



# HARTEL REALTY

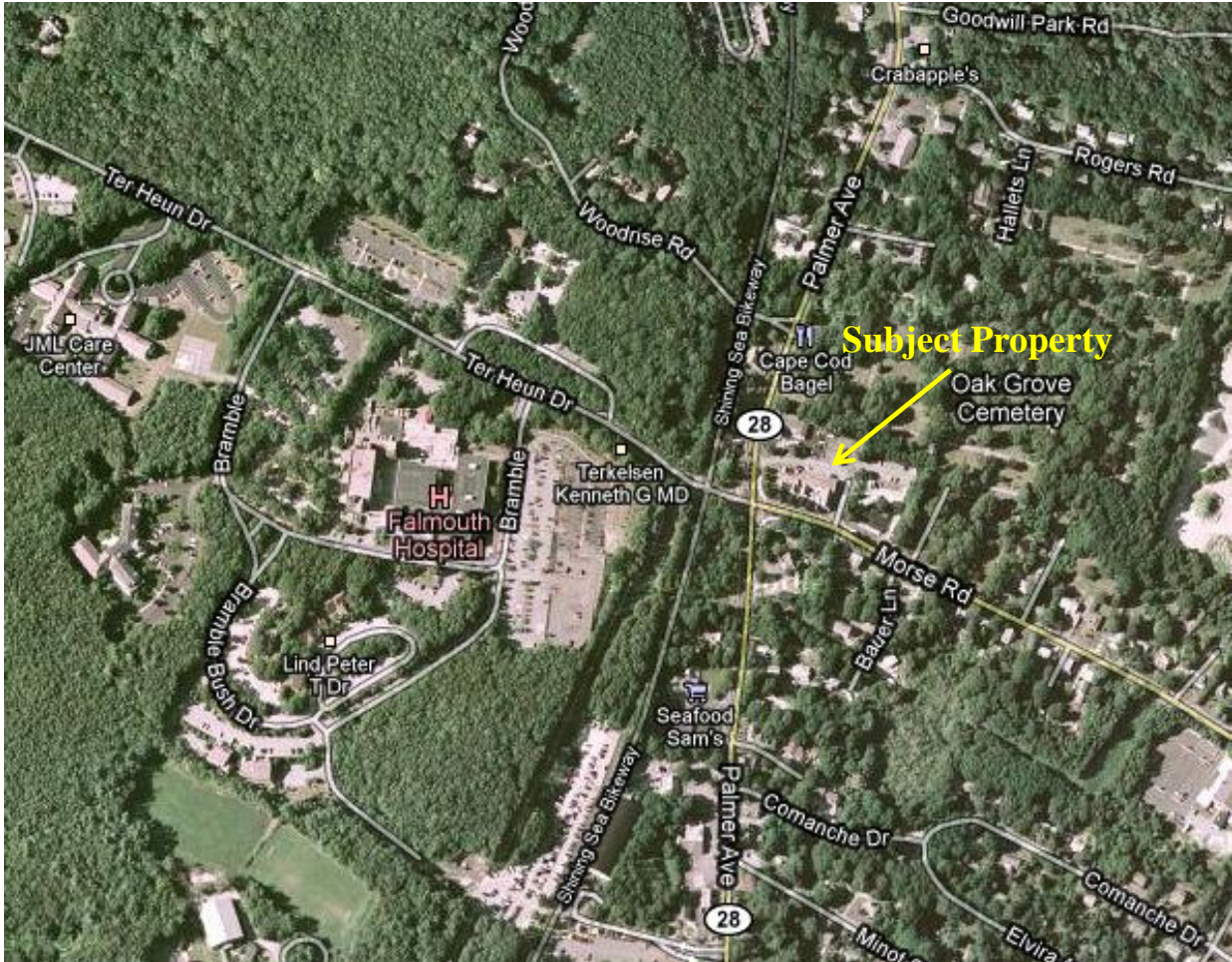
*Strategic Real Estate Services*

**FOR LEASE - \$250/mo.**

**126 +/- SF Retail / Office**

**Unit #22-A**

**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)

[www.hartelrealty.com](http://www.hartelrealty.com)





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## Detailed Summary

<b>Total Room Count in Unit</b>	1
<b>Private or Common Bathrooms</b>	Common
<b>Floor Levels</b>	Second 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 - one cuts with light
<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>	
<b>Sprinklers</b>	Yes
<b>Elevators</b>	None
<b>Foyer (Y/N)</b>	None

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<b>Overhead Doors</b>	None
<b>Ceiling Height</b>	
<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>	Casement
<b>Handicap Access</b>	None
<b>Additional Features</b>	
<b>Maximum contiguous SF</b>	126 +/-
<b>CAM Charge</b>	
<b>What is included in CAM</b>	

