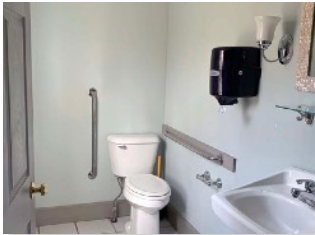


# CAREY COMMERCIAL, INC.

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

Voice: 508-790-8900  
Direct: 508-566-2787

## AVAILABLE FOR LEASE



171 Main Street Hyannis: The entire first floor is commercial office space with multiple offices, exam rooms and bathrooms with additional offices on the second floor. Previous tenants include Arc of Cape Cod and Cape Cod Hospital. There are two second floor apartments that are currently occupied.

- Unit 1 - 1,900 SF Office ..... \$1,550/month (includes utilities)
- Unit 2 - 625 SF Office ..... \$ 750/month (includes utilities)
- Unit 3 - 1,400 SF Medical Office ..... \$1,583/month (includes utilities)

Total First Floor Area: 3,600 SF. May be rented in its entirety or divisible to three units.

Total Land Area: 0.67 Acres  
Parking: 33+/- Spaces  
Utilities: Town Sewer & Town Water

Zoning: Medical Services  
Aquifer Protection Overlay  
Hyannis Main Street Waterfront Historic



## SOCIAL MEDIA



THE INFORMATION PROVIDED HEREIN IS GATHERED FROM SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY BUT WE DO NOT GUARANTEE IT. BUYER SHOULD VERIFY ALL INFORMATION PRIOR TO SALE. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL AND INDEPENDENT INVESTIGATION TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

