

# CAREY COMMERCIAL, INC.

146 Main Street Hyannis, MA 02601

[cecelia@careycommercial.com](mailto:cecelia@careycommercial.com)

[www.careycommercial.com](http://www.careycommercial.com)

Voice: 508-790-8900

Direct: 508-566-2787

FOR SALE ♦ 77 OLD YARMOUTH ROAD HYANNIS, MA 02601 ♦



- ♦ 3,204 +/- Gross SF
- ♦ Lot Area: 0.11 Acres / 4,850 SF located in the B Zoning District.
- ♦ Registered IBR Apartment on the first floor approximately 390 SF.
- ♦ 2 Electric Meters, 1 Gas Meter
- ♦ Located 2 Miles from the Mid Cape Highway via Exit 7.

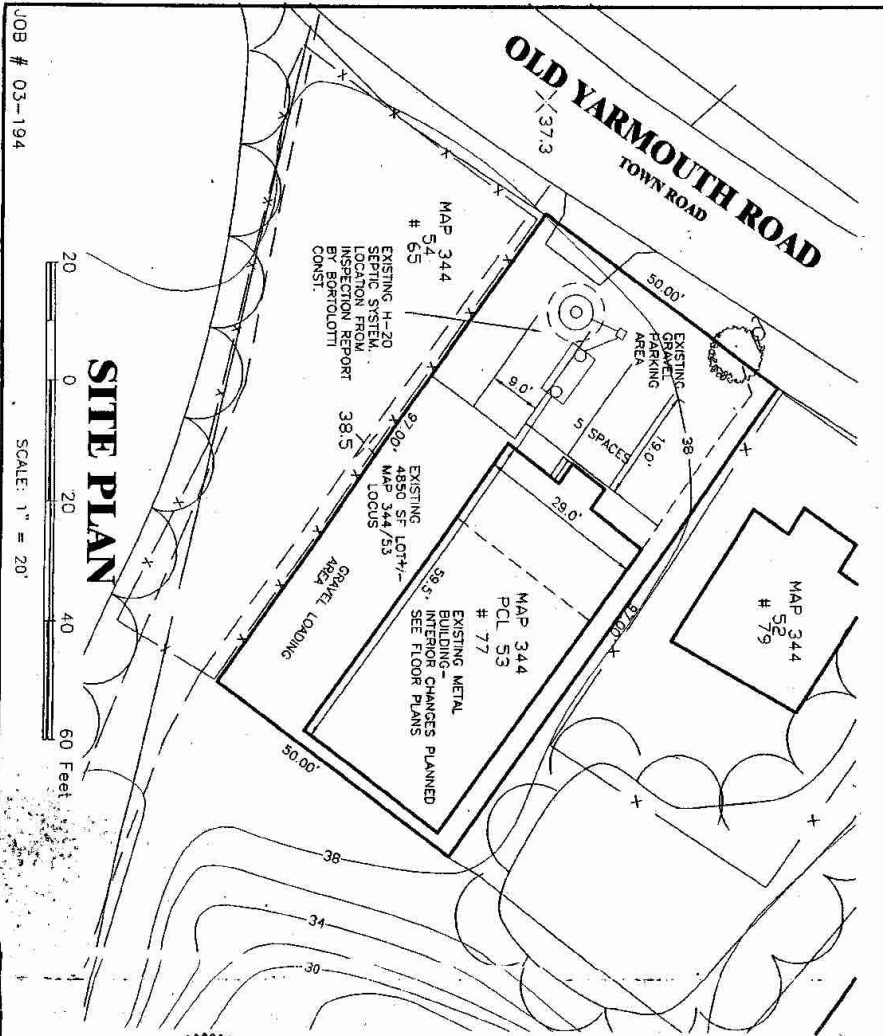
## Property Specs:

Address:	77 Old Yarmouth Road Hyannis, MA 02601
Building Area:	3,204 +/- Gross SF
	First Floor Warehouse: 1,440 SF
	First Floor Apartment: 360 SF
	Mezzanine: 1,044 SF + 360 SF partially finished office
Lot Area:	0.11 Acres / 4,850 SF
2026 RE Taxes:	\$2,981 Annually
Water / Sewer:	Municipal / Title V. CWMP Phase 1 (0-10 years)
Zoning:	Business (B) and Wellhead Protection Overlay
Price:	\$595,000

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. LESSEE / BUYER SHOULD VERIFY ALL INFORMATION PRIOR TO LEASE / 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.

**PARKING CALCULATIONS:**  
 APARTMENT: 1 DWELLING UNIT = 1.5 SPACES  
 WAREHOUSE: 2100 SF(1/500)=3.5 SPACES  
 TOTAL: 5.0 SPACES PROVIDED  
 5 SPACES PROVIDED  
 NOTE: 512 SF MEZZANINE NOT COUNTED IN ABOVE CALCS.

