

**MIXED USE OPPORTUNITY
RESIDENTIAL / B3 ZONING**

**0 & 18 CLARK STREET
EAST FALMOUTH, MA**

18 Clark St

0 Clark St

**HARTEL COMMERCIAL REAL ESTATE
FALMOUTH ~ QUINCY**

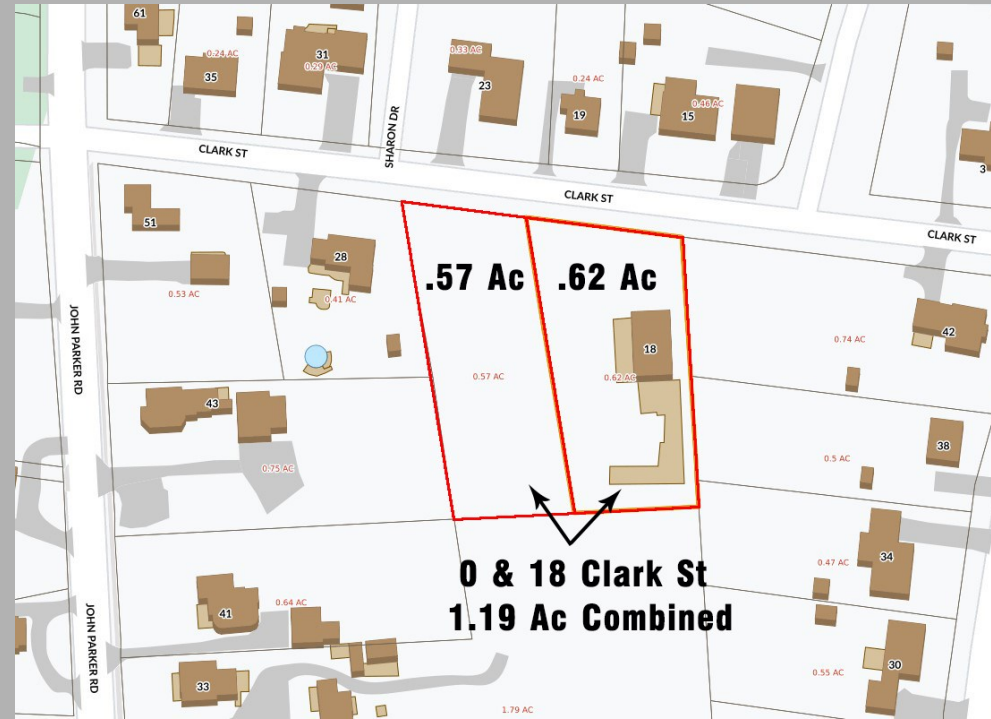
0 & 18 CLARK STREET, EAST FALMOUTH, MA - FOR SALE

Property Details

- Residential & B3 Zoning
- 1,560± SF Concrete Building on 18 Clark St
- Located less than .5± Mile to Rte 28
- .57± Acre & .62± Acre Lots
- 1.19± Acres Combined
- Zoned B3 - RC - Residential C & Business 3

