



# HARTEL REALTY

*Since 1987*

**FOR LEASE - \$1,900/mo.**

**1235 +/- SF Retail / Office**

**Unit #16**

**419 Palmer Avenue, Falmouth, MA**



- Well Established Commercial Location
- Ample Parking, 70+ spaces
- Prominent Visibility, High Traffic Area
- Proximity to Falmouth Hospital & Rte. 28

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: [greg@hartelrealty.com](mailto:greg@hartelrealty.com)

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## Executive Summary

Property Address: 419 Palmer Avenue, Falmouth, MA

Unit # 16

Property type: Retail/Office

Rent: \$1,900/mo.

Lease Type:

Date Available: Immediate

Unit Size: 1,235 +/- SF

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## Detailed Summary

<b>Total Room Count in Unit</b>	6
<b>Private or Common Bathrooms</b>	Common
<b>Floor Levels</b>	First floor
<b>Total Number of Parking Spaces</b>	Lower level/back
<b>Parking Reserved for Unit</b>	Ample public 70+ spaces
<b>Number of curb cuts</b>	2
<b>Town Sewer or Private Septic</b>	Town
<b>Town Water or Well</b>	Town
<b>Basement Type</b>	Full
<b>Basement Storage for Tenant?</b>	Yes
<b>Electric Service</b>	
<b>Heating Type</b>	Gas FHA
<b>Air Conditioning</b>	Yes
<b>Sprinklers</b>	Yes
<b>Elevators</b>	None
<b>Foyer (Y/N)</b>	None

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## Detailed Summary

<b>Overhead Doors</b>	None
<b>Ceiling Height</b>	8' 6"
<b>Ceiling Type</b>	Drop
<b>Flooring</b>	Carpet
<b>Building Construction</b>	Wood Frame
<b>Gutters (Y/N)</b>	Yes
<b>Siding</b>	Wood
<b>Roof Type</b>	Asphalt
<b>Kitchen</b>	None
<b>Windows</b>	Large casement
<b>Handicap Access</b>	None
<b>Additional Features</b>	Closet, utility sink, shelving, modular desk and cabinets
<b>Maximum contiguous SF</b>	1,235 +/-

