



**HARTEL COMMERCIAL REAL ESTATE**  
*Strategic Real Estate Services*

***Waterfront Commercial Location on Falmouth Harbor***  
***Large Deep Water Dock Frontage***  
**FOR SALE**

**217 CLINTON AVENUE — FALMOUTH, MA**

*Offered at \$1,850,000*

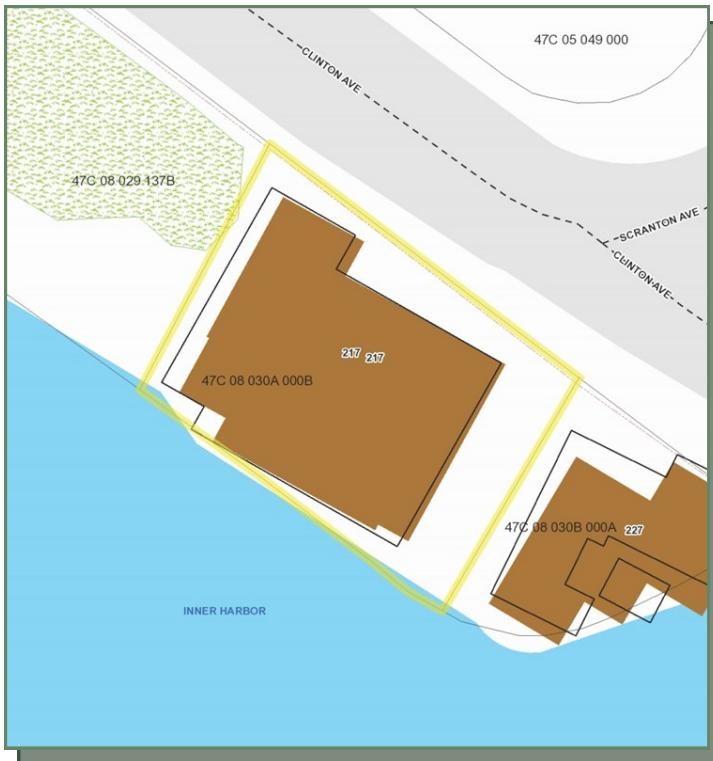


**Hartel Commercial Real Estate**

230 Jones Rd/Ste 6/Falmouth, MA  
40 Willard St/Ste 207/Quincy, MA



## Assessor Map



<b>GLA</b>	3,274 SF
<b>Stories</b>	One
<b>FY 2016 Assessment</b>	\$1,302,900
<b>FY 2016 Taxes</b>	\$ 10,905
<b>Land Area:</b>	.14 Acres
<b>Utilities</b>	FHA/Gas/AC
<b>Built</b>	2000
<b>Deep Water Dock</b>	75' Frontage
<b>Zoning:</b>	B3
<b>Zoning information may be found at the end of brochure</b>	

## Property

217 Clinton Avenue has all the character and charm of Cape Cod. location, architecture, view are the pinnacles of this building. Route 28, Main Street is less than one mile north. This is the former site of the Regatta of Falmouth by the Sea Restaurant and Huker Architects. Currently utilized as an office building, this building has been preserved in the waterfront character it possesses. The site consists of .14 acres Business 3 zoned. High visibility gives this parcel added advantage to any allowed use.

This building has a Large Deep Water Dock on Falmouth Harbor.



