

**Retail Commercial Unit  
Available Immediately**



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**Commercial Realty Advisors**

222 West Main Street, Hyannis, MA 02601

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**11 Enterprise Road**  
Unit 17

**FOR LEASE**

**AREA**

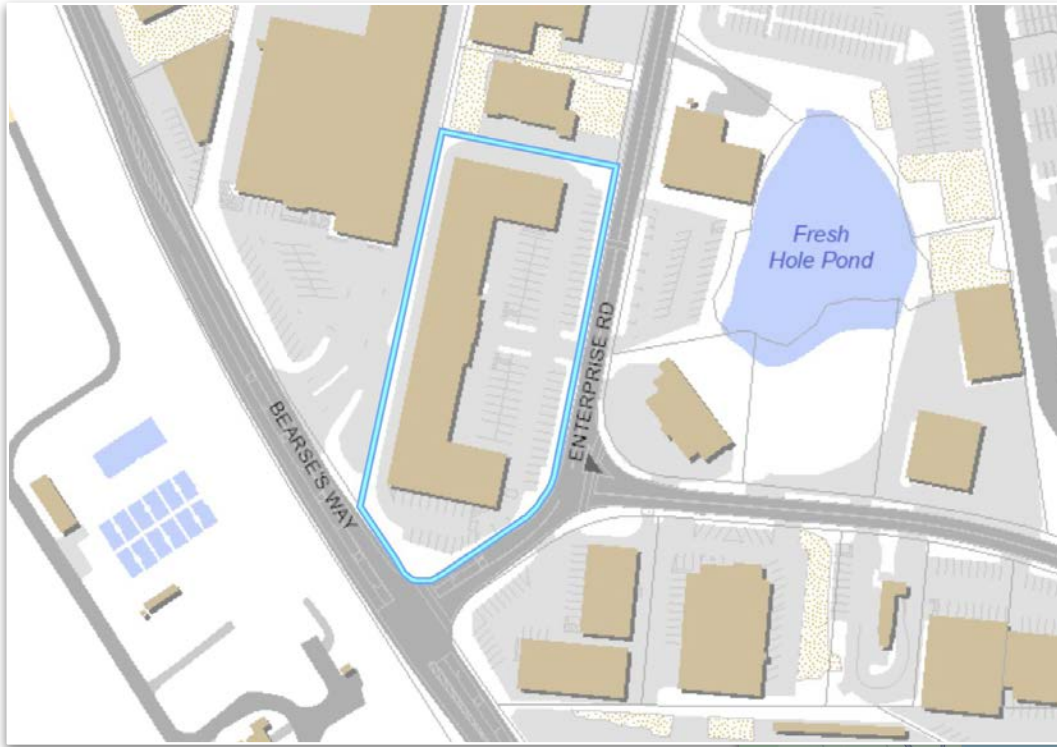
**HYANNIS**

**\$20/SF NNN**

**±1,176 Sq. Ft.**

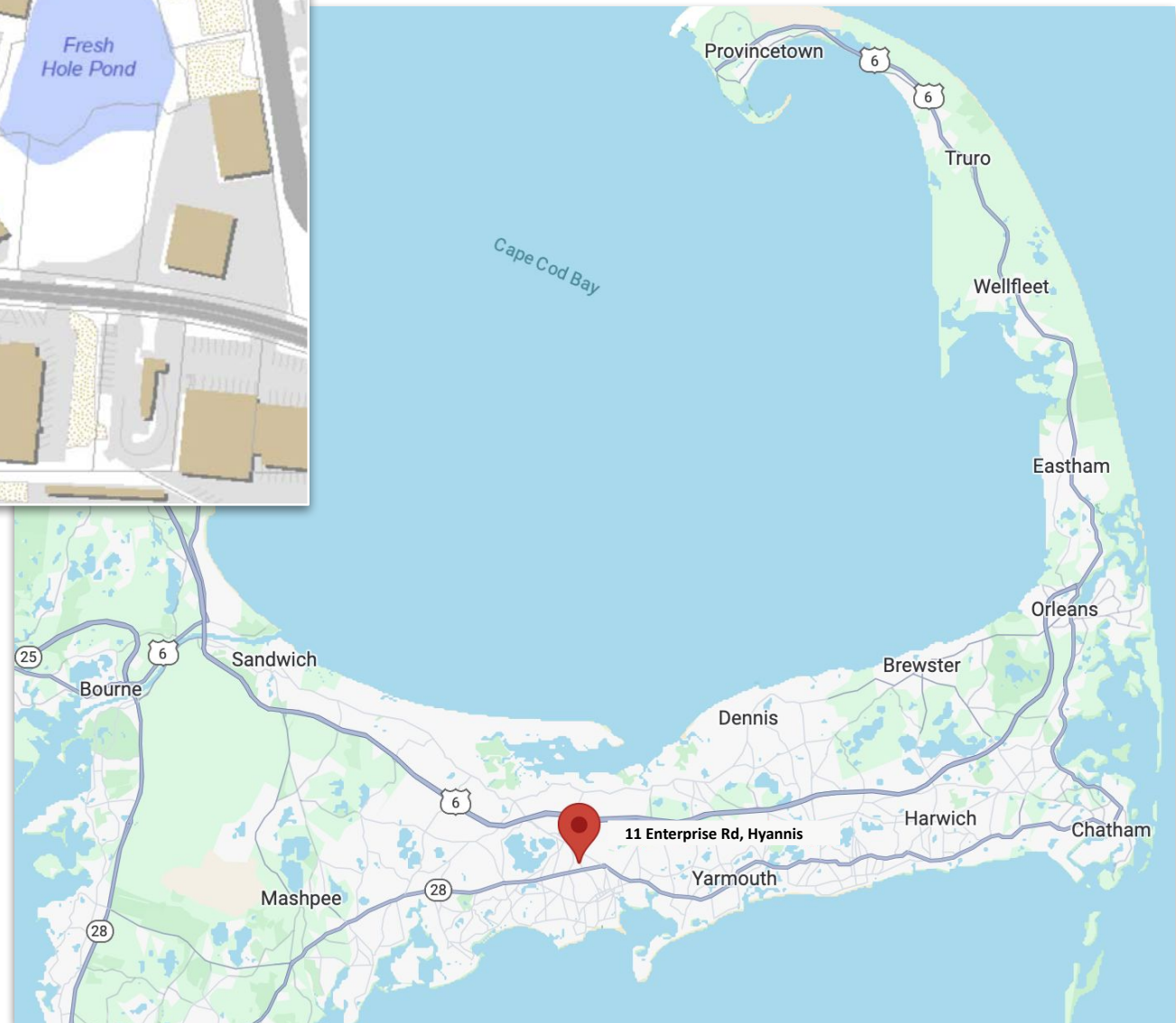
# PROPERTY LOCATION

11 Enterprise Rd, Hyannis, MA 02601



## PRIME LOCATION ON CAPE COD

11 Enterprise Road, Hyannis, MA is located within the town's business district. Its central location offers **quick access to Bearses Way, Route 132, and is just 2.5 miles from MA-6**, making it easily accessible for customers from across Cape Cod and Southeastern Massachusetts.



# PROPERTY SPECIFICATIONS

11 Enterprise Rd, Hyannis, MA 02601



