

# PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE

## 33 BASSETT LANE, HYANNIS, MA 02601

Scan here with your smartphone for more info...



### **Property Highlights:**

- 8,000 Square Feet (Gross - 4,000 per floor). Additional Full Basement
- Excellent location less than 1 block from Main St. and North St., Hyannis
- Ample Parking/Abutting Public Parking Facility
- 1st Floor Handicapped Access, 2nd Floor Not Handicapped Accessible
- Potential Sale/Leaseback with existing financial company
- Zoned HVB (Hyannis Village Business)
- 2011 Town of Barnstable Real Estate Taxes: \$10,517
- Constructed in 1985



**Asking:**  
\$995,000 Sale

\$12.00/Sq Ft  
(NNN) Lease

For more information about this opportunity contact:

**Kevin Pepe**

508.862.9000 Ext. 105  
Mobile: 508.962.5022  
kpepe@comrealty.net

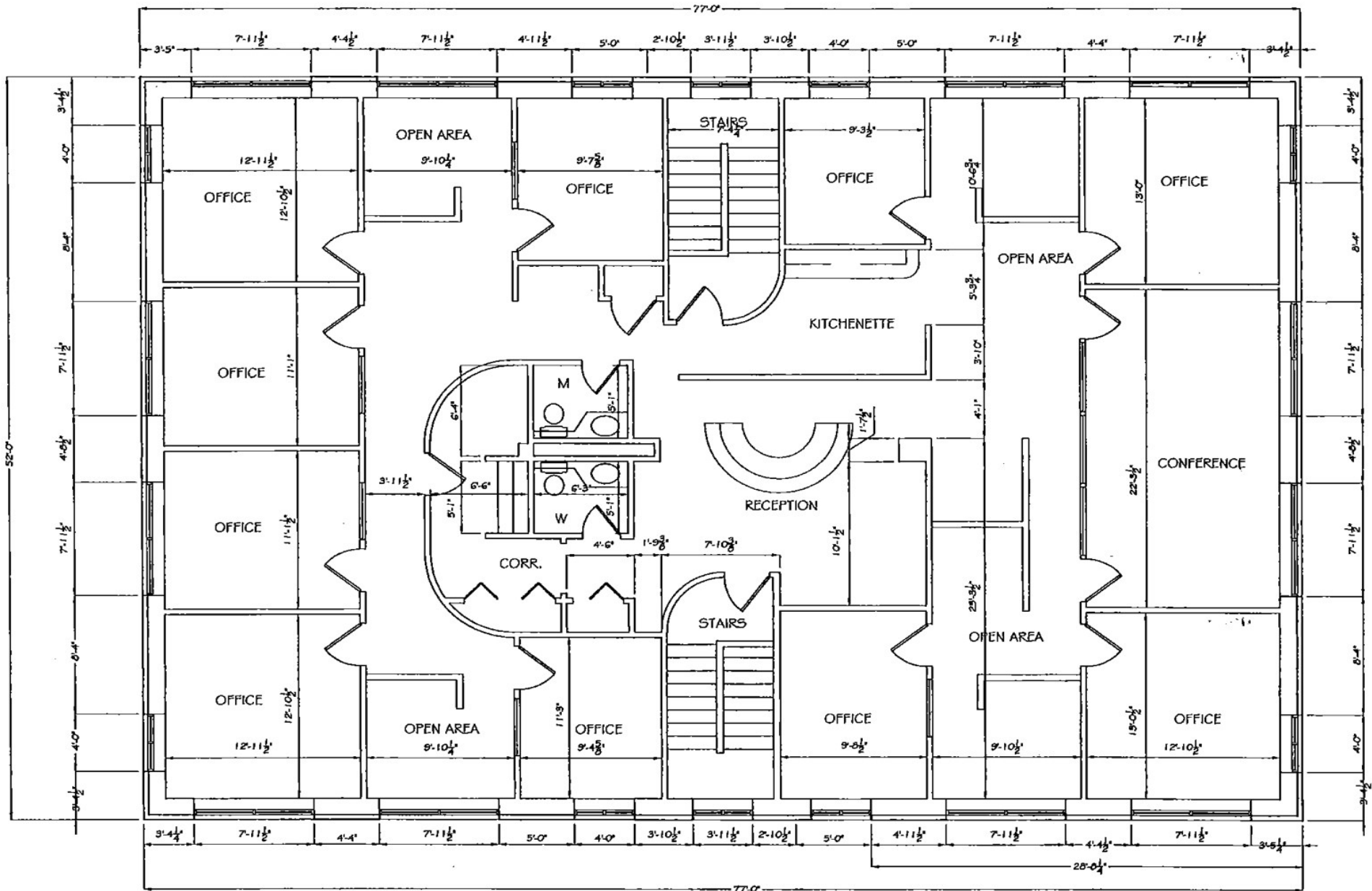
Commercial  
**Realty Advisors**  
[www.comrealty.net](http://www.comrealty.net)

**Commercial Realty Advisors, Inc.**  
Real Estate Investment Brokerage Company

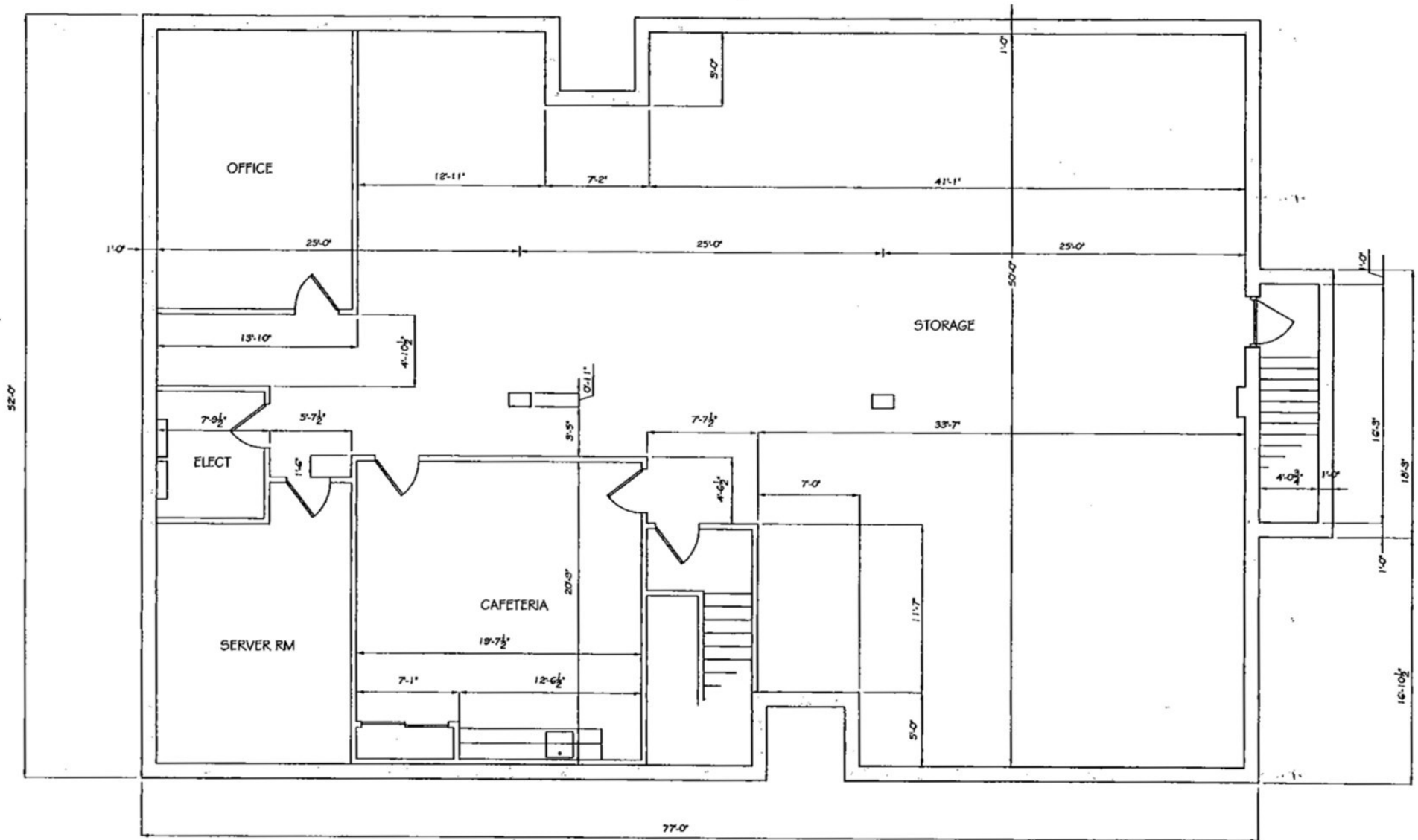
222 West Main Street  
Hyannis, Massachusetts 02601  
Tel: 508.862.9000  
Fax: 508.862.9200

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EXISTING SECOND FLOOR PLAN



EXISTING BASEMENT PLAN

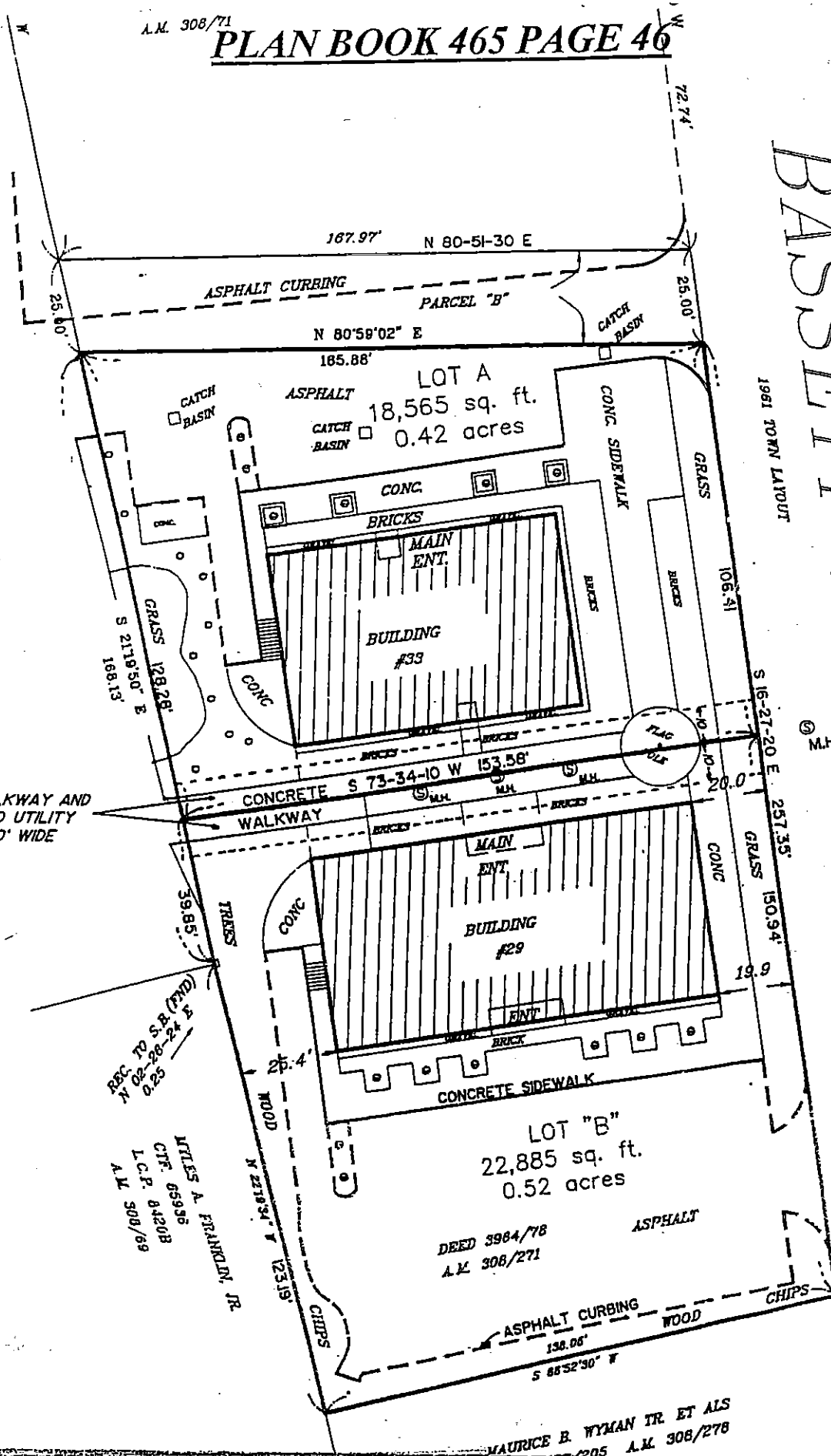
A.M. 308/71

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L.C.F. 8084B

# BASSETT LANE

1961 TOWN LAYOUT



E: COMMON WALKWAY AND UNDERGROUND UTILITY EASEMENT 20' WIDE

REC. TO S.B. (FND.)  
N 82-28-24 E  
0.25

JAMES A. FRANKLIN, JR.  
CTF. 65936  
L.C.F. 8420B  
A.M. 308/69

DEED 3984/78  
A.M. 308/271

MAURICE B. WYMAN TR. ET ALS  
A.M. 308/278

R.R. SPK (FND.)  
HELD

