



624-640 Route 132

624-640 Route 132, Hyannis, MA 02601



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624-640 Route 132

\$5,700,000

- Free Standing Single Tenant Harbor Freight Tools
- Best location in a Great Market
- Firm Term thru 7/31/26 at \$360,000
- Current Solar lease (roof) \$ 13,000
- Harbor Freight rated credit BB-
- HF options 1st 5 yr Option \$438,000, 2nd 5 yr option \$505,700.
- 22,475 sq ft on 2.48 Ac
- Below market Rents assure renewal or future increases...

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Price:	\$5,700,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment
Cap Rate:	6.50%
Lot Size:	2.64 AC
Gross Leasable Area:	26,871 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2009
Tenancy:	Single
Parking Ratio:	4.51/1,000 SF
No. Dock-High Doors/Loading:	1
Zoning Description:	H

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Harbor Freight Tools	23,545	July 2026



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Property Photos

