



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$90,000

1,260± SF Retail/Office - Unit #E

118 Waterhouse Road, Bourne, MA 02532



Suite E

**Prime Office Space in Waterhouse Office Suites
Easy Access Parking near all Entrances
Located 1.3 Miles from Bourne Bridge
And .08 Miles west of Route 28, aka MacArthur Blvd.**

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

Email: Greg@HartelRealty.com or Jody@HartelRealty.com

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Executive Summary

Property Address:	118 Waterhouse Road Bourne, MA 02532
Suite:	E
Floor:	Second
Property type:	Office
Year Built:	1987
Parking:	On-Site
Unit Size:	1,260± SF
Zoning:	Business 4
Town/Well Water:	Municipal
Town/Private Sewer:	Private

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Detailed Summary

Total Rooms:	Five
Baths:	One Private
Floor Level:	Second
Heat:	FHA/Gas/AC
Handicap Access:	Yes
Sale Price:	\$90,000
FY2014 Assessment:	\$93,100
FY2014 Taxes:	\$908.66 Annual

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Property Description

General Overview:

118 Waterhouse is located just off Rt. 28 about 1.3 miles from the Bourne Bridge. To the south is Falmouth and Woods Hole. To the north is Route 25 for easy access to Route 495 and points north. This is a heavily traveled road year round with good visibility.

118 Waterhouse Road is improved with a two story professional office building, built in 1987, with eight Office Condominiums. There is a common foyer on both the first and second floors and 12,000± SF of paved parking surrounding the entire building. In the rear, there is a lower level consisting of an industrial bay with office area. This has its own entry in the rear of the building. The complex is located just off Route 28 (MacArthur Boulevard) which gives high visibility and easy access, as it is in an area of professional offices and retail commercial buildings.

Suite Details:

Unit E is a 1,260± SF unit, comprised of five offices, a large open reception/waiting/conference area and a private bath. This suite is convenient to the front entrance and parking.

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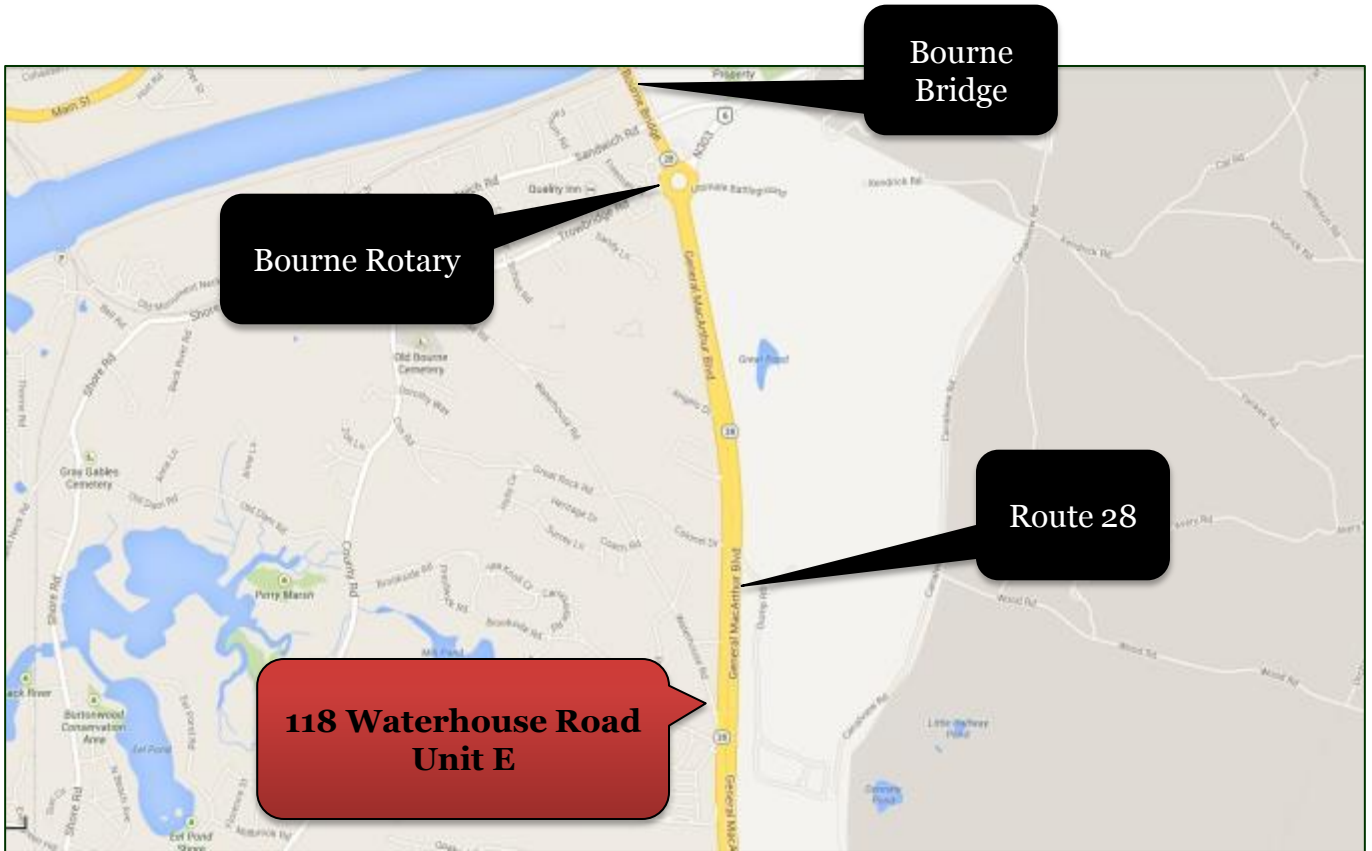
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Location Map



