CAREY COMMERCIAL, INC.

BUSINESS & INVESTMENT PROPERTY 146 MAIN STREET HYANNIS, MA 02601 Contact: Cecelia Carey 508-790-8900 Ext. 15 cecelia@careycommercial.com

Available!

PARKWAY PLACE MEDICAL BUILDING 35 Parkway Place Hyannis, Cape Cod, MA













Address 35 Parkway Place, Unit 2A Hyannis MA 02601 Condo % 28% interest shared with one other building.

Bldg Area 3.823 SF total area

> First Floor: 2,907 SF Second Floor: 916 SF Basement: 1,389 SF

Medical Services (MS) Zoning

Year Built 1990

RE Taxes \$9,628.85 (2015)

What's Available: The entire building is for sale for \$725,000. Lease a

portion or the entire building for \$17 PSF NNN. There is one physician practicing on site who wishes to lease back a small portion of the space for

OBGYN practice at a price and terms to be

determined.

The 2,907 SF first floor features:

- 6 exam rooms with sinks
- 4 private physician offices
- Nurse's Station, Lab
- Reception and check in/out stations
- A spacious and bright waiting area

The 916 SF Second floor has a fully equipped, eat in kitchen with gas stove, private office w/storage and separate meeting room. The basement is partially finished and used for record storage.

There are no condo fees. There are two buildings on the property that are run autonomously. Each pays for its own taxes, insurance and common area maintenance.

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.

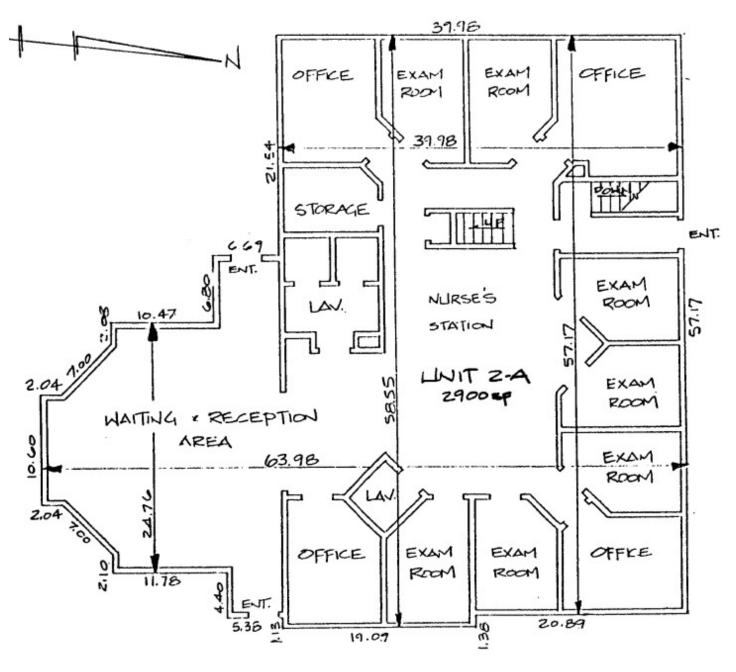
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FIRST FLOOR

