



<b>Property Type:</b>	Commercial	<b>Prop Subtype:</b>	Restaurant
<b>County:</b>	Barnstable	<b>WF/WV:</b>	No / No
<b>Town:</b>	Barnstable	<b>WB/WBV:</b>	
<b>Zoning:</b>	HVB	<b>WF/WV Type:</b>	
<b>Stories:</b>	1	<b>Golf Course</b>	No
<b>Total Finished</b>	5,504	<b>Front:</b>	
<b>Space:</b>		<b>Golf Course</b>	No
<b>Present Use:</b>	Restaurant	<b>View:</b>	
<b>Business w/Real</b>	Yes	<b>Lot Size:</b>	18,731
<b>Estate:</b>		<b>Total</b>	1,136,300
<b>Parking Features:</b>	Gravel; Off Street; Parking Lot	<b>Assessment:</b>	
<b>Building/Business:</b>	Business Name: The Roadhouse Cafe; Business Operating: No; Years Established: 2024	<b>Building</b>	853,400
<b>Tax ID:</b>	HYAN M:308 L:141	<b>Assessments:</b>	
<b>Annual Taxes/yr:</b>	\$10,677 / 2025	<b>Other</b>	50,100
		<b>Assessments:</b>	
		<a href="#">Look up Property Sewer Status</a>	
		<b>Location</b>	South of Route 28
		<b>Description:</b>	
		<b>Special Listing</b>	Standard
		<b>Cond:</b>	
		<b>Property</b>	No
		<b>Includes</b>	
		<b>Recording</b>	
		<b>Devices:</b>	

**Remarks:** Beautifully reimagined in the heart of Historic Hyannis, this premiere restaurant marries the spirit of Cape Cod's maritime past with the energy of its bright new era. Once steeped in old-world charm, it now shines with an open, airy layout and artful modern updates. Gleaming hardwood floors flow throughout, accented by rich rugs in the main dining area, while quartz-topped counters and modern lighting add a clean, sophisticated touch. The soaring ceilings with exposed beams and colonial-style brick fireplaces still echo the craftsmanship of another age, while deep booths and wine-leather seating capture pub charm with contemporary grace. The industrial stainless-steel kitchen remains impeccably organized and ready for service, providing a solid foundation for the next culinary quest. Set amid nearby development projects, this property offers strong investment potential. This space invites you to chart your own course forward. Come view today!

**Directions:** West Main St Or Main St to South St

**List Date:** 11/14/2025

**Original List Price:** \$2,195,000

<b>Acres:</b>	0.43	<b>Zoning:</b>	HVB	<b>Sub-Area:</b>	Hyannis Park
<b>Lot Features:</b>	Cleared; Level	<b>Lot Size SqFt:</b>	18,731	<b>Flood Ins Required:</b>	No
<b>Comm units:</b>	Yes/ 1	<b>Lot Size Source:</b>	Owner		
<b>Title Reference - Book:</b>	36331	<b>School District:</b>	Barnstable		
<b>Title Reference - Page:</b>	87	<b>Location Description:</b>	South of Route 28		
		<b>Foundation Details:</b>	Concrete Perimeter		
		<b>Floors:</b>	Carpet,Hardwood,Tile		
		<b>Roof Description:</b>	Shingle; Wood		
		<b>Basement</b>	Interior Access		
		<b>Description:</b>			
		<b>Siding Description:</b>	Clapboard		
		<b>Book:</b>	36331		
		<b>Page:</b>	87		
		<b>Security Features:</b>			

**Convenient To:** Golf Course; House of Worship; In Town Location; Major Highway; Marina; Medical Facility; School; Shopping; Convenient to Water Body 1: Sea St Beach; Convenient to Water Body 2: Kalmus Beach; Convenient to Water Body 3: Hyannis Harbor

**Building Features:** Handicap Access,Sign

<b>Seasonal:</b>	Year Round	<b>Heating:</b>	Forced Air	<b>Condo:</b>	No
<b>Mass Use Code:</b>	326 - Restaurant	<b>Cooling:</b>	Central Air	<b>Total # Comm Units:</b>	1
<b>Walls:</b>	Sheet Rock; Wood	<b>Sewer:</b>	Public Sewer		
<b>Nitrogen Sensitive Area:</b>	Yes	<b>Fuel Type:</b>	Natural Gas		
		<b>Water:</b>	Public		
		<b>Hot Water:</b>	Water Heater		
		<b>Hot Water Source:</b>	Natural Gas		

Provided as a Courtesy of:



