

# CAREY COMMERCIAL, INC.

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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

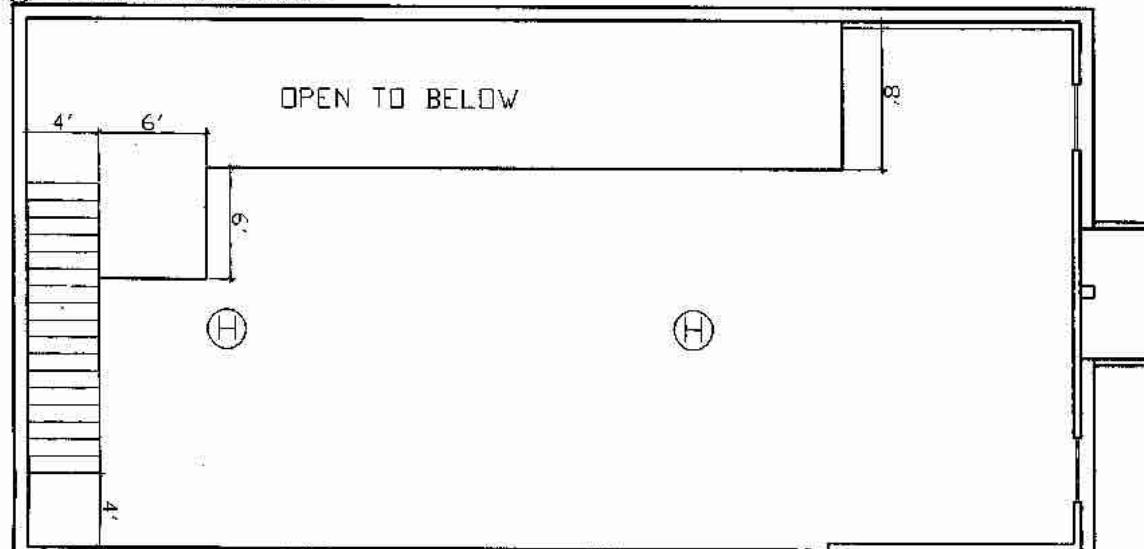
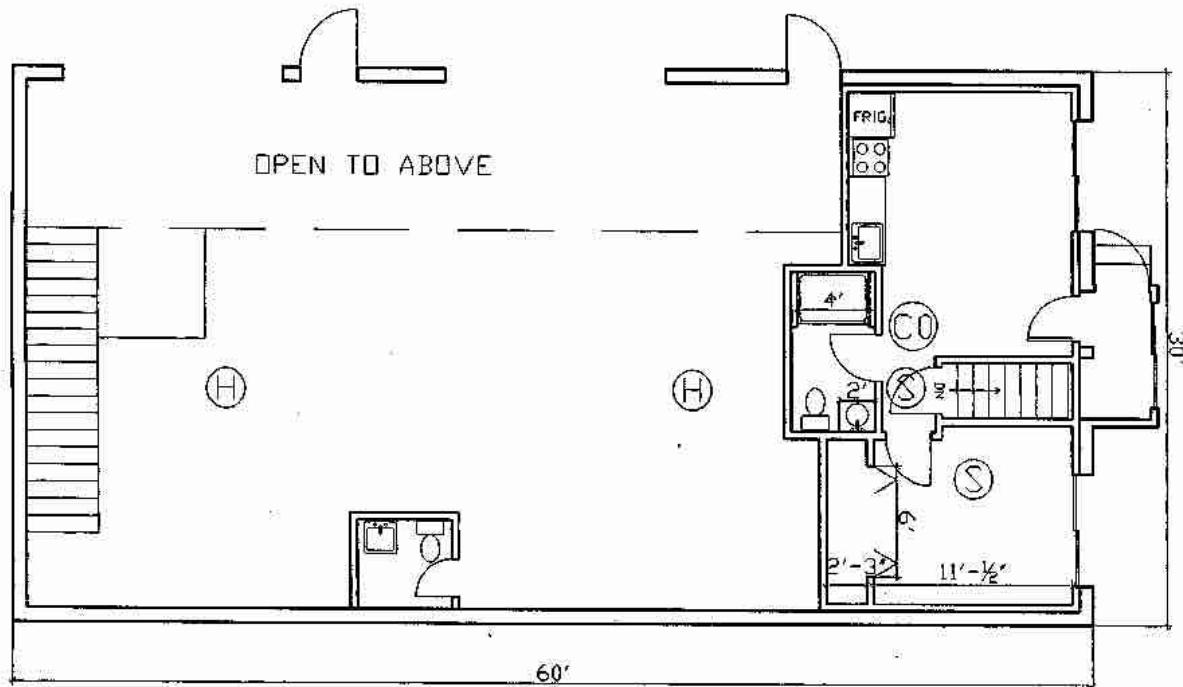
2026 RE Taxes: \$2,981 Annually

Water / Sewer: Municipal / Title V. CWMP Phase 1 (0-10 years)

Zoning: Business (B) and Wellhead Protection Overlay

Price: \$595,000





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	