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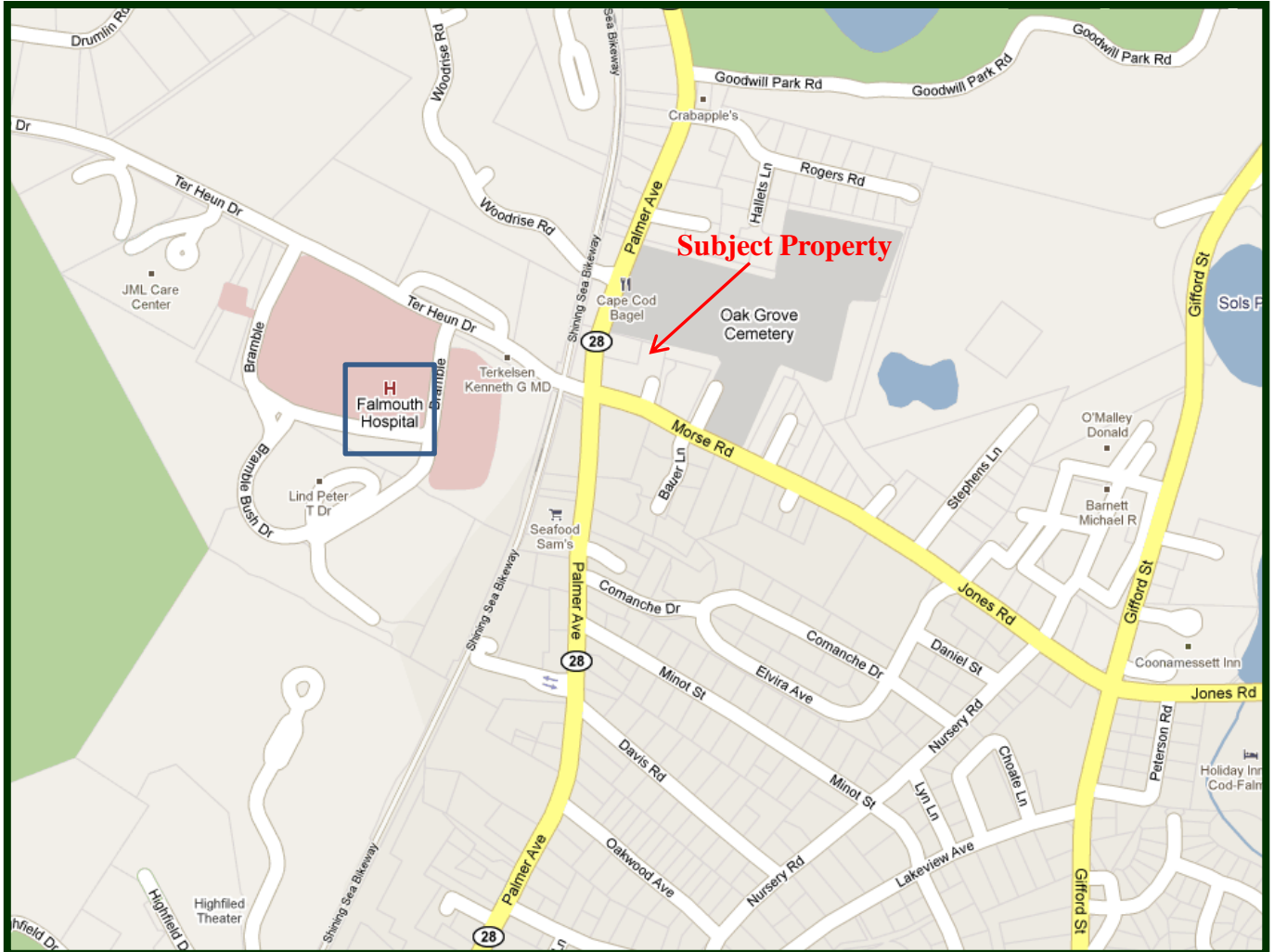
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## Area Map