**ADDRESS** 11 Enterprise Road Hyannis, MA 02601

**ZONING** Zone B / Groundwater Protection Overlay District

**YEAR BUILT** 1985

**STORIES** 1

**UNIT** UNIT 17

**PARCEL NUMBER** 293-004-10Q

**TOTAL SIZE** 1,176 SF

## Features:

- **One (1) individual retail unit**, approximately **1,200± SF**
- Located within the **Groundwater Protection Overlay District – Zone B**
- **Dedicated utilities, private entrances, and 1 bathroom**
- **Shared paved parking lot** with direct access from Enterprise Road
- Large open training/studio area
- Dropped ceiling with recessed fluorescent lighting
- Central HVAC (forced hot air, gas heat)
- Storage area with shelving
- Ideal for retail, office, service, or showroom users

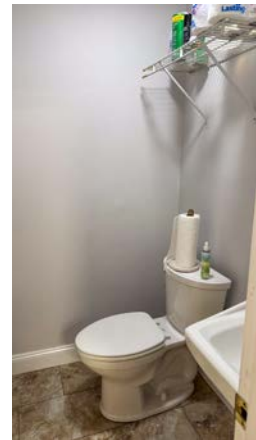
**FOR LEASE: 11  
Enterprise Road,  
Unit 17, Hyannis, MA**