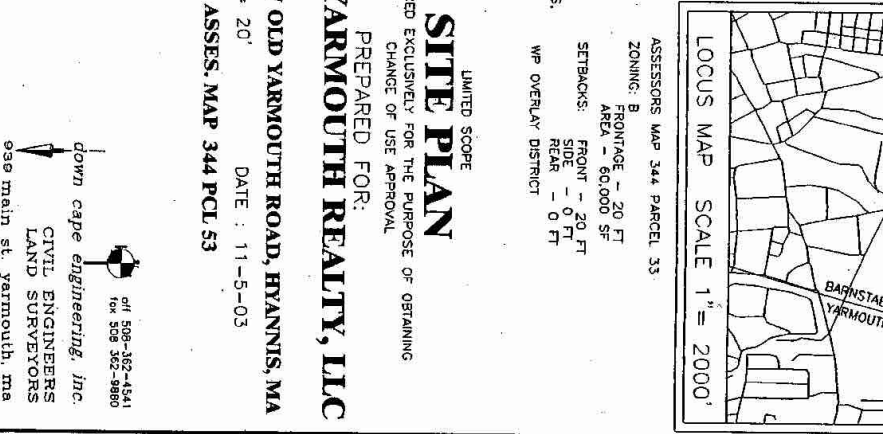
**SEPTIC DESIGN FLOW:** 197 GPD ALLOWED BY B.O.H. VARIANCE DATED 12/18/85  
 FIRST LEVEL: ONE BEDROOM APARTMENT (1110 GPD/BEDROOM) = 1110 GPD  
 WAREHOUSE STORAGE FIRST LEVEL: RETAIL FLOW, 1283 SF(50GPD/1000)=64 GPD  
 SECOND LEVEL MEZZANINE COLD STORAGE - NO FLOW  
 DESIGN FLOW = 1174 GPD < 197 GPD O.K.  
 UTILIZE EXISTING 1000 GAL. H-20 SEPTIC TANK, H-20 DBOX AND H-20 6"x6" LEACHPIT  
 1000 GAL WITH DESIGN FLOW CAPACITY OF 197 GPD MIN. FOR THE CHANGE OF USE FROM  
 197 GPD OFFICE FLOW TO MIXED USE OF RESIDENTIAL APT./WAREHOUSE WITH 174 GPD FLOW.



**NOTE:** THIS PLAN IS BASED ON A CERTIFIED PLOT PLAN PREPARED BY WILLIAM LIEBERMAN DATED 4/10/86 FOR LOT LINE INFORMATION AND DOES NOT REPRESENT AN ON-THE-GROUND INSTRUMENT SURVEY BY THIS FIRM. THIS PLAN IS NOT TO BE USED FOR LOT LINE DETERMINATIONS, REVIEW FOR COMPLIANCE OR ANY OTHER USE OTHER THAN REGULATIONS. SITE DETAILS WERE TAPE MEASURED FROM EXISTING BUILDING AND ARE APPROXIMATE. TOPOGRAPHY AND ADJACENT SITE DETAILS FROM TOWN G.I.S. DATA AND ARE APPROXIMATE - FOR REFERENCE ONLY.

**OWNER OF RECORD:**  
 77 OLD YARMOUTH REALTY LLC  
 408 MAIN STREET  
 HYANNIS, MA 02601  
 DEED REF: DB 16366 PG 345  
 PLAN REF: PG 74 PG 55

**LEGEND**  
 HYDRANT  
 UTILITY POLE  
 -X- EXISTING FENCE  
 -38- EXISTING CONTOUR  
 X 38.5 EXISTING SPOT GRADE  
 ○ EXISTING TREE



**LOCUS MAP SCALE 1" = 2000'**

**ASSESSORS MAP 344 PARCEL 33**  
 ZONING: B  
 FRONTAGE - 20 FT  
 AREA - 60,000 SF  
 SETBACKS: FRONT - 20 FT  
 SIDE - 0 FT  
 REAR - 0 FT  
 WP OVERLAY DISTRICT

