

AMG REALTY

Commercial Real Estate Services



195 RIDGEWOOD AVENUE, HYANNIS

SPACE FOR LEASE IN STRIP PLAZA FACING ROUTE 28

This plaza is located in between the Double Tree Hilton Hotel and the future location of Kappy's Liquors, on Route 28, in the same complex with Honey Dew Donuts. Across from the Airport. Four units available (A through D). Units may be combined. Curb cuts on Ridgewood Ave, Route 28 (Iyannough Rd) and Spring St. Municipal water and sewer.

Unit A: 1,296 sq. ft. 1st floor, with a large basement.

Unit B: 2,048 sq. ft. on 1st and 2nd floor.

Unit C: 990 sq. ft. & Unit D: 1,436 sq. ft. go together w/ lower level.

ASKING \$12 per sq. ft. NNN

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Commercial Group

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1956 RIDGEWOOD AVE, UNIT A, HYANNIS



UNIT A

1,296 sq. ft. on the first floor. High ceilings. Display windows & entrance facing Ridgewood Avenue. Current layout provides for a large open room with a dividing wall in the middle, one bathroom and one small office.

Access to large basement.

Rent is based on the first floor only.

Conveyor belt to basement.

Rear door with dock height delivery area.

Signage available



\$12 per sq. ft. NNN
NNN is estimated at \$2.36 psf
Rent including NNN:
\$1,551 per month

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1956 RIDGEWOOD AVE, UNIT B HYANNIS

UNIT B

Corner unit. 1,024 sq. ft. on the first floor & 1,024 sq. ft. on the second floor. First floor features high (10') ceilings. Current layout was designed for a salon. Open area in front, two offices (treatment rooms), large bathroom. Black & white tile floors. Tall display windows on two sides. Light & bright.



Second floor (below) has a large, open area, two plus offices and a room that is plumbed for a bathroom.



\$12 per sq. ft. NNN
NNN is estimated at \$2.36 psf
Rent including NNN:
\$2,451 per month

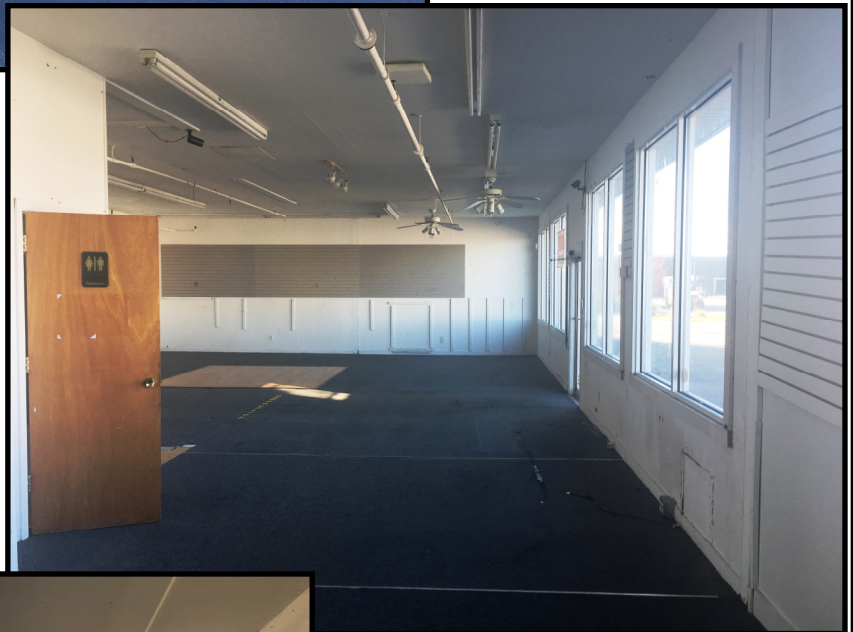
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1956 RIDGEWOOD AVE, UNIT B HYANNIS



UNIT C & D
Formerly home to
Cape Cod Sea Sports.
Combination of wide
open retail space and
smaller rooms. May
be reconfigured.
Two bathrooms.

