



<b>Property Type:</b>	Commercial	<b>Prop Subtype:</b>	Mixed Use
<b>County:</b>	Barnstable	<b>WF/WV:</b>	No / No
<b>Town:</b>	Barnstable	<b>WB/WBV:</b>	
<b>Zoning:</b>	031S	<b>WF/WV Type:</b>	
<b>Stories:</b>	2	<b>Golf Course Front:</b>	No
<b>Total Finished Space:</b>	4,032	<b>Golf Course View:</b>	No
<b>Present Use:</b>	Mixed; Retail	<b>Lot Size:</b>	6,098
<b>Business w/Real Estate:</b>	Yes	<b>Total Assessment:</b>	675,400
<b># of Parking Spaces:</b>	2	<b>Building:</b>	491,600
<b>Parking Features:</b>	Assigned; Off Street; On Street; Parking Lot; Paved	<b>Assessments:</b>	
<b>Building/Business:</b>		<b>Land Assessments:</b>	183,800
<b>Tax ID:</b>	HYAN M:308 L:277	<b>Other:</b>	0
<b>Annual Taxes/yr:</b>	\$6,480 / 2025	<b>Assessments:</b>	
		<b>Look up Property Sewer Status</b>	
		<b>Special Listing:</b>	None
		<b>Cond:</b>	
		<b>Property Includes:</b>	Yes
		<b>Recording Devices:</b>	
		<b>Device Records:</b>	Both Audio and Video

**Remarks:** Premier Downtown Hyannis Mixed-Use Opportunity with Rare Attached Buildable Lot. Turnkey and professionally renovated in 2023, this exceptional Main Street property includes an attached 108' x 21' buildable lot, offering immediate expansion or future development potential. Located in the heart of Downtown Hyannis, the property benefits from prime visibility, heavy foot traffic, and multiple income streams. The commercial space features vaulted ceilings, central A/C, designer wall-to-wall shelving, and half bath. Currently operating as a successful retail shop, the space may be divided into two storefronts. Sellers may consider selling the existing business separately. The second floor offers a beautifully newly designed 2-bedroom, 1-bath owner's suite with private entrance, hardwood floors, kitchen, central air, in-unit laundry, and a spacious private balcony above Main Street. Offered fully furnished, this space is ideal for owner-occupancy or rental income. Additional highlights include two deeded parking spaces, ample storage, and strong year-round and seasonal demand—perfect for investors, owner-occupants, or a live/work setup in one of Hyannis' most desirable locations.

**Private Remarks:** Before booking a showing, please check the MLS documents.

**Directions:** Follow MA-132 S (Iyannough Rd) and Bearses Way to Main St. Approx. 10 minutes (3.6 miles)

**Showing Instructions:** Call or text Brenda at 774-836-8753. Private showings only.

<b>Listing Agent:</b>	INSPIRE Team	508-866-7787	theinspireteam@kw.com	<b>Listing Type:</b>	Exclusive Right To Sell	<b>Owner Name:</b>	Roxo LLC
<b>Listing Office:</b>	Keller Williams Realty	508-534-7200		<b>List Date:</b>	01/07/2026		
<b>Co-listing Member:</b>	Brenda Loan	774-836-8753	brenda.loan@kw.com	<b>Expiration Date:</b>	06/16/2026		
<b>Co-listing Office:</b>	Keller Williams Realty	508-534-7200		<b>DOM/CDOM:</b>	1 / 1		
				<b>Original List Price:</b>	\$1,285,000		

<b>Acres:</b>	0.14	<b>Zoning:</b>	031S	<b>Sub-Area:</b>	Hyannis Park
<b>Financing Available:</b>	Yes	<b>Lot Size SqFt:</b>	6,098	<b>Flood Ins Required:</b>	No
<b>Lot Features:</b>	Level	<b>Lot Size:</b>	Field Card	<b>FEMA Flood Zone:</b>	X
<b>Comm units:</b>	Yes/ 1	<b>Source:</b>			
<b>Title Reference - Book:</b>	35675	<b>School:</b>	Barnstable		
<b>Title Reference - Page:</b>	164	<b>District:</b>			
		<b>Foundation:</b>	Slab		
		<b>Details:</b>			
		<b>Floors:</b>	Hardwood, Tile, Vinyl		
		<b>Roof:</b>	Asphalt		
		<b>Description:</b>			
		<b>Basement:</b>	No Basement		
		<b>Description:</b>			
		<b>Siding:</b>	Wood Siding		
		<b>Description:</b>			
		<b>Book:</b>	35675		
		<b>Page:</b>	164		
		<b>Security Features:</b>	Closed Circuit Camera(s); Fire Alarm; Fire Sprinkler System; Security System		

**Convenient To:** House of Worship; In Town Location; Medical Facility; Shopping; Convenient to Water Body 1: Bay View Beach

**Building Features:** Display Window, Rear Entrance

<b>Mass Use Code:</b>	13 - Multiuse, predominantly residential	<b>Heating:</b>	Forced Air	<b>Condo:</b>	No
<b>Walls:</b>	Wood	<b>Cooling:</b>	Central Air	<b>Total # Comm Units:</b>	1
<b>Nitrogen Sensitive Area:</b>	Yes	<b>Sewer:</b>	Public Sewer		
		<b>Fuel Type:</b>	Electric, Natural Gas		
		<b>Water:</b>	Public		
		<b>Hot Water:</b>	Water Heater		
		<b>Hot Water Source:</b>	Electric		