

CAREY COMMERCIAL, INC.

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

Voice: 508-790-8900
Direct: 508-566-2787

FOR SALE ♦ 1330 PHINNEY'S LANE HYANNIS, MA 02601 ♦



FOR SALE

1330

PHINNEY'S LANE
HYANNIS, MA 02601

- ♦ 5,692 SF Single Floor Office / Medical Building built in 2000.
- ♦ 1.34 Acres of Lane zoned Medical Service Overlay (MSOD). Town Sewer / Town Water.
- ♦ 2 miles from the Mid Cape Highway. 2 Miles from the Barnstable Courthouse. 4 Miles from Cape Cod Hospital
- ♦ For Sale: \$2.2M

The town will allow up to three business entities. A 2009 variance allows medical or dental which specifically allows medical, dental, chiropractic, dialysis, acupuncture, reflexology, physical therapy, occupational therapy including lab space accessory to such uses which provide analytic and diagnostic services to doctors. In-office only outpatient surgical procedures.



LISTED BY CECILIA CAREY, CAREY COMMERCIAL, INC.

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.

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SPACIOUS WAITING ROOM



ONE OF THREE EXAM ROOMS



ONE OF SEVERAL TREATMENT ROOMS / OFFICES



GREETING / ADMIN



LARGE MEETING ROOM WITH SOUTH FACING WINDOWS



ONE OF 8 SPACIOUS OFFICES

CAREY COMMERCIAL, INC.

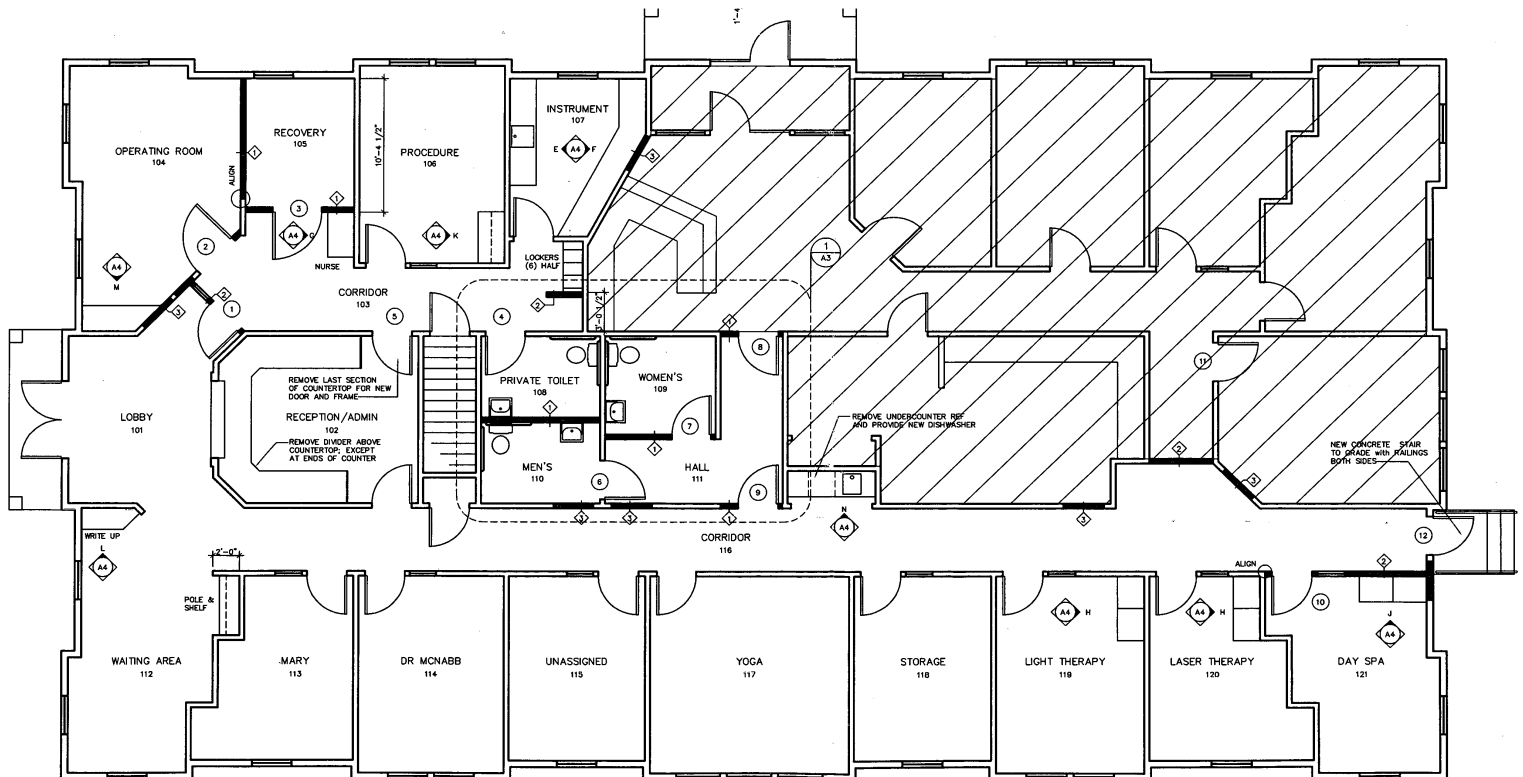
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CONFERENCE ROOM



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Address:	1330 Phinney's Lane Hyannis, MA 02601
Building Area:	5,692 SF First Floor + Partial Basement
Land Area:	1.34 Acres
Year Built:	2000
Parking:	28 Spaces on Site
Price:	\$2.2M