

CAREY COMMERCIAL, INC.

146 Main Street Hyannis, MA 02601
cecelia@careycommercial.com
www.careycommercial.com

Voice: 508-790-8900
Direct: 508-364-8879

FOR LEASE ♦ 537 MAIN STREET HARWICH PORT, MA 02645 ♦ \$3,700/MONTH + NNN



FOR LEASE

537

MAIN STREET
HARWICH PORT, MA

- ♦ 3,000 SF first floor space ideal for restaurant, retail or office.
- ♦ Seating capacity is approximately for 100 plus seating in seasonal outdoor patio.
- ♦ Ample parking in 42 space lot plus additional parking in town lot on the north side of Main Street.
- ♦ For Lease: \$3,700/month + NNN

This unit has been utilized as a restaurant in recent years. The latest tenant, Capeside Kitchen, has closed and the restaurant equipment, seating, tables, and wares are still on site. The unit is approximately 3,000 SqFt. in size with an additional 224 SqFt. of available outdoor space for seasonal dining. The interior seating capacity serves approximately 100

patrons. This unit is located on the first floor near the rear entrance to the building in the right rear with frontage space of approximately 57 feet. There are two entrances; one on the side of the building and one facing the parking lot. It features large windows and is just left of the main entrance facing the parking lot which has 42 spaces.

Additional public parking is available nearby on the north side of Route 28.



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Address:	537 Main Street Harwich Port Center, MA 02645
Unit Area:	Approximately 3,000 SF
Land Area:	0.8295 Acres
Year Built:	1989
Parking:	Ample parking on site, on street and in Town owned lot north of Main Street
Features:	Fire Suppression System, Private Restrooms, 10' ceilings, corner location
Price:	\$3,700/month + NNN (Est. at \$1,281/month)

THE INFORMATION PROVIDED HEREIN IS GATHERED FROM SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY BUT WE DO NOT GUARANTEE IT. LESSEE / BUYER SHOULD VERIFY ALL INFORMATION PRIOR TO LEASE / SALE. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL AND INDEPENDENT INVESTIGATION TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



The Commonwealth of Massachusetts
Town of Harwich, County of Barnstable
New and Renewal Certificate of Inspection

In accordance with 780 CMR, Chapter 1 (The Ninth Edition of the Massachusetts State Building Code) and Chapter 304 of the Acts of 2004 (an Act to further enhance fire and life safety), this certificate of inspection is issued to the premise or structure or part thereof as herein identified.

Issued to	Identify Name and address of Establishment	Certificate No.
	CapeSide Kitchen 537 Route 28, Harwich Port	125
Location/ Use Group/ Occupant Load	Use Group and Occupant Load	Certificate Renewal
	Use Group: A-2 Occupancy Load: 134 persons	Annually

This certificate of inspection is hereby issued by the undersigned to certify that the premise, structure or portion thereof as herein specified has been inspected for general fire and life safety features. This certificate shall be framed behind clear glass and posted in a conspicuous place within the space as directed by the undersigned. Failure to post or tampering with the contents of the certificate is strictly prohibited.

	2022	2023	2024	2025	2026
Signature of Building Official					
Signature of Fire Official					
Date Certificate Issued	6/3/2022	3/30/23	5/24/2024		
Certificate Expires Last Day of:	May 2023	May 2024	May 2025	May 2026	May 2027

NUMBER
19-34

FEE
\$50.00

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF HARWICH

This is to Certify that Capeside Kitchen Family d/b/a Capeside Kitchen
537 Route 28, Harwich Port

IS HEREBY GRANTED A
COMMON VICTUALLER'S LICENSE

in said **Harwich Port** and at that place only and expires **December 31, 2024** unless sooner suspended or revoked for violation of the laws of the Commonwealth respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140, and amendments thereto.

In Testimony Whereof, the undersigned have hereunto affixed their official signatures.

LICENSING AUTHORITIES:

DATE: 01/16/2024



The Commonwealth of Massachusetts
Town of Harwich
Food Establishment License

Fee
\$175.00

Number: FS-22-78

Issue Date: 01/04/2022

Mailing Address:
CAPESIDE KITCHEN

Location Address:
537 ROUTE 28

537 ROUTE 28
HARWICH PORT, MA 02646

IS HEREBY GRANTED A LICENSE
TO OPERATE:
FOOD SERVICE-91 SEATS TOTAL

This license is granted in conformity with the statutes and ordinances relating thereto, and expires December 31, 2022 unless sooner suspended or revoked and is not transferable.

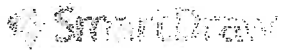
Board
of
Health

Pamela Howell, R.N., Chair
Sharon Pflieger, Vice Chair
Ronald Dowgiallo, D.M.D.
Matthew Antoine
Kevin DuPont, R.N.

Kathleen O'Neill

Kathleen O'Neill, Sc. D., R.S
Health Director

MADE WITH A TRIAL COPY OF



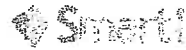
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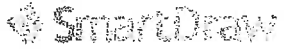


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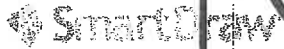


Street/RT28

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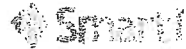
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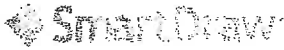
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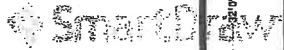
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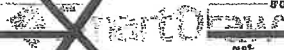
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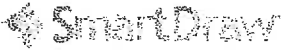
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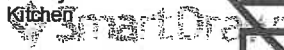
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Bakery Storefront

Bakery Kitchen

Walk in

6'4" x 8'0"

Baking oven

8'0" x 8'0"

Bathroom

Bathroom

8'0" x 8'0"

Dishwashing Station

Kitchen

Bakery/Prep Area

Walk in

8'0" x 8'0"

Foyer Hallway

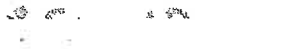
Storage

Entrance

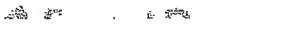
Entrance

70 seats

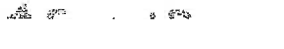
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