



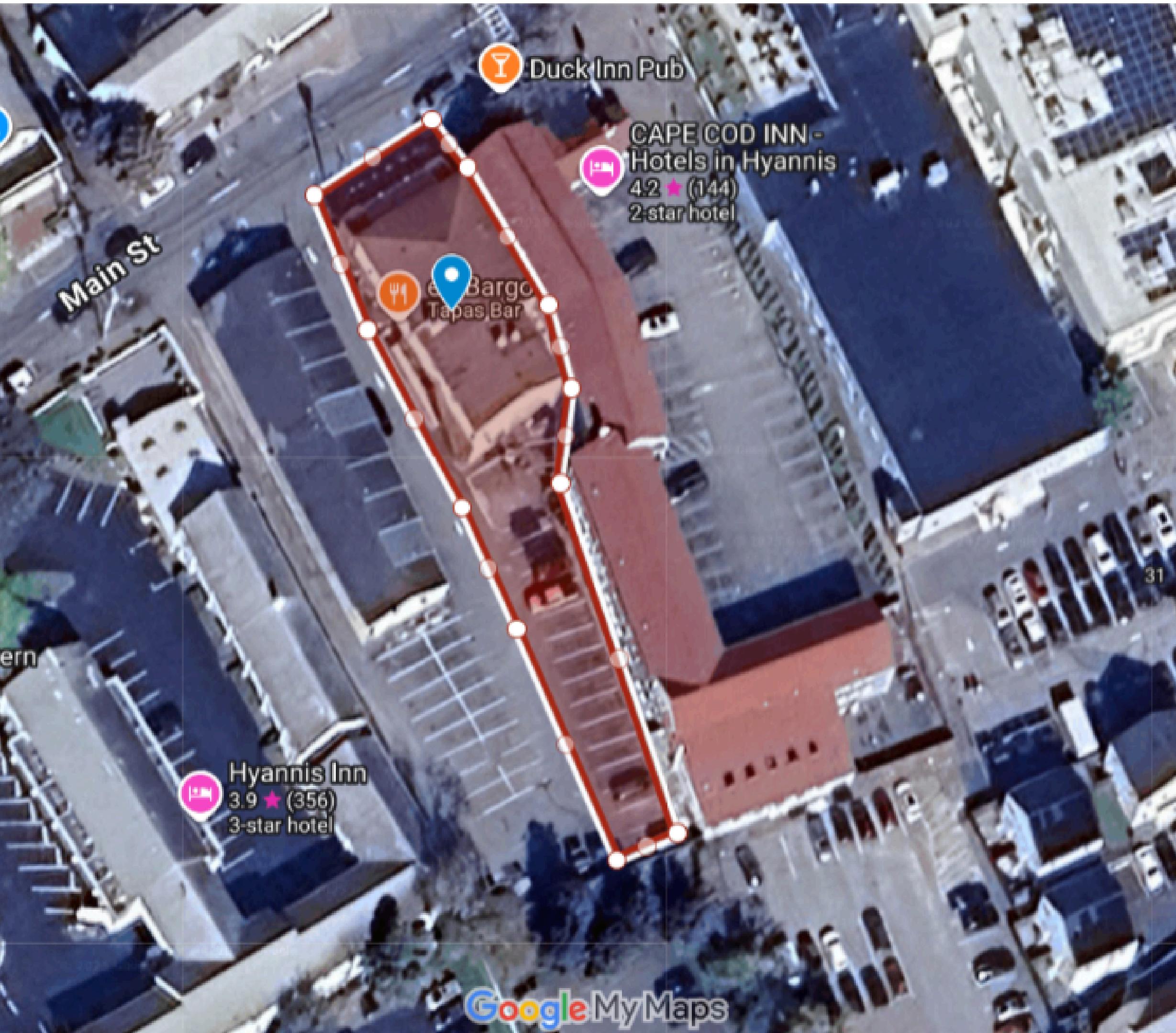
The Realty Advisory, Inc.

