

# OFFERING MEMORANDUM

Highly Visible, Mixed-Use Building  
Redevelopment Area  
A+ Traffic Counts



Commercial  
**Realty Advisors**



**54 OLD MAIN STREET**

**FOR SALE**

**AREA**

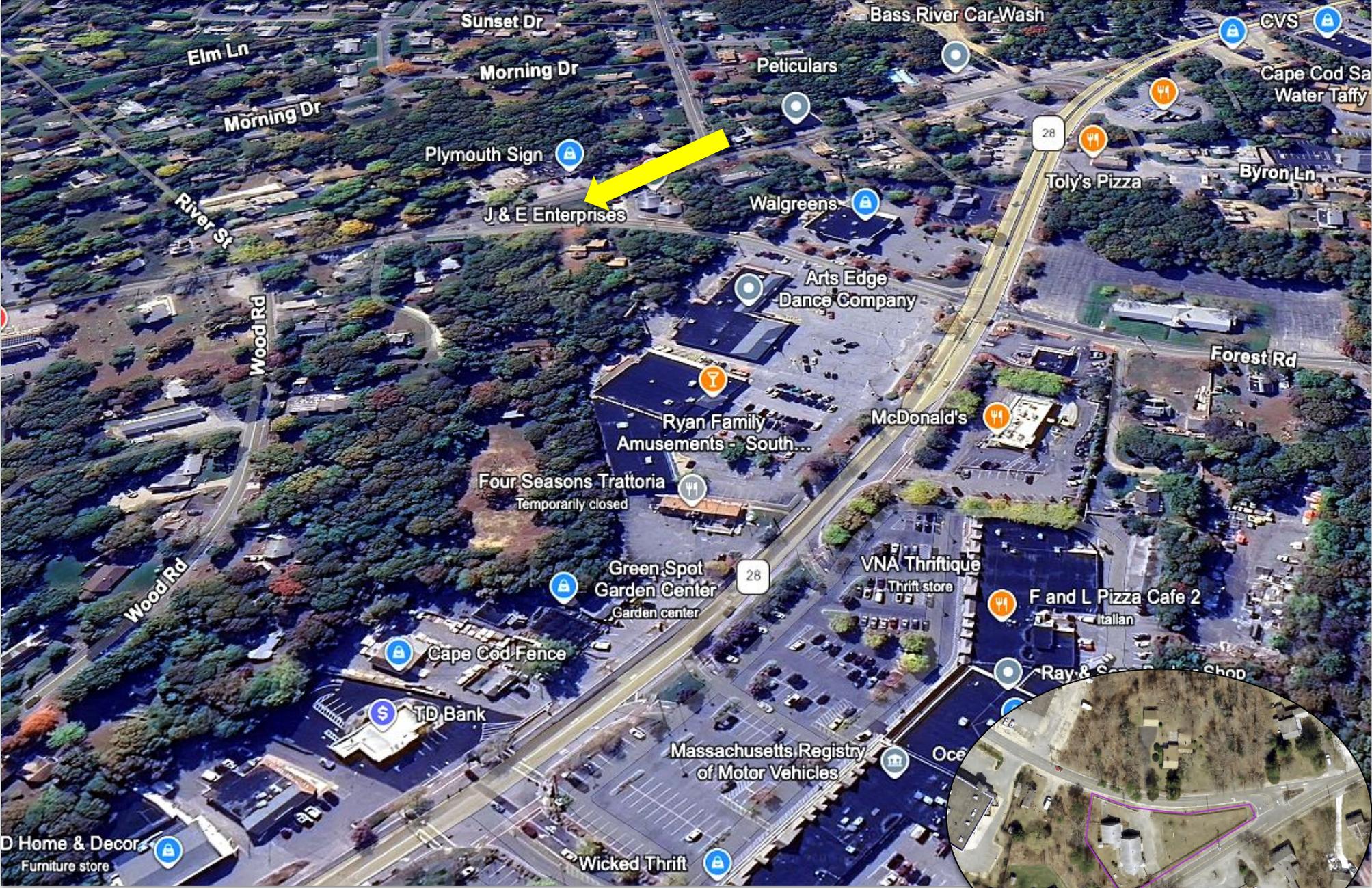
**SOUTH YARMOUTH, MA**

**\$840,000**

**±2,250 Sq Ft**

# PROPERTY LOCATION

54 Old Main Street, South Yarmouth, MA



# PROPERTY SPECIFICATIONS

54 Old Main Street, South Yarmouth, MA

54 Old Main Street, South Yarmouth offers a rare opportunity to acquire zoning and location leverage at a basis that would be extremely difficult to replicate along the Route 28 commercial corridor.