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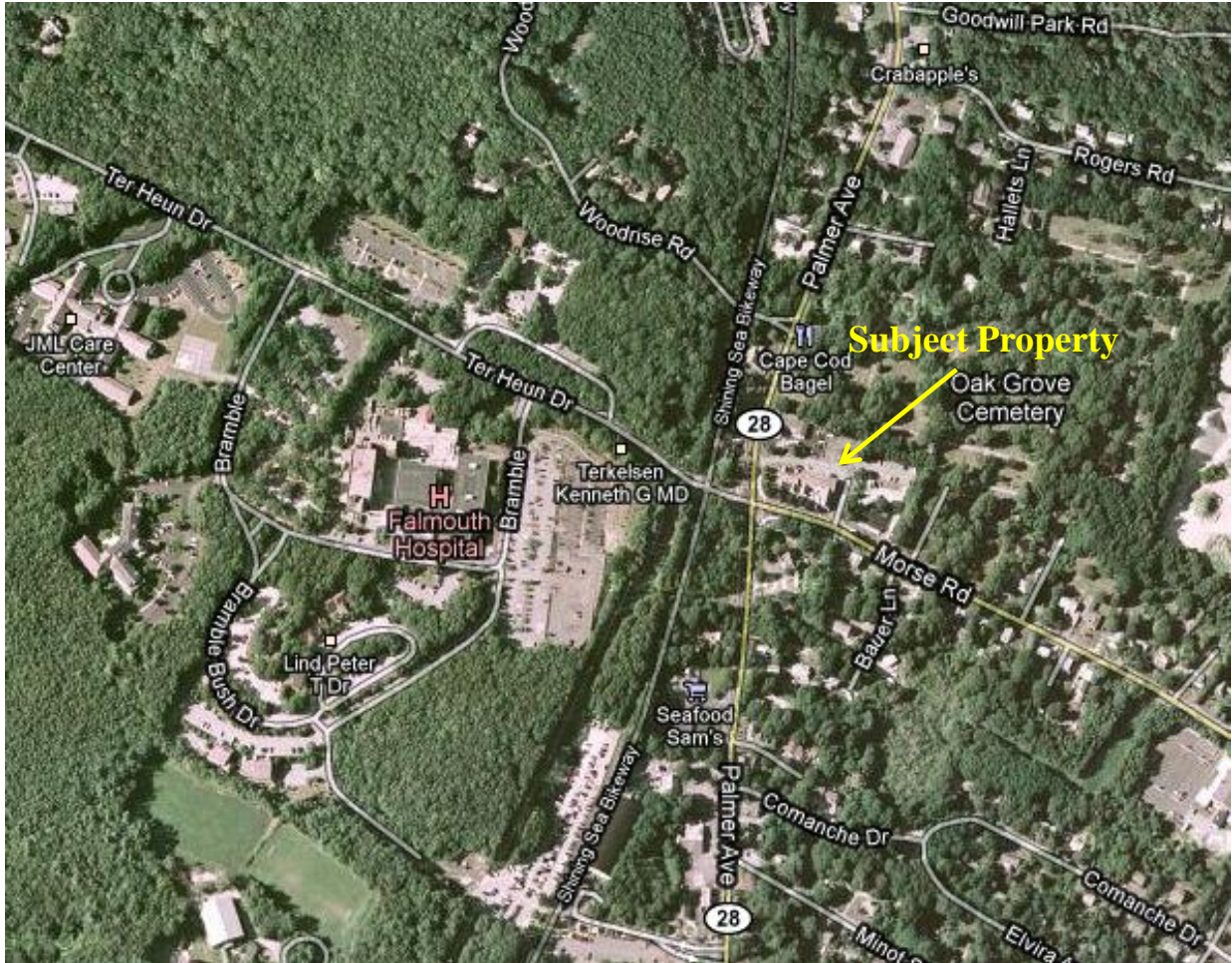
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## Aerial Map



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## Property Description

### **General Site Overview:**

419 Palmer Avenue is located on Route 28 in Falmouth, at the intersection of Jones Road. Diagonally across the street is Falmouth Hospital, a 95 bed facility that shares a campus with the JML Care Center, Heritage Assisted Living, the VNA of Cape Cod and a physician office complex. Directly west, is the Shining Sea Bikeway, which winds 3.3 miles through Falmouth and is utilized by commuters of Falmouth Hospital, as well as local and tourist bikers. Main Street Falmouth is one mile to the south and is a lively town center, with a variety of restaurants and retail as well as spas, specialty shops and fine boutiques.

### **Complex Description:**

419 Palmer Avenue is a single building with Cape Cod Bagel restaurant occupying the main part of the first floor, along with four other first floor suites. The second floor houses 11 units. Current occupants include: Norton Associates, Baystate Appraisal, Salubria Massage and Real Estate Associates, among others. There are 70+ parking spaces, with 3 additional handicap spaces.

### **Unit Details:**

Unit #16 is a 1,235 +/- SF unit, with six rooms, previously used as a chiropractic office. The unit comes equipped with a closet, utility sink, shelving, modular desk and cabinets. First floor location with shared bath and ample parking. Perfect for office, light industrial or retail use.

