

255 MAIN STREET HYANNIS, MA

Brand New Luxury Apartments on Cape Cod
10 Residential Units | 2 Commercial Units



INVESTMENT OFFERING & HIGHLIGHTS

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire **255 Main Street**, a luxury apartment community that was recently delivered in the highly desirable neighborhood of Hyannis, Massachusetts. The property includes approximately 3,500 square feet of retail space on the first floor bringing additional convenience to life at 255 Main. Two (2) two-bedroom units and eight (8) 1-bedroom units are located on the second and third floors with additional secure storage and laundry in the basement. Cape Cod, Massachusetts is one of the most supply constrained locations in the country. 255 Main Street allows investors to expect little oncoming competition in the future. Concurrently, home prices on the Cape have grown to historical levels. The median home price in Barnstable County is over \$1 million. The continuing affordability dilemma has made renting a much more affordable alternative in the region.

Process & Pricing

255 Main Street is available on an "as-is" basis and is being offered without a formal asking price. Upon receipt of a signed Confidentiality Agreement, investors will be provided with access to due diligence materials via The Multifamily System website. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "Call for Offers".

For more information on the property and to sign the Confidentiality Agreement, please visit:
multifamily.cushwake.com/Listings/255MainStreet

12 UNITS
10 RESIDENTIAL,
2 COMMERCIAL



2020
YEAR BUILT



15
PARKING SPACES



**Irreplaceable
Location**



MAIN STREET

16,508 SF
GROSS BUILDING AREA

100%
OCCUPANCY



Hyannis, MA

255 MAIN STREET, 02601





INVESTMENT HIGHLIGHTS



1

HIGH BARRIER-TO-ENTRY

Not only is the barrier to entry high for multifamily development projects, but the median listing price for a single-family home in Barnstable County was \$1,100,000 in June 2024. This forces would-be-buyers into renting, which faces a similar supply issue. Together, these trends drive immense demand for luxury, yet affordable rental properties on The Cape.

3

MAIN & MAIN

255 Main Street is located on the main drag of Hyannis' main business and commercial corridor. Main Street Hyannis is an interesting and eclectic all-American Main Street that is a wonderful place to shop, dine and be entertained. The property's location allows tenants to easily walk to specialty shops, restaurants and fun attractions, serving as an amenity and extension of the building.

2

NEW CONSTRUCTION, LUXURY APARTMENTS

Constructed in 2020, 255 Main Street is a luxury apartment building that was the winner of the 2016 Community of the Year award from the National Association of Home Builders. The thoughtfully designed units offer carefully curated finishes, open floor plans with tall ceilings, energy efficient heating and air conditioning.

4

LOCATION, LOCATION, LOCATION

Hyannis, Massachusetts is known for its beaches, harbor, and historic Main Street. It's also a central location for exploring the area, with transportation options to nearby towns and islands. Transportation Hyannis is the primary ferry boat for passengers and freight to Nantucket Island and Martha's Vineyard.



PROPERTY DESCRIPTION





SUMMARY

| | |
|----------------------------|-----------------------------------|
| Property Name | 255 Main Street |
| Address | 255 Main St, Hyannis, MA 02601 |
| County | Barnstable |
| Built | 2020 |
| Stories | 3 |
| Land Area | 0.28 Acres |
| Units | 12 (10 Residential, 2 Commercial) |
| Gross Building Area | 16,508 SF |
| Livable Area | 11,627 SF |
| Parking | 15 Spaces |

UNIT FEATURES

- Carefully curated finishes
- Open floor plans with tall ceilings
- Fully applianced kitchens
- Energy efficient heating and air conditioning
- Individual secure storage units in the basement
- Smart home technology with integrated security
- Pet-Friendly
- Secure dedicated parking







COMMERCIAL SPACES





15 PARKING SPACES





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