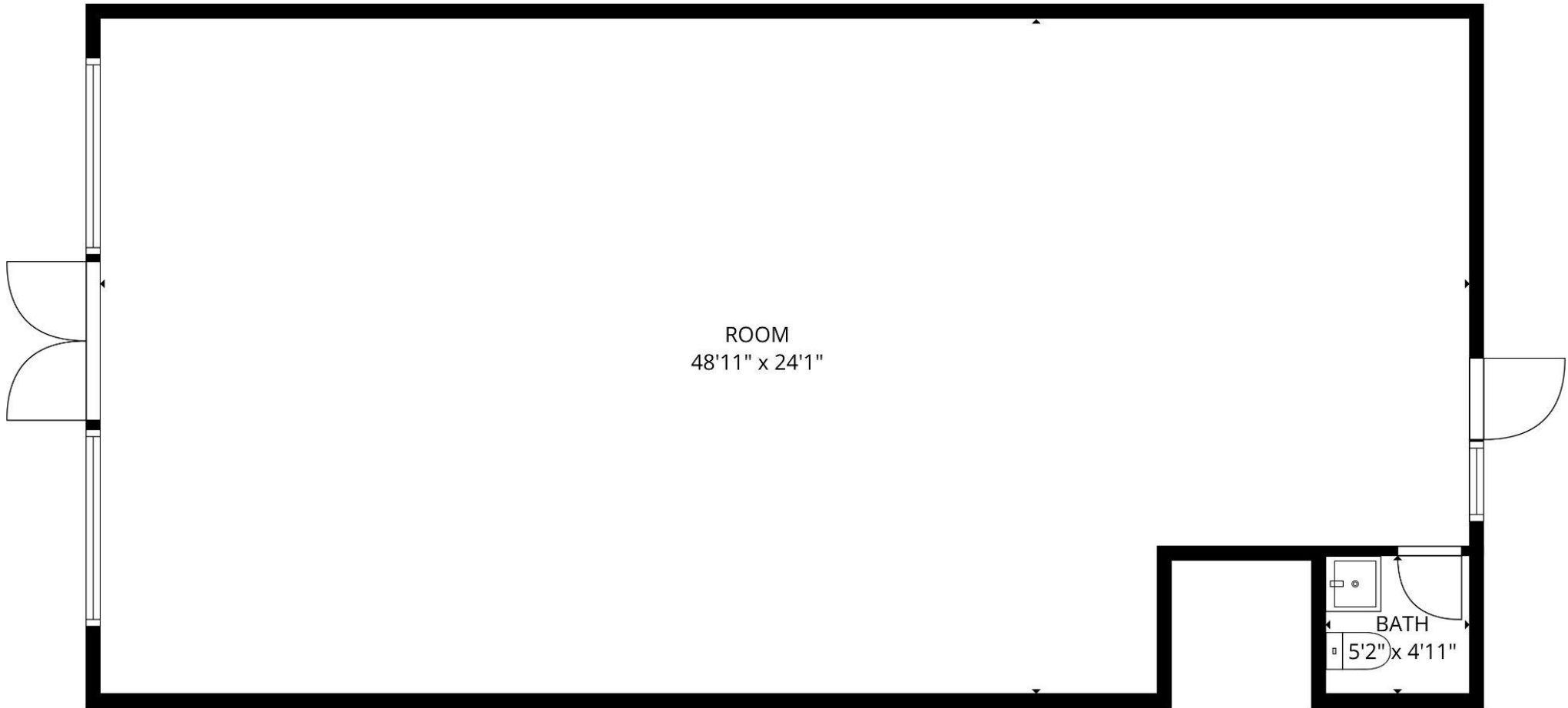
## Executive Summary

±1,176 SF commercial condo available for lease within the established Enterprise Road business corridor in Hyannis. The space is built out with open floor area, making it ideal for fitness, studio, service, or specialty retail users. Unit 17 offers a clean, functional layout with existing interior improvements and strong accessibility.

# INTERIOR PICTURES

11 Enterprise Rd, Hyannis, MA 02601





ROOM  
48'11" x 24'1"

BATH  
5'2" x 4'11"

**TOTAL: 1148 sq. ft**  
1st floor: 1148 sq. ft  
EXCLUDED AREAS: WALLS: 79 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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