phinney's Lane Hyannis MA

Versatile commercial space in plaza anchored by
Cape Cod Beer.



Unit 1-5: 1,350 SF
Retail / Production Space

Retail storefront a large back room rough plumbed for a 3-bay sink, double door back exit, two small additional rooms and wheelchair accessible bath.

Separate electric meter, gas billed quarterly from landlord. CAM is an additional \$2.37 PSF (266/month)

\$1,400/month + CAM



Unit 1-6 & 1-7: 1,604 SF
Retail / Office Space

Five rooms in total with wheelchair accessible bathroom and extra half bathroom. The space is an arrangement of five rooms of various sizes with entrances on the south and west sides of the building. Unit 1-6 has a large L-shaped room connected to a small 170 SF room with built-in cabinets and sink and 100 SF storage room. Unit 1-7 is a simple one room end unit with a wheelchair accessible bath and storage closet with janitor's sink. Separate electric meter, gas billed quarterly from landlord. CAM is \$2.37 PSF (\$317/month)

\$1,700/month + CAM

Lease the entire 2,954 SF for \$2,300/month + CAM

SOCIAL MEDIA



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