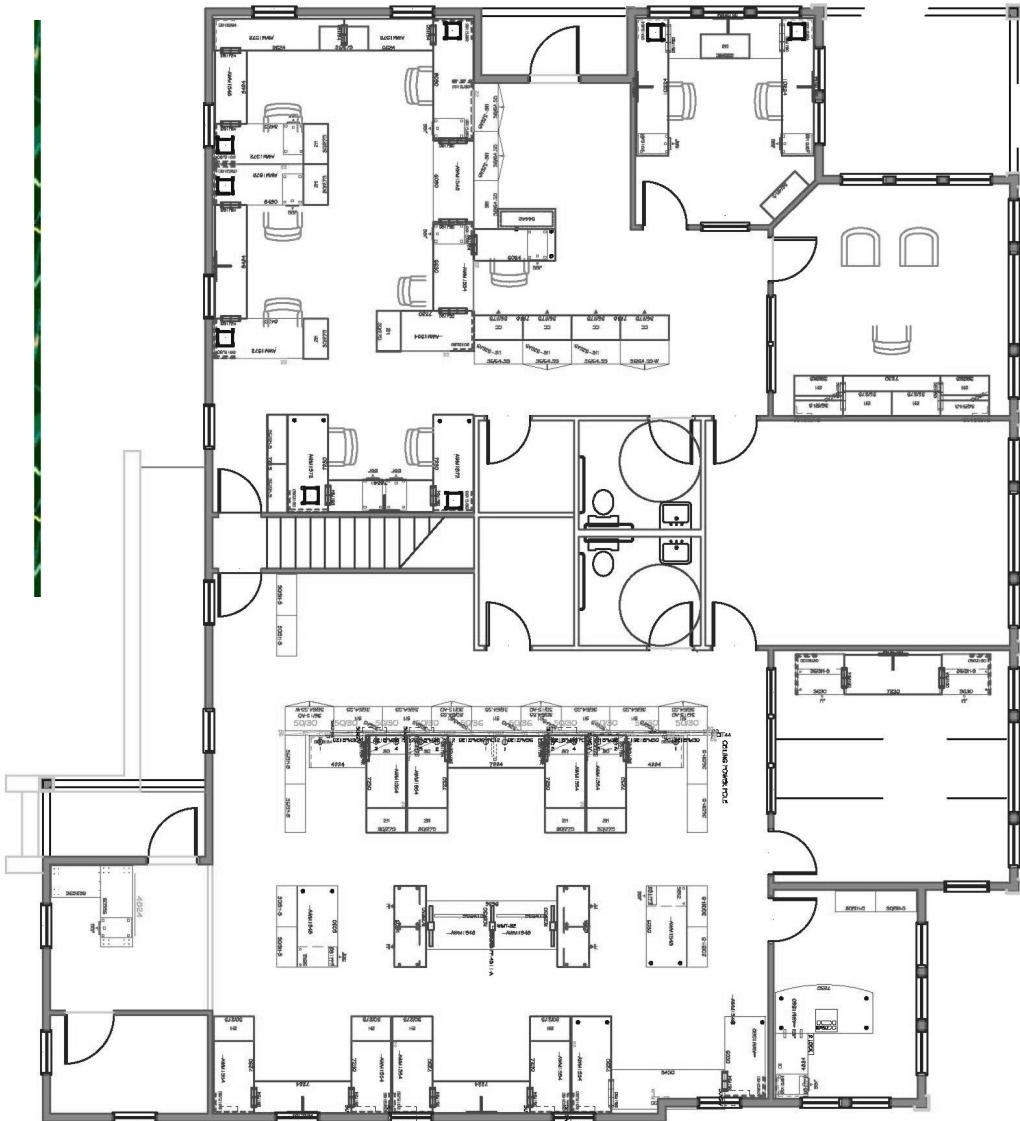


# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

Clinton Ave

Waterfront



**Hartel Commercial Real Estate**

230 Jones Rd/Ste 6/Falmouth, MA  
40 Willard St/Ste 207/Quincy, MA

Greg Hartel 617-256-3169

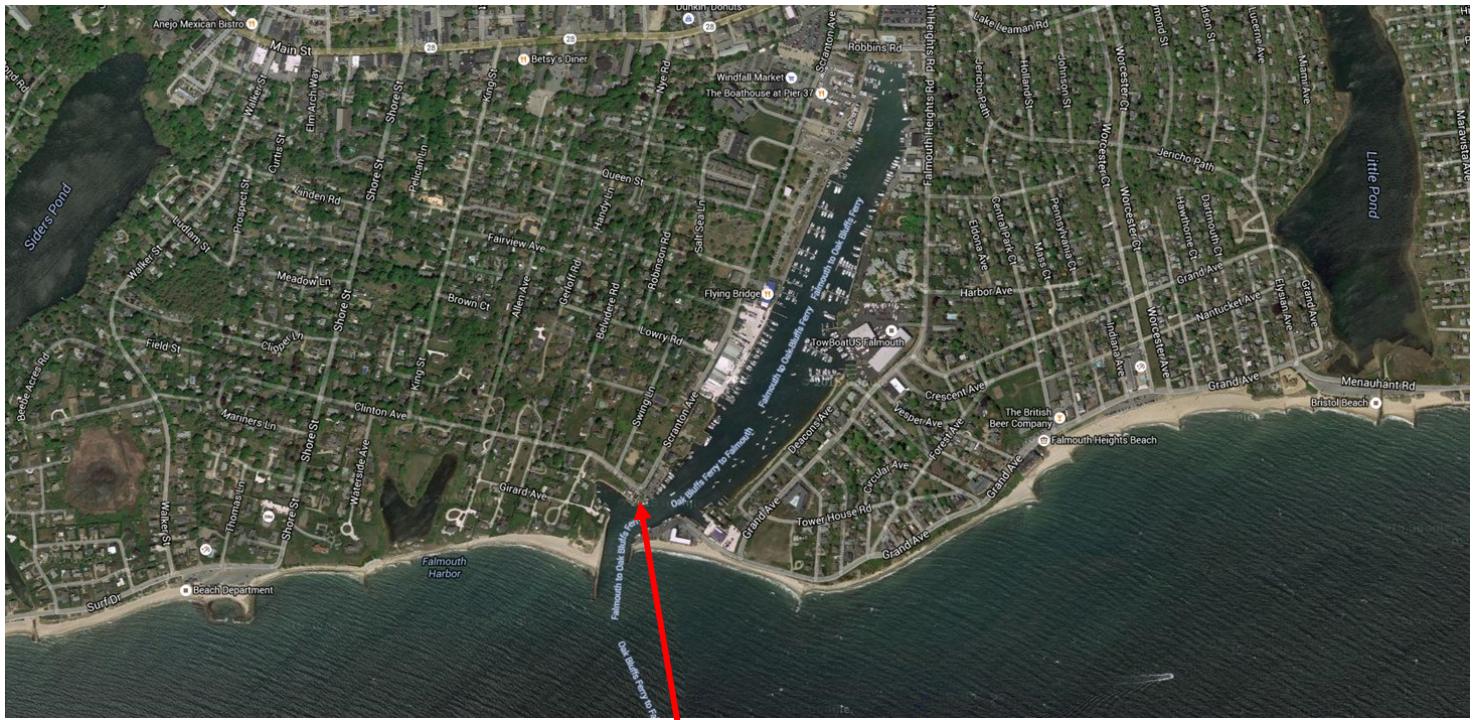