Located at the intersection of Old Main Street and Forest Road, just one block off Route 28, the property captures the traffic, visibility, and economic gravity of the corridor without incurring Route 28 pricing or constraints.

The ±24,393 SF parcel is improved with a ±2,250 SF mixed-use building configured as both residential and commercial space under B1 zoning. The residential component includes a 2-bedroom, 1-bath living area with full kitchen, laundry, cathedral-ceiling family room, and storage. The commercial component features a separate retail entrance, reception area, two finished office/storage rooms, and a half bath—supported by basement, attic, and garage storage.

This is not a trophy asset—it is embedded optionality: operate a business, combine live/work, lease one component, or reposition the asset over time. In a market where new small-scale commercial approvals are increasingly difficult, this property represents a strategic control position in one of Mid-Cape's most durable commercial zones.

<b>Parcel ID</b>	50/176///
<b>Address</b>	54 Old Main Street, South Yarmouth, MA
<b>Style</b>	Mixed Use Prim Res/Comm
<b>Book/Page</b>	26023/0293
<b>Zoning</b>	B1 - Business 1
<b>Building &amp; Lot Size</b>	±2,250 SF on ±214,393 SF Lot
<b>Year Built</b>	1966/ Eff Year Built: 1996



# PROPERTY MAP

54 Old Main Street, South Yarmouth, MA



# INTERIOR PICTURES

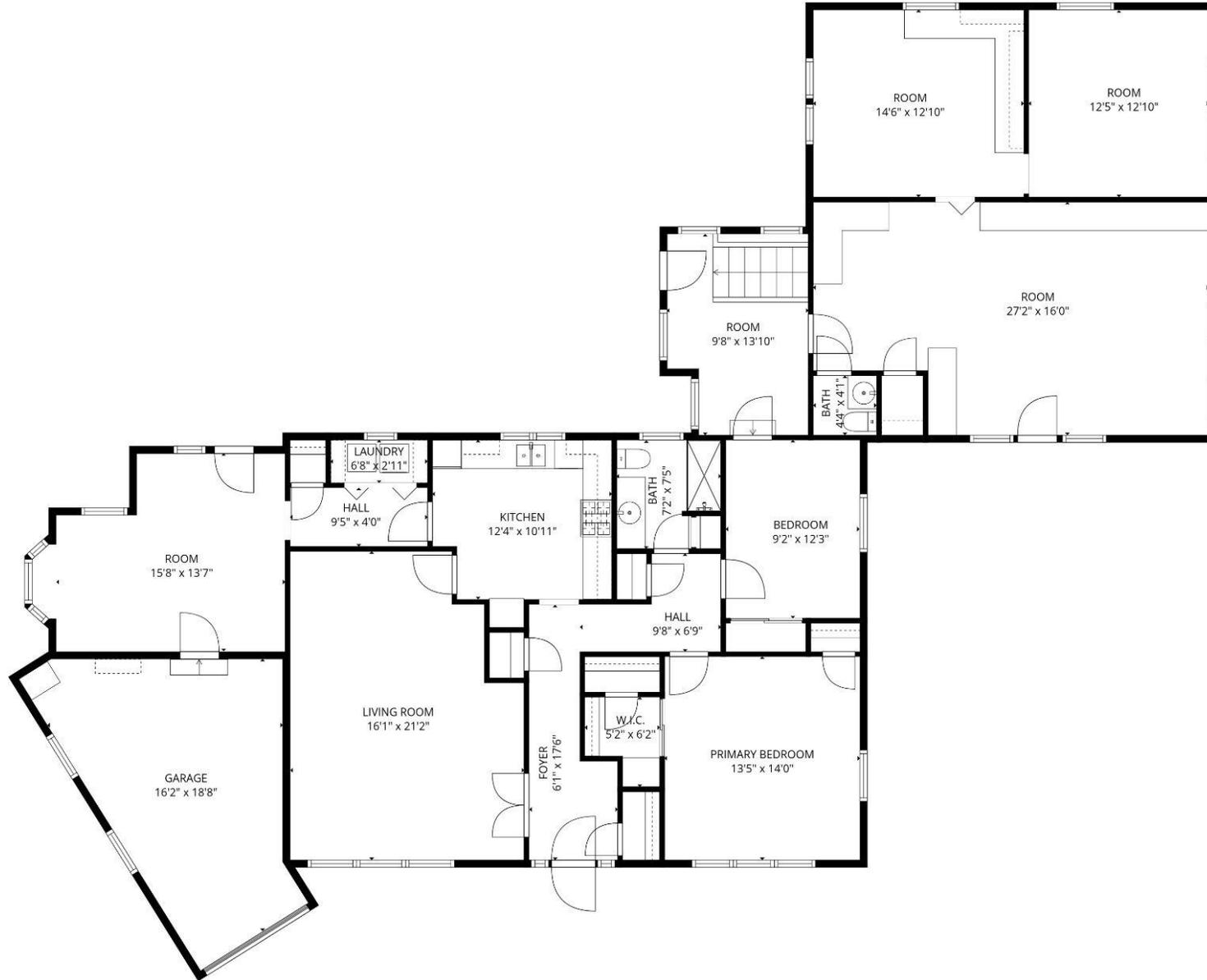
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# INTERIOR PICTURES