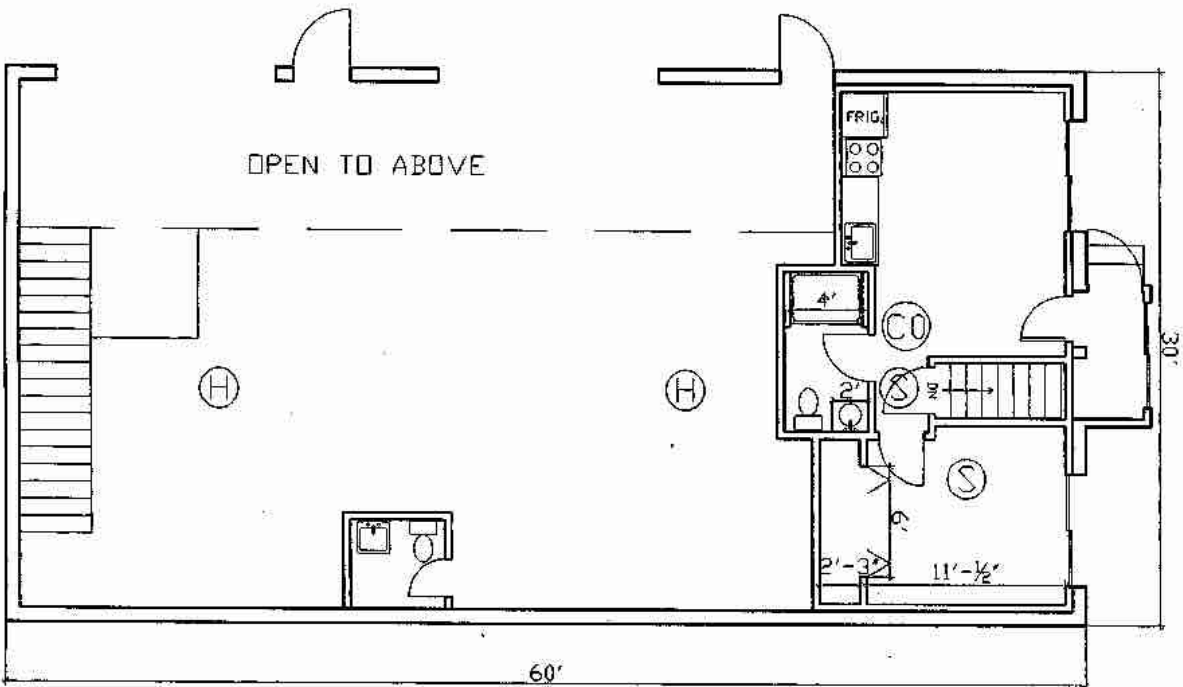
**LIMITED SCOPE SITE PLAN**  
 PREPARED EXCLUSIVELY FOR THE PURPOSE OF OBTAINING CHANGE OF USE APPROVAL  
 PREPARED FOR:  
**77 OLD YARMOUTH REALTY, LLC**

**LOCATION: 77 OLD YARMOUTH ROAD, HYANNIS, MA**  
 SCALE: 1" = 20'  
 DATE: 11-5-03  
 REFERENCE: ASSES. MAP 344 PCL 53

**down cape engineering, inc.**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 93e main st. yarmouth, ma  
 tel 508-362-4541  
 fax 508-362-9800

JOB # 03-194

93e main st. yarmouth, ma



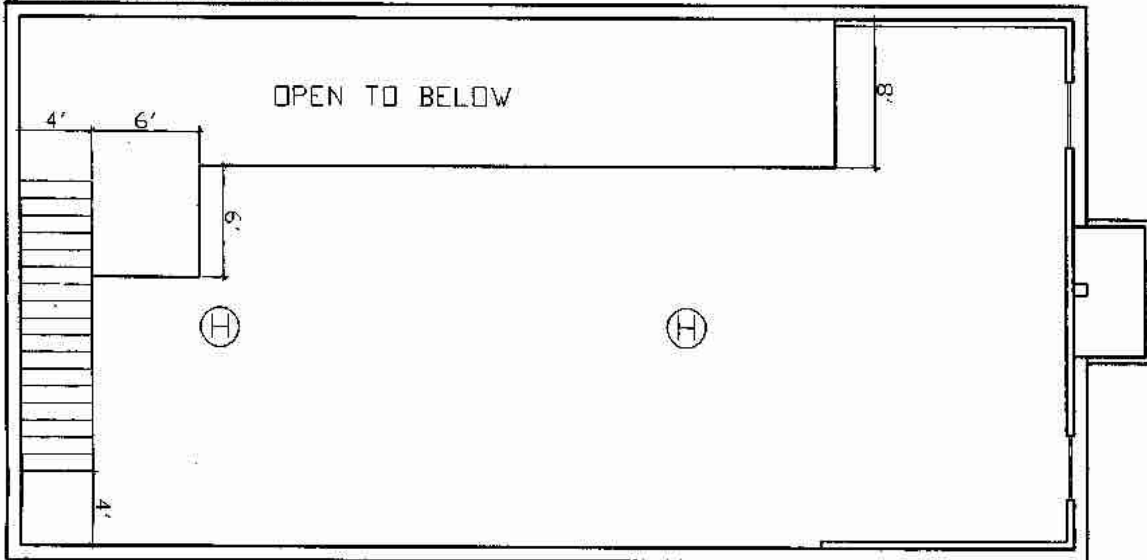
**KEY:**

- (H) = HEAT SENSOR  
 (S) = SMOKE SENSOR  
 (CO) = CARBON MONOXIDE SENSOR

**GROUND FLOOR PLAN**

**APARTMENT**

NOTE: DBL. 5/8" TYPE X SHEETROCK ALL WALLS ADJOINING STORAGE SPACE



**FLOOR PLAN, LOFT**

PROJECT	OLD YARMOUTH REALTY TRUST 77 OLD YARMOUTH ROAD, HYANNIS, MA		
DRAWING	FLOOR PLAN		
SCALE	3/32"=1'0"	DATE	9/26/06
		DRAWN BY	L. Grice