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Satellite View



**118 Waterhouse Road
Bourne, MA**

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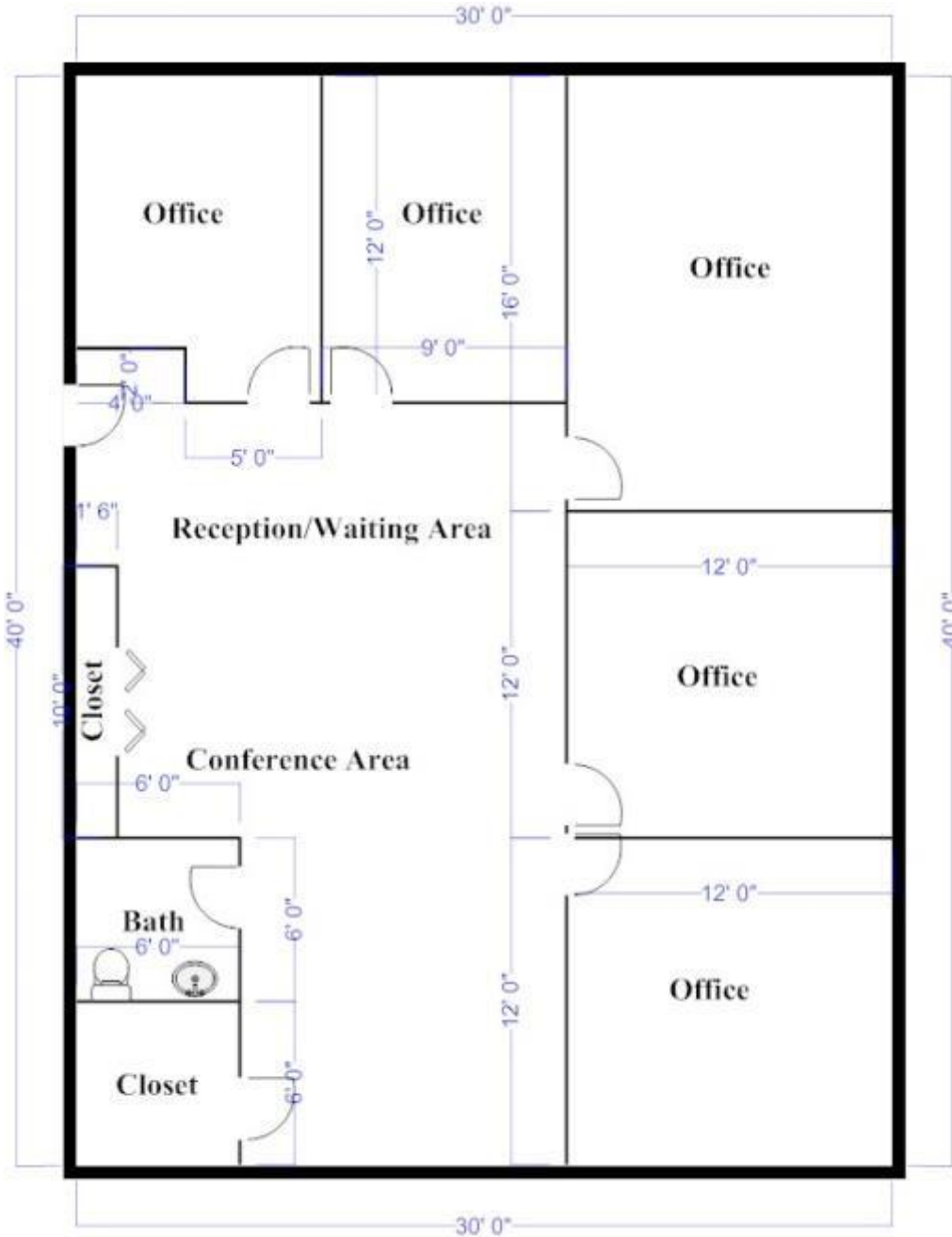
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Floor Plan



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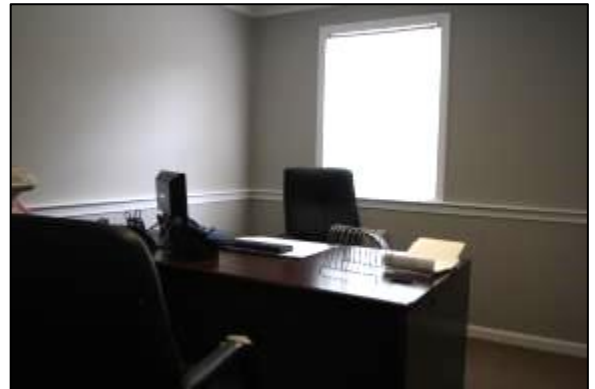
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