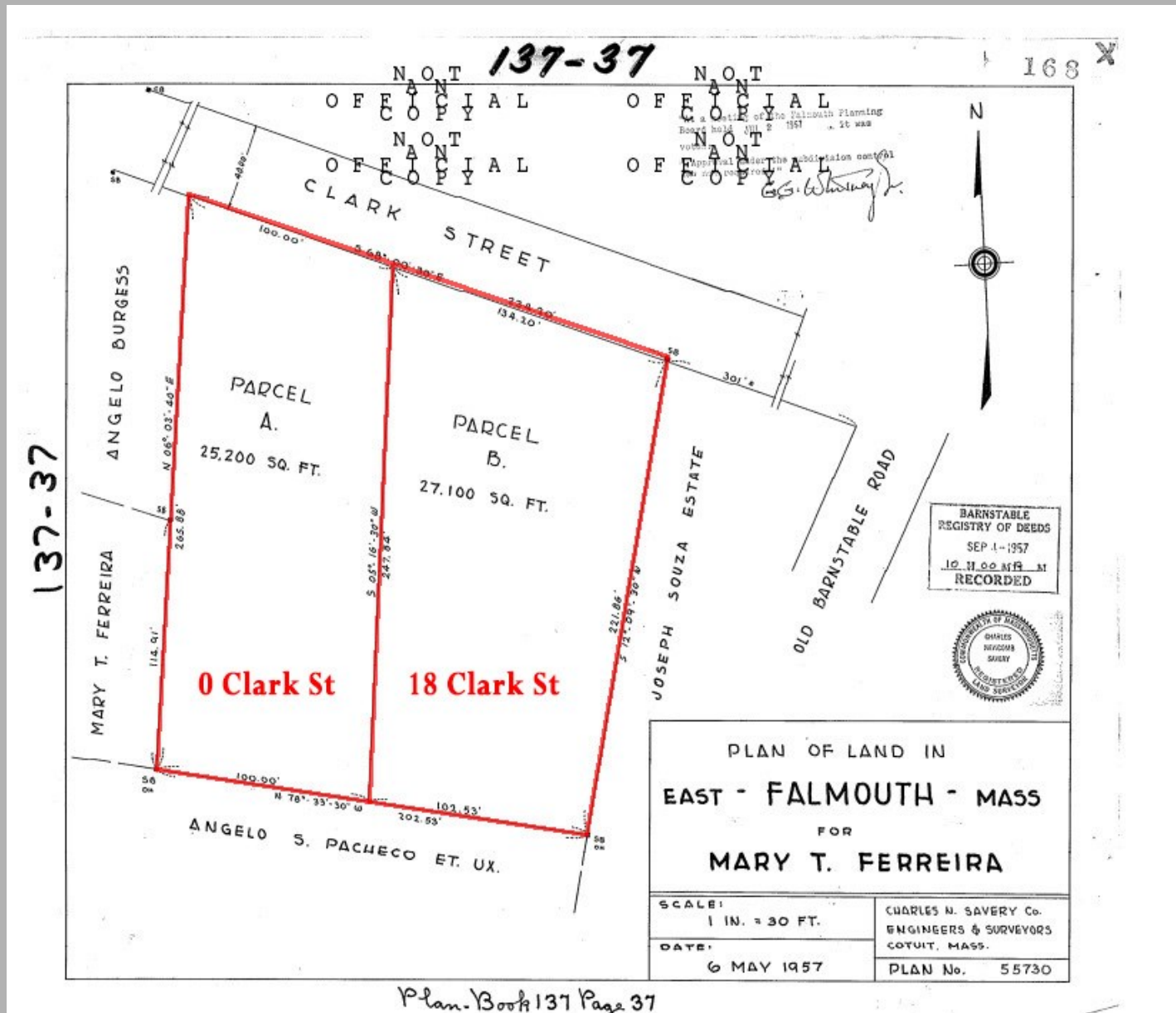
Property Description

Rare opportunity to purchase two lots on Clark Street in the heart of East Falmouth. First time to market and both sites are zoned B3 and Residential which offers several development and building options. The location is a quiet, mature neighborhood. The area offers great access to many of Falmouth's restaurants, shops, beaches, and other recreational amenities. Just a short walk from the properties is access to the tranquil Coonamessett Greenway Heritage Trail. The lots are being sold together and 18 Clark Street has a building on the property that may be repurposed for additional uses.