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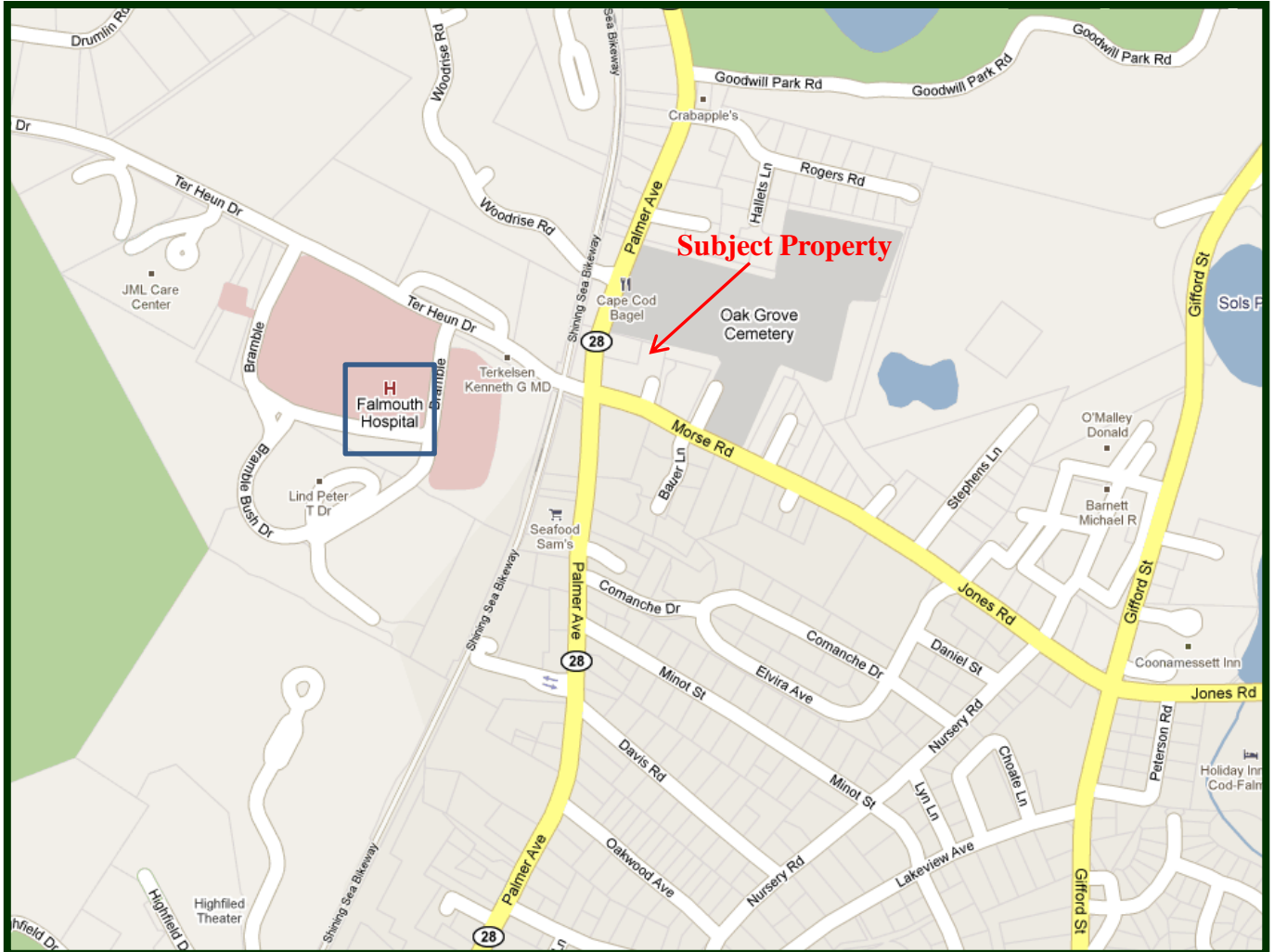
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## Area Map



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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 #22-A is a 126 +/- SF unit, with one sunny room and casement windows. Second floor location with common bath and ample parking. Perfect for office, light industrial or retail use.