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## Unit Photos



Waiting /reception area



Detail of reception area

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## Unit Photos



View of unit from reception area



View of entrance from reception area

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## Exterior Photos



Jones Road Entrance



Closer view of Unit #16

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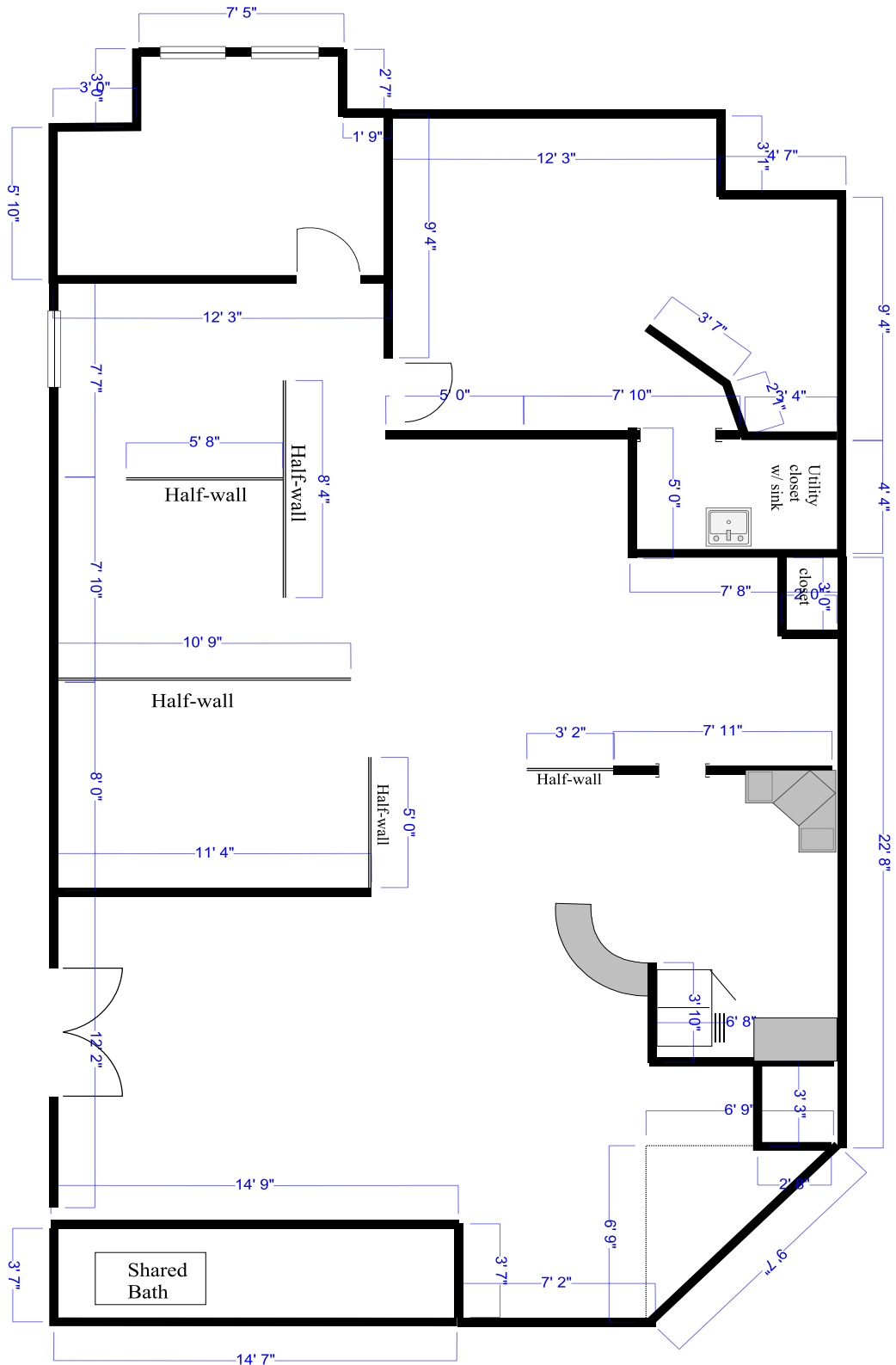
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## Floor Plan

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