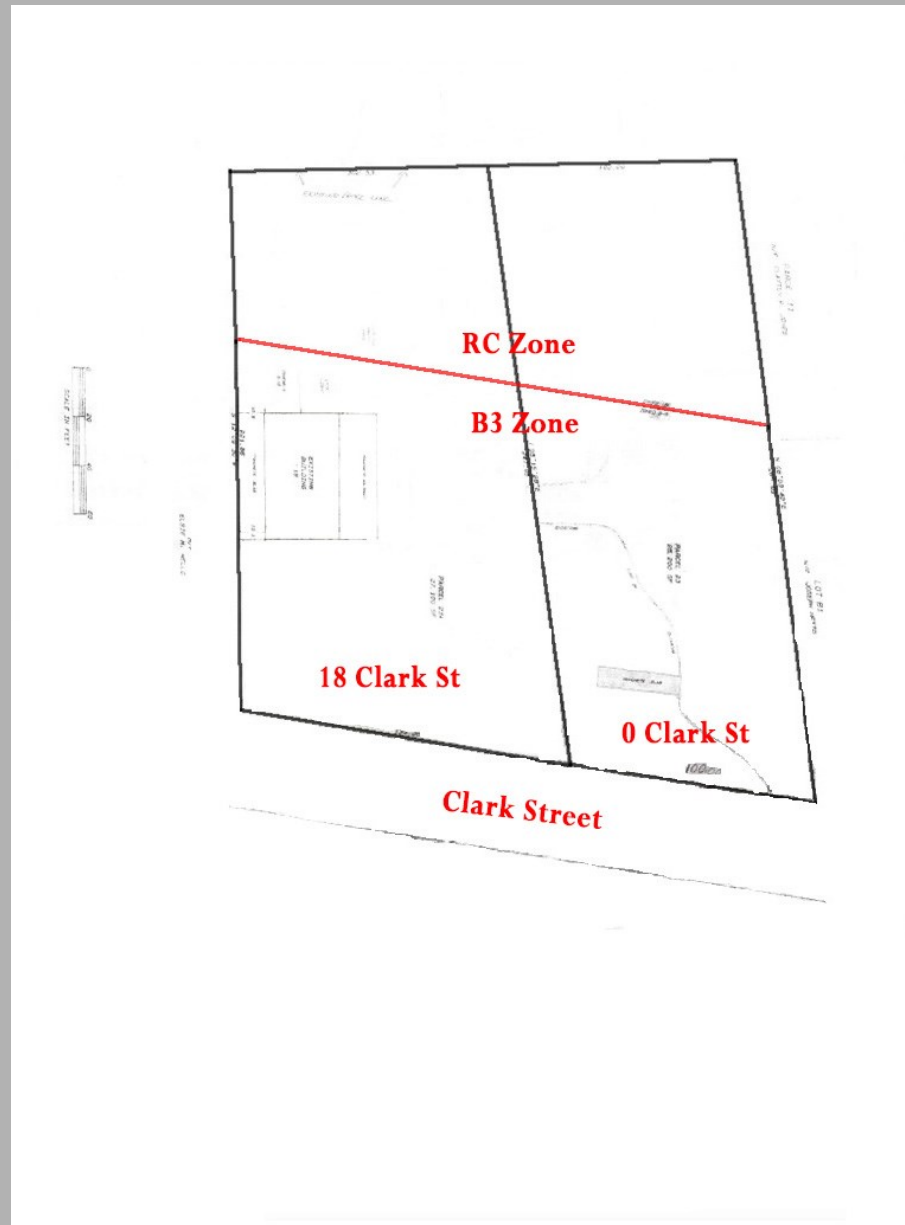
Offered For Sale at \$795,000

0 & 18 CLARK STREET, EAST FALMOUTH, MA - FOR SALE



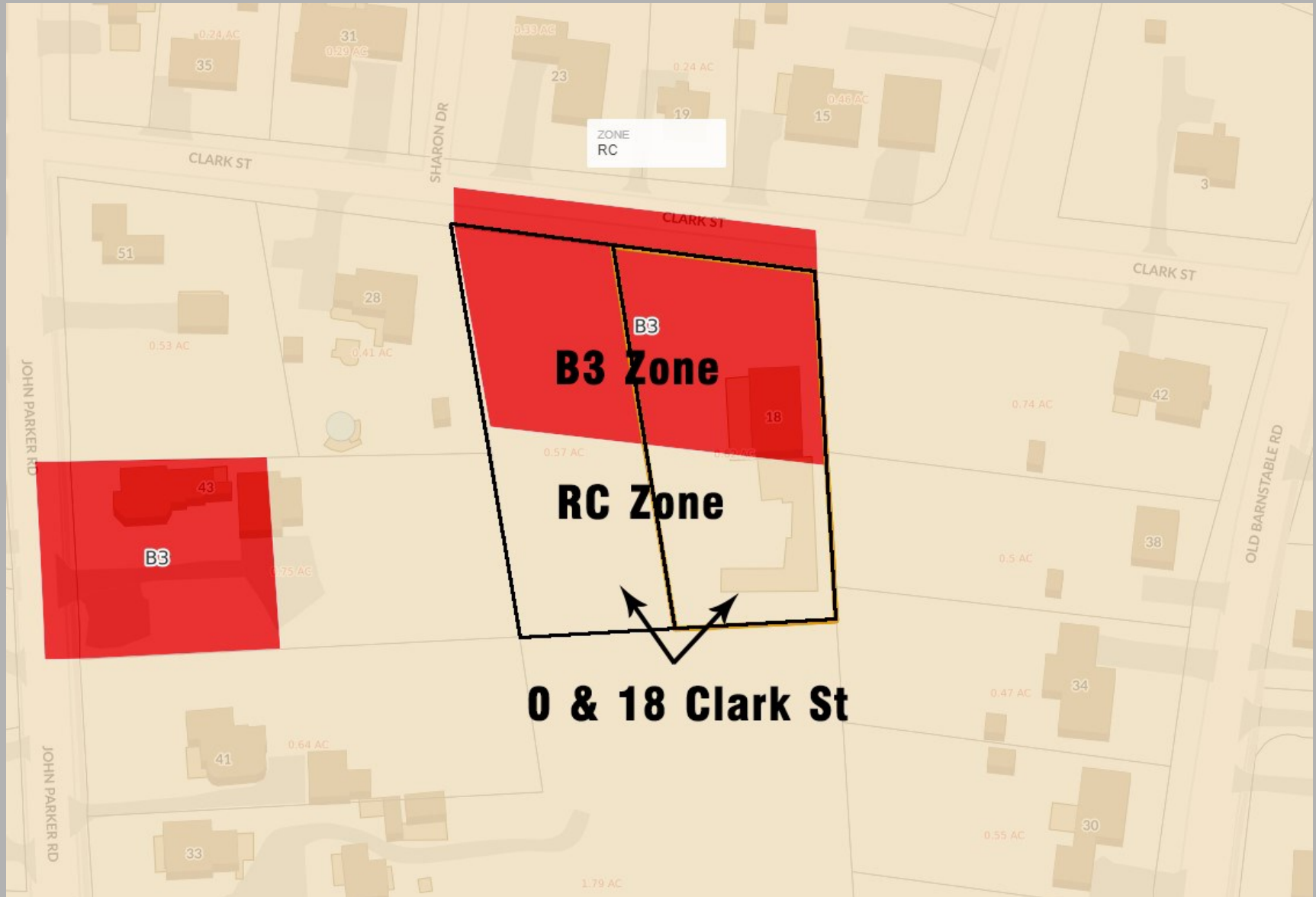
RECORDED PLAN - 1957

0 & 18 CLARK STREET, EAST FALMOUTH, MA - FOR SALE



SITE PLAN

0 & 18 CLARK STREET, EAST FALMOUTH, MA - FOR SALE



ZONING

410 W FALMOUTH HWY - W FALMOUTH, MA - FOR SALE

HARTEL COMMERCIAL REAL ESTATE

FALMOUTH - QUINCY

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
617-256-3169
Greg@HartelRealty.com

Jody Shaw
508-566-3556
Jody@HartelRealty.com

Main Office
508-444-0172
www.HartelRealty.com

CONTACTS

***DISCLAIMER:** ALL INFORMATION CONTAINED HEREIN WAS RESEARCHED AND OBTAINED BY SOURCES DEEMED TO BE RELIABLE. WE MAKE NO REPRESENTATION OF WARRANTIES OF ANY KIND DUE TO THE ACCURACY CONTAINED WITHIN THIS LISTING. PLEASE CONDUCT YOUR OWN RESEARCH OF THE PROPERTY TO VERIFY ANY AND ALL INFORMATION. WE ARE NOT RESPONSIBLE FOR ANY INFORMATION WHICH IS RELIED UPON WITHOUT FURTHER DUE DILIGENCE AND INVESTIGATION.

0 & 18 CLARK STREET, WEST FALMOUTH, MA - FOR SALE



PHOTOGRAPHS

0 & 18 CLARK STREET, WEST FALMOUTH, MA - FOR SALE



PHOTOGRAPHS

0 & 18 CLARK STREET, WEST FALMOUTH, MA - FOR SALE



PHOTOGRAPHS