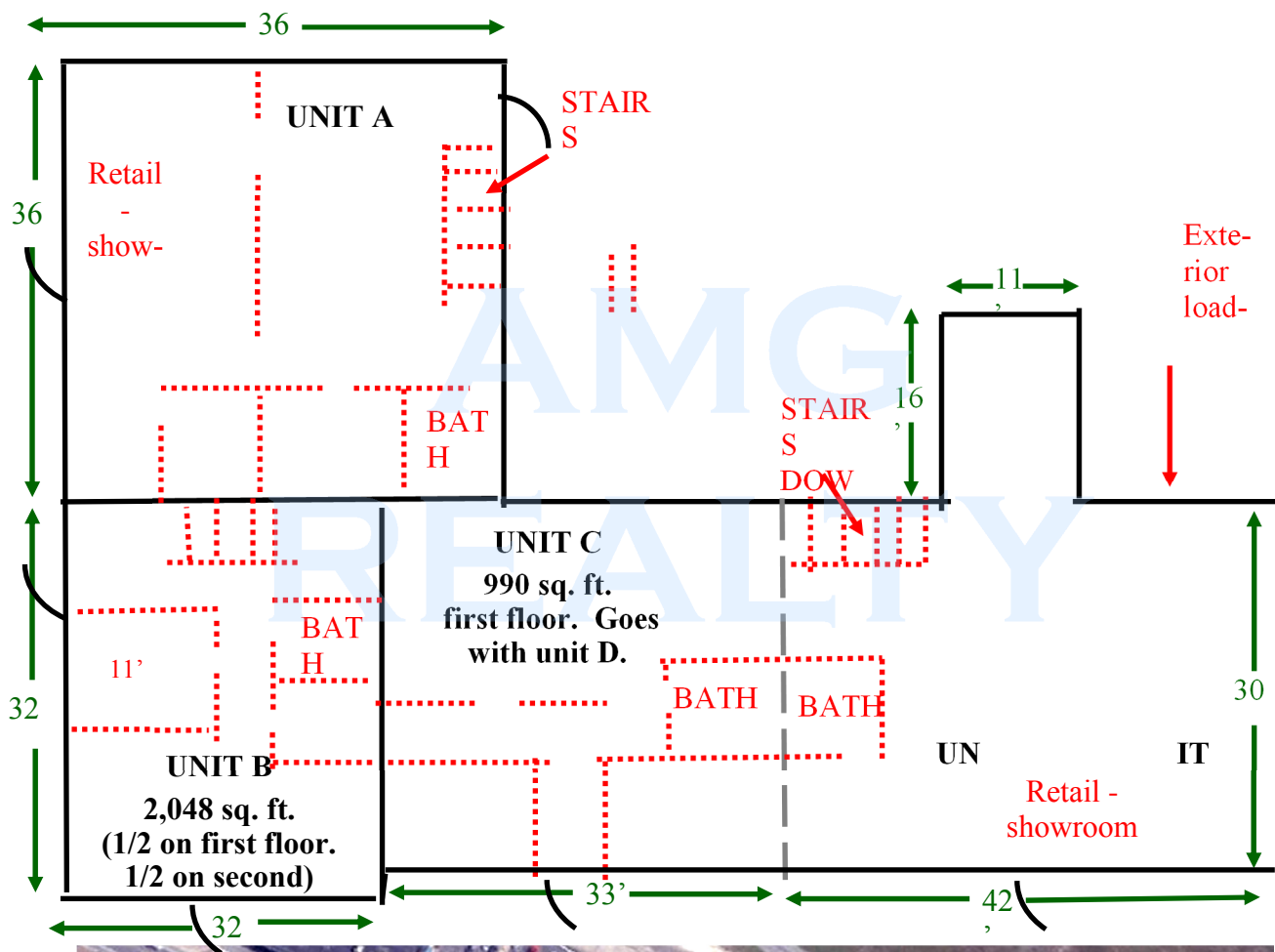
High (10') ceilings.
Highly visible signage on roof.
**Oversized lower level (over
3,000 sq. ft.) with ramp in
rear for deliveries.**



\$12 per sq. ft. NNN
NNN is estimated at \$2.36
psf
Rent including NNN:

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