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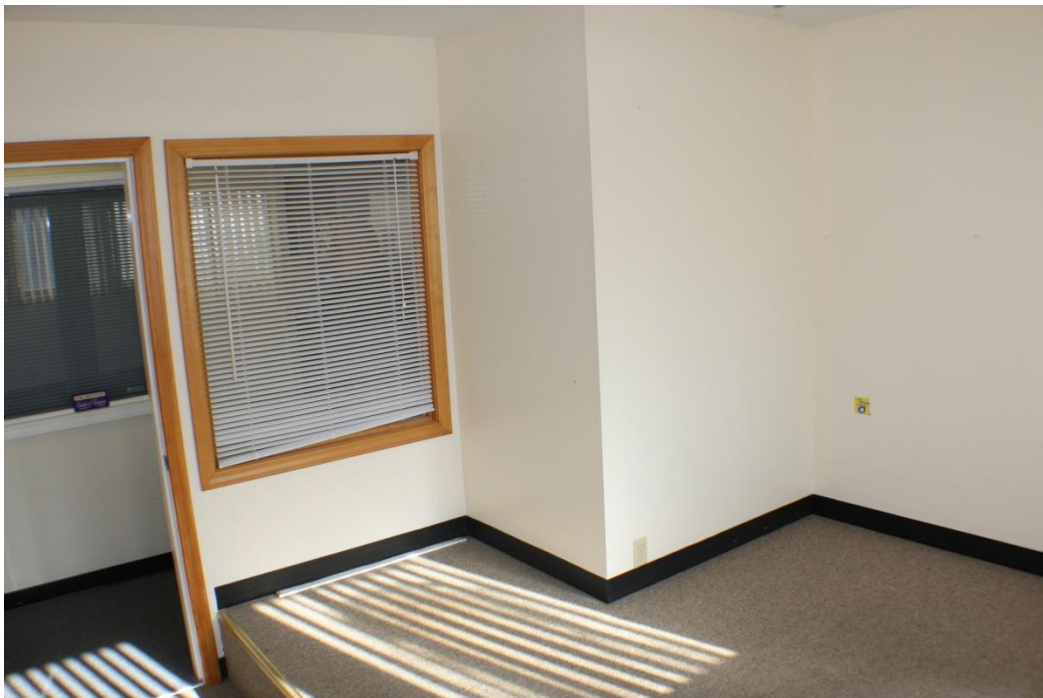
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## Unit Photos





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## Exterior Photos



Palmer Avenue Entrance

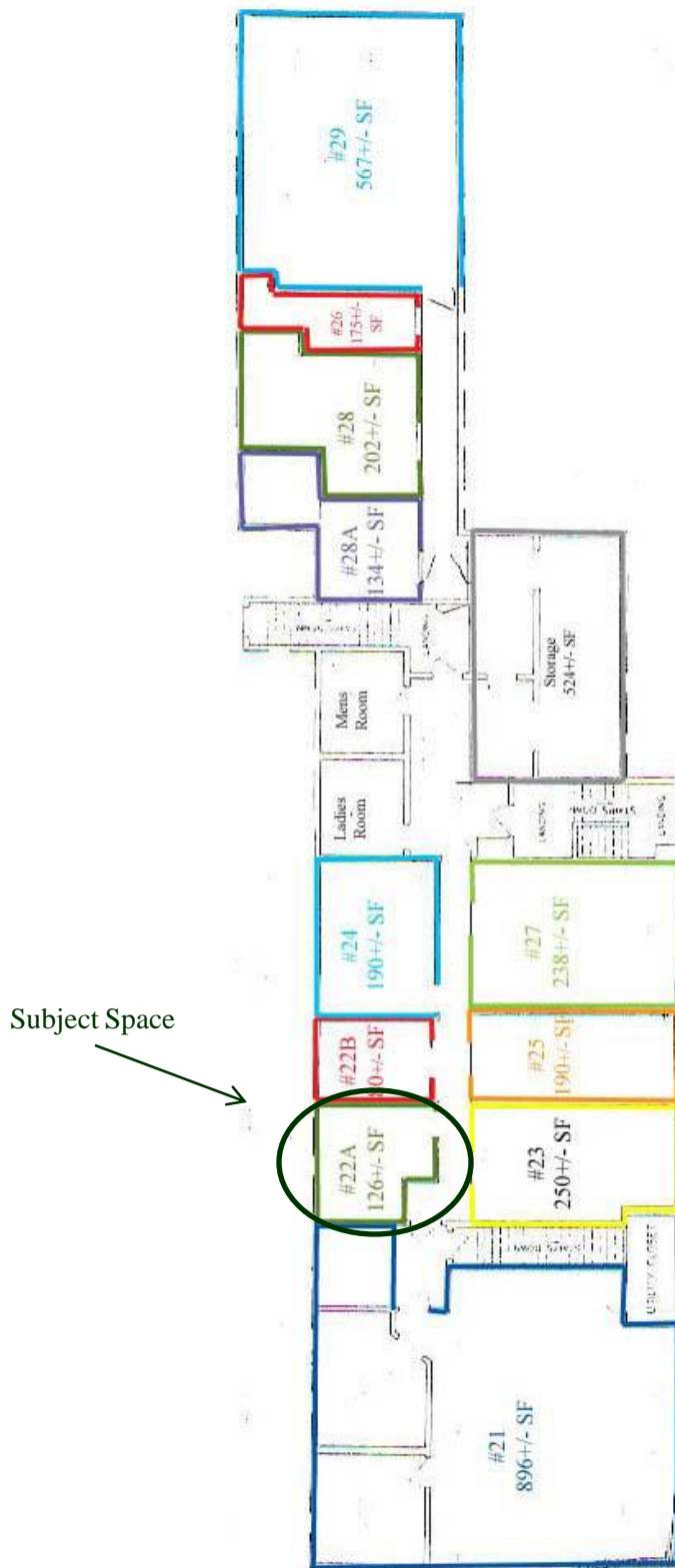


Jones Road Entrance



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Floor Plan

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