**453 Main Street,
Hyannis MA 02649**

Building and Real Estate

Offered at \$2.8 million

Richard Catania
Commercial and Residential Realtor
rcatania@therealtyadvisory.com
508-367-1898



EXECUTIVE SUMMARY

Prime Commercial Property with Redevelopment Potential

13,610 SF on 0.30 ACRES

ZONING: Downtown Main Street (DMS)

This prime property offers a rare opportunity to acquire two commercial lots in the heart of Hyannis, Cape Cod's vibrant commercial and tourism district. Located on Main Street, just half a mile from the beach and minutes from key highways, this fully tenanted property includes Embargo Restaurant and Night Club, three apartments on the second floor, and office/storage space in the basement. The flexible Downtown Main Street (DMS) zoning allows for a variety of commercial, residential, or mixed-use developments, making it an ideal investment for both immediate cash flow and long-term growth.

With its unbeatable location, high visibility, and proximity to local amenities, this property offers significant redevelopment potential. Whether you're looking to expand the current businesses, reposition the space, or develop a new concept, 453 Main St presents a unique opportunity for investors and developers in a high-demand market.

Downtown Main Street (DMS) Zone Permitted

List of allowed uses for DMS Zoning in Hyannis, MA

- Retail Stores
- Restaurants & Cafes
- Bars & Nightclubs
- Grocery Stores
- Specialty Markets
- Shops & Boutiques
- Fitness Centers
- Hair Salons & Spas
- Banks & Financial Services
- Coffee Shops & Bakeries
- Hotels & Lodging
- Offices
- Medical or Dental Offices
- Pharmacies
- Residential Units
- Short-Term Rentals
- AirBNB
- Live/Work Spaces
- Theaters
- Art Galleries
- Museums
- Event Venues
- Music Venues
- Repair Shops
- Car Rental Services
- Dry Cleaners
- Pet Services
- Civic Centers
- Libraries
- Cultural Centers
- Place of Worship
- Schools/Daycares
- Real Estate Offices

HISTORY

453 Main St has long been a cornerstone property within Hyannis, located in the heart of Cape Cod's bustling commercial district. The site benefits from its central position along Main Street, just a short distance from the town center, Hyannis Harbor, and the Cape Cod Rail Trail.

Historically, it has supported a mix of retail, dining, and service-oriented businesses, catering to both the year-round population and seasonal visitors.

As the hub of Hyannis and the greater Cape Cod area, the property has been influenced by the region's maritime roots, evolving into a vibrant commercial center.



AIRBNB UNIT 1



AIRBNB UNIT 2



AIRBNB UNIT 3





Retail, Dining, Residential & Commercial Development Potential

With unparalleled visibility on Main Street, flexible Downtown Main Street (DMS) zoning, and proximity to Hyannis' key commercial and tourism corridors, these lots offer exceptional potential for commercial development. The site is ideal for retail stores, restaurants, cafés, or mixed-use spaces, providing investors and operators the opportunity to tap into both the year-round local market and the vibrant seasonal tourism traffic.



Location

Situated in the heart of Cape Cod
Main Street access and marina
Half-Mile to Beach