Greg@HartelRealty.com

~ Jody Shaw 508-566-3556

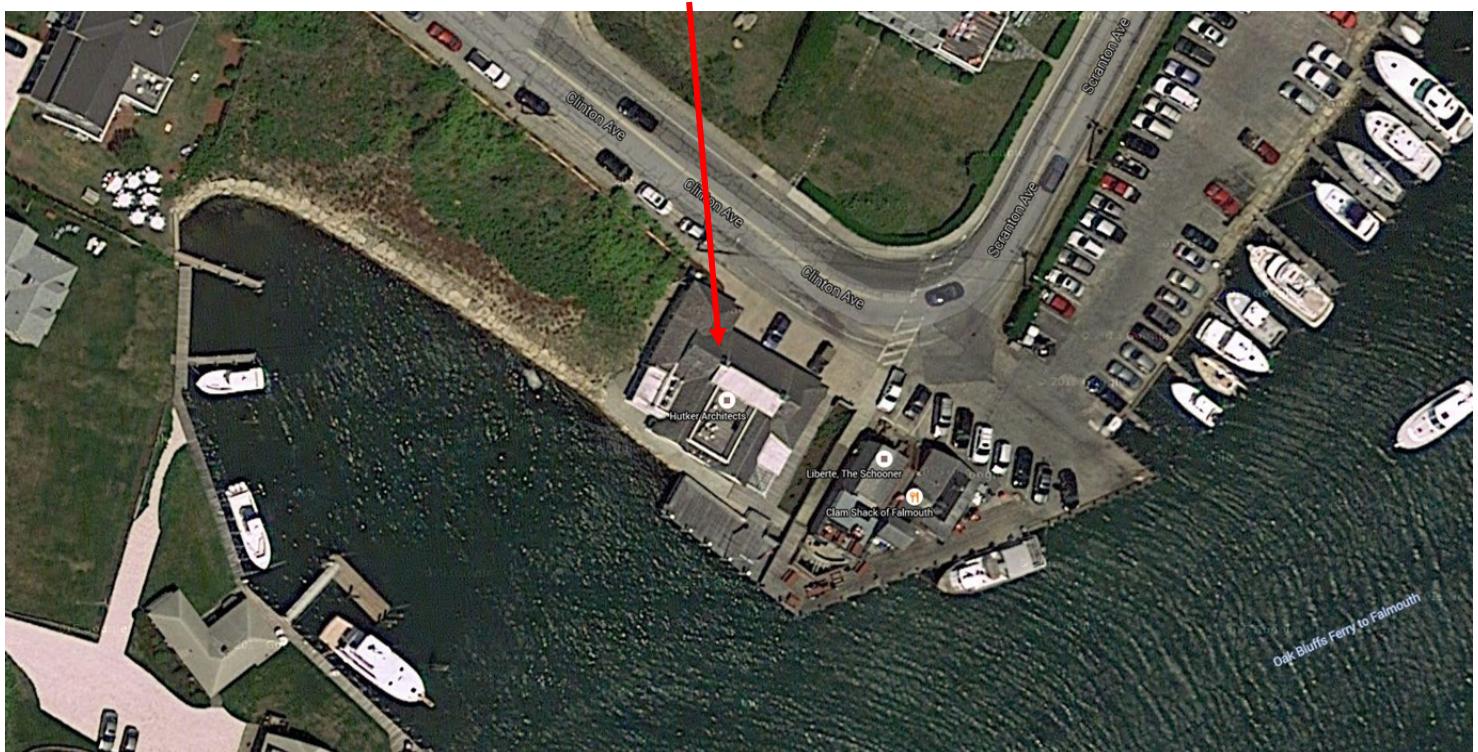
Jody@HartelRealty.com



## SATELLITES



217 Clinton Avenue





# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

Water  
View



**Visit our Website**

**[www.HartelRealty.com](http://www.HartelRealty.com)**

Water  
View



Greg Hartel  
Phone: 617-256-3169  
E-mail:  
[Greg@HartelRealty.com](mailto:Greg@HartelRealty.com)

Water  
View



Jody Shaw  
Phone: 508-566-3556  
E-mail:  
[Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

Water  
View



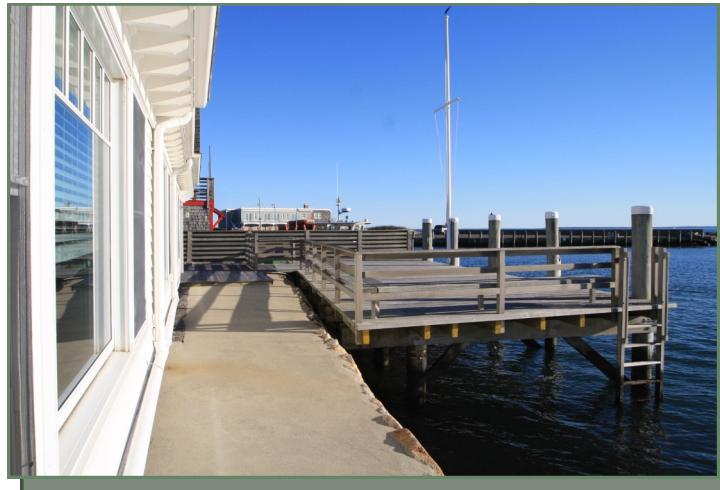
Visit our Website

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

230 Jones Road  
Suite 6  
Falmouth, MA 02540

40 Willard Street  
Suite 207  
Quincy, MA 02169

Water  
Deck View



Greg Hartel  
Phone: 617-256-3169  
E-mail:  
[Greg@HartelRealty.com](mailto:Greg@HartelRealty.com)

Jody Shaw  
Phone: 508-566-3556  
E-mail:  
[Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

Water  
View





# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

Rooftop  
Deck View



Visit our Website  
[www.HartelRealty.com](http://www.HartelRealty.com)

230 Jones Road  
Suite 6  
Falmouth, MA 02540

40 Willard Street  
Suite 207  
Quincy, MA 02169

Rooftop  
Deck View



Rooftop  
Deck





# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

Interior  
Office View



Interior  
View



Waterfront  
Rear View





## Zoning Information

---

### **B3 - Business 3 District**

#### **Permitted Residential Uses:**

1. One family detached houses.
2. Semidetached and two family dwellings.
3. Public or nonprofit housing for the elderly. (See **§240-164**).  
[Amended ATM 4-8-1981, Art. 54, ATM 4-6-1992, Art. 23]

#### **Permitted Community Service Uses:**

1. Churches, schools, libraries, museums, parish houses, hospitals, sanatoria, educational, research and philanthropic institutions, cemeteries
2. All municipal purposes, including the administration of government, parks, playgrounds, recreation buildings, Town forests, watershed, water towers and reservoirs, beaches, fire and police stations and armories.
3. Passenger stations, Town wharves and landings.



## Zoning Information

---

### **B3 - Business 3 District**

#### **Permitted Business and Commercial Uses:**

[Amended ATM 4-7-1979, Art. 102]

1. Retail sales not more specifically listed (Allowed in B3 District on if each establishment occupies no more than 4,000 SF gross floor area).
2. Business or professional offices, bank, medical clinic, computer center.
3. Personal and household services. (Allowed in a B3 District only if each establishment occupies no more than 4,000 SF gross floor area).  
[Amended ATM 4-7-1982, Art. 50]
4. Restaurant or other place for serving food, except fast food restaurants.
  - A. Class I restaurants in all Business Districts;
  - B. Class II restaurants in B2 and B3 only,
  - C. Class III restaurants in B2 only.  
[Added ASTM 4-5-1999, Art. 13, approved 7-23-1999]
5. Arts and crafts, without continuous production.

#### **Other Permitted Principal Uses:**

[Amended STM 10-27-1982, Art. 64; ATM 4-5-1983, Art. 57]

1. Agriculture, horticulture and floriculture including farms, cranberry bogs, dairies, truck gardens, greenhouses and natural ice harvesting activities.
2. Marinas; landings and wharves for party boats not exceeding 33 feet in length and the waterlines; renting of rowboats, sailboats, motorboats and fishing tackle; retail sale of fish bait; marine railways, boatbuilding repairs and storage.



## Zoning Information

---

### **B3 - Business 3 District**

#### **Permitted Accessory Uses:**

1. Such accessory uses as are customarily incidental to any of the above uses except that the outdoor display and/or storage of goods and merchandise for sale is permitