



FOR SALE: 68 CENTER STREET, UNIT 17, HYANNIS



End Unit -2,895 sq. ft. -Sale or Lease

Commercial Condominium-

- ◇ Location: Downtown, close to the Barnstable Municipal airport and the bus line.
- ◇ Size/ type: Commercial condominium, end unit with plenty of glass for natural light .
- ◇ Year Built: 2007. Class A construction
- ◇ Meticulously maintained complex.

Features:

- ◇ Paved parking on 3 sides and in rear of second lot to the south
- ◇ Generous signage on front of building & on free-standing sign
- ◇ Layout –1st floor, 2,895 sq. ft.
- ◇ FHA heat/ central air.

HVB Zoning allows for uses including but not limited to retail, offices, conference center, restaurant, bank, gallery educational institutions and more.

Easy access to highway, Exit 6 or 7. One half mile to Cape Cod Hospital. Walking distance to many restaurants and shops. Town water & sewer. Taxes + condo fee \$1,147 per month.

For Sale -\$500,000 / For Lease -\$16 per sq. ft. NN

Exclusively Listed by Ali Maloney- AMG Realty

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Above –Glass windows and double doors on the front of the unit, with an awning and signage above. The 2nd and 3rd floors are all high end residential condos.



Above- Signage available also on the free-standing sign. The property's lawn and gardens are meticulously maintained, cleaned and well-illuminated



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Above –Large parking lot in the rear, as well as parking in the front and more behind #70 Center Street, next door.



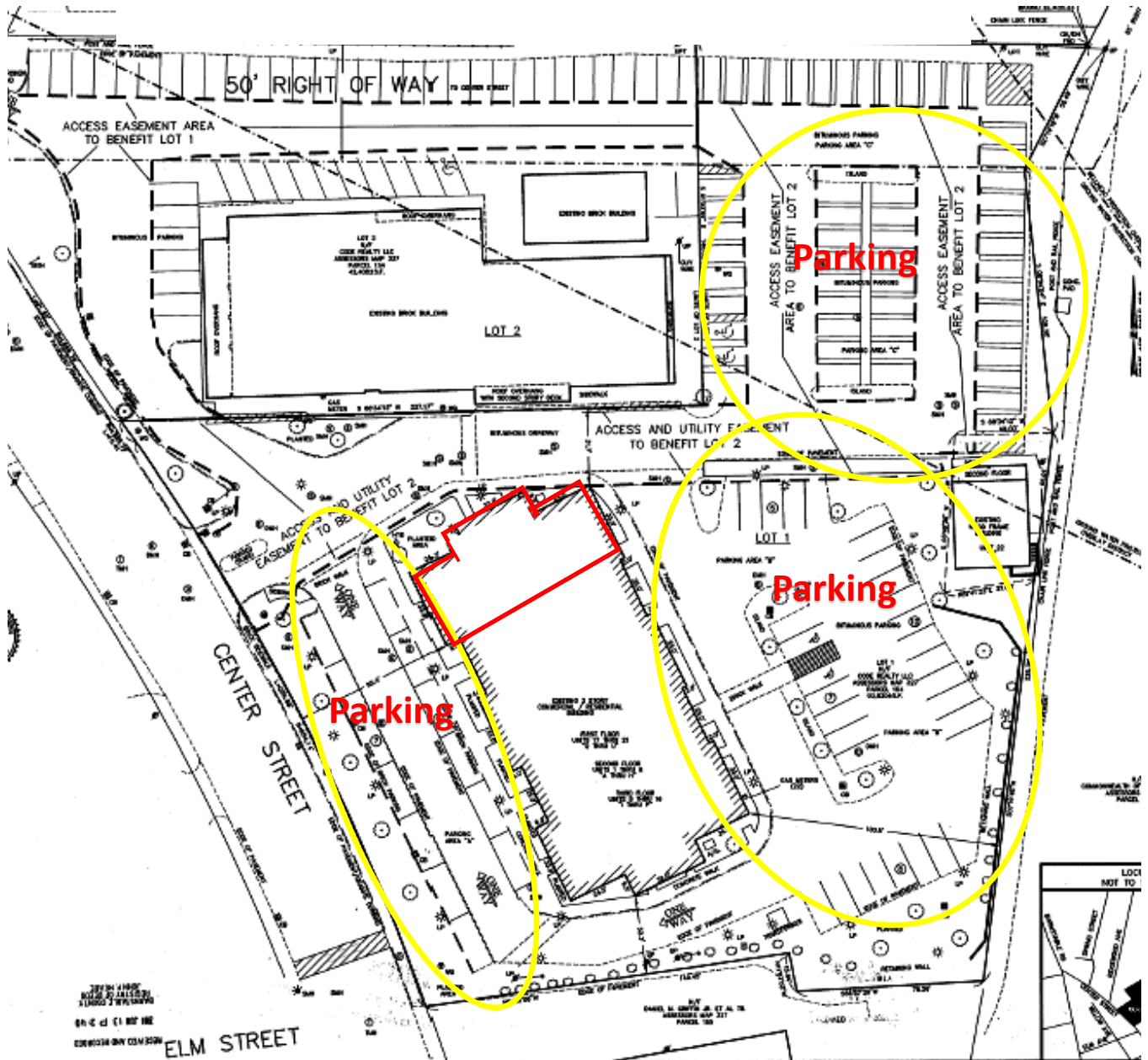
Above- More glass panel doors and windows on the gable end provide for the possibility of running two businesses out of the same space. Exterior lighting and sidewalks all around for safety and comfort.



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