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Sign Frontage



Front View



Front View



Front View



Front View

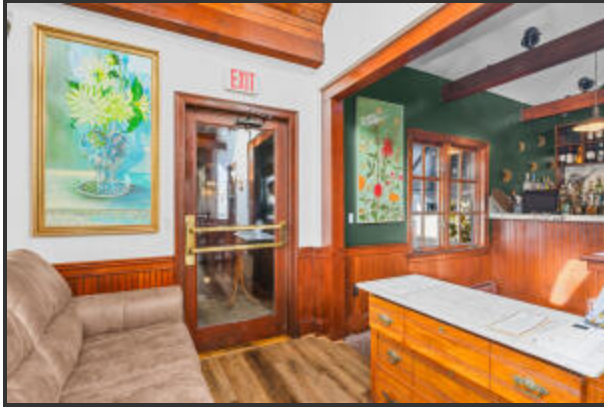


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Front Entry



Front Entry



Front



Dining Area

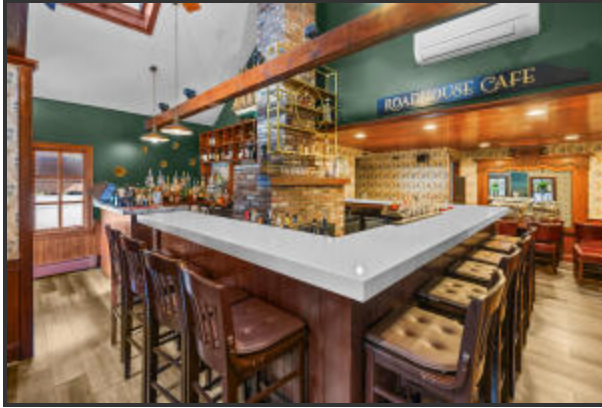


Dining Area



Bar Area



**Bar Area****Bsr****Bar****Dining Area****Dining Area****Storage**



Dining Area



Dining Area



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining Area



Dining Area





Dining Area



Bar



Bar



Bar



Dining Area



2nd Entry





Dining Area



Dining Area



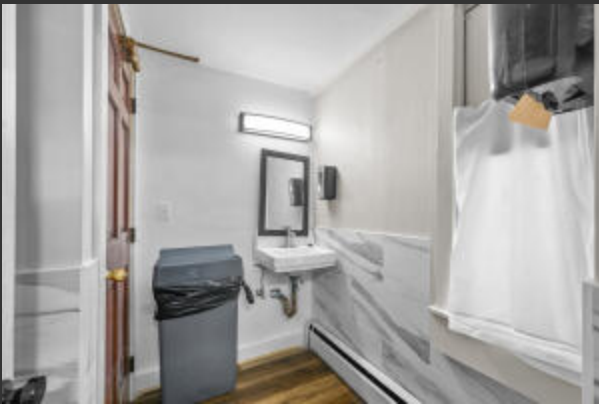
Dining Area



Bathroom

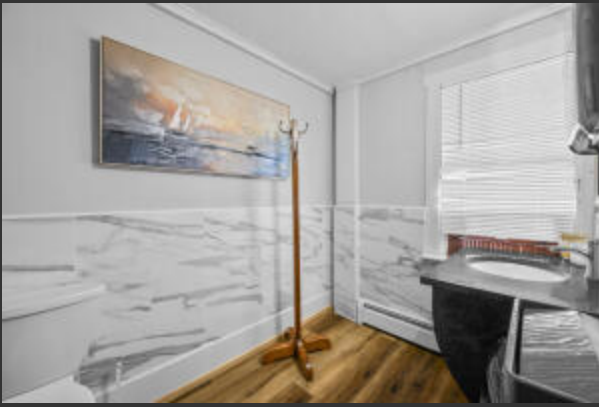


Bathroom



Bathroom



**Bathroom****Basement Level****Side View****Entry****2nd Entry****2nd Entry**



Aerial View



Aerial View



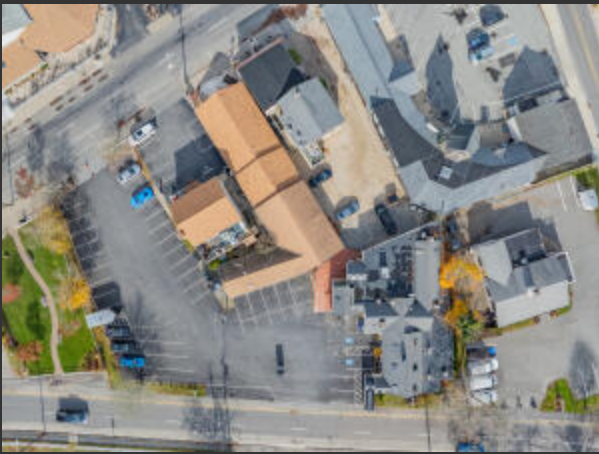
Aerial View



Aerial View



Top View



Aerial View



**Aerial View**



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**Aerial View**