453 Main St

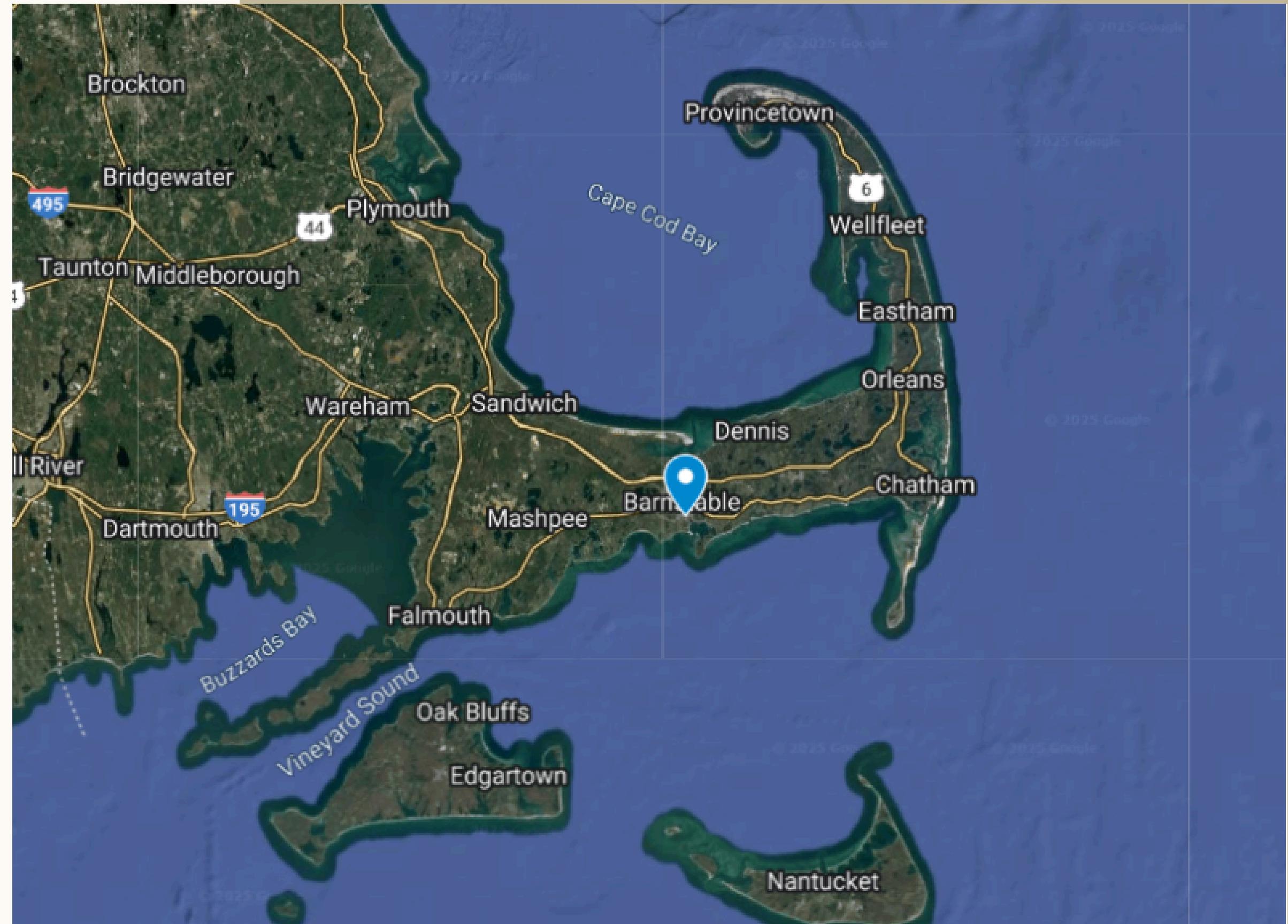
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Contact

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Getting Here

  Located just off the
Main Street
Front of Hyannis Inn





All about **Hyannis, MA**

Hyannis is the vibrant commercial hub of the region, blending rich history with modern coastal living. Known as the "Gateway to the Islands," Hyannis has evolved from a maritime village into a bustling town that serves as the main transportation and cultural center of Cape Cod. With Kalmus Beach, Hyannis Harbor, and easy access to the Cape Cod Rail Trail, Hyannis offers a perfect balance of natural beauty, historic charm, and lively commerce, drawing both residents and visitors year-round.

Supplemental Financial Information

A complete supplemental offering package containing relevant financial information is available upon request. Some information includes but is not limited to tax returns, monthly revenues and detailed income.

Offering

We are pleased to offer this opportunity to own a commercial lot and building with excellent potential in the prime Hyannis location on Main Street, Cape Cod's commercial hub. This in-town location is ideal for retail, restaurant, or mixed-use development.

453 Main Street, Hyannis MA 02649 has retained Richard Catania of The Realty Advisory, Inc. This transaction is a confidential matter. All inquiries will be treated with strict confidentiality. The seller reserves the right to withdraw from negotiations or the market at any time.

Representation

The Realty Advisory is entertaining offers to purchase 453 Main Street, Hyannis MA 02649. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.



Build the Future in Hyannis, MA

This property represents a prime investment opportunity in the heart of Hyannis, Cape Cod's commercial hub. Located in a vibrant and highly desirable market, it offers exceptional visibility, steady foot traffic, and significant development potential. With both seasonal tourism and a stable year-round community, this location presents an attractive opportunity for long-term value creation and strong ROI, making it ideal for retail, dining, and mixed-use development.

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