54 Old Main Street, South Yarmouth, MA



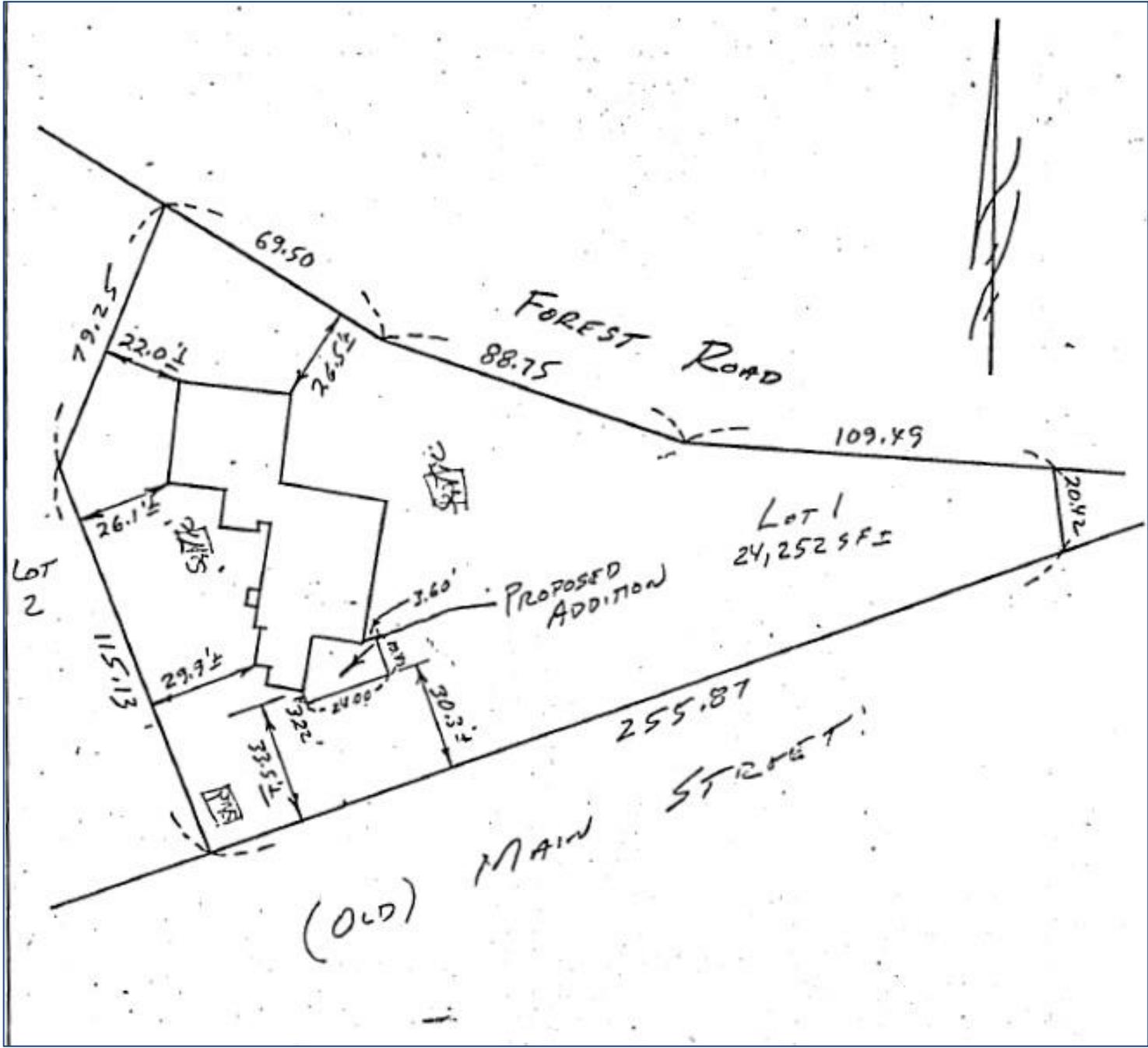


**TOTAL: 2250 sq. ft**

1st floor: 2250 sq. ft

EXCLUDED AREAS: GARAGE: 255 sq. ft, BAY WINDOW: 8 sq. ft, WALLS: 160 sq. ft

# SITE PLANS



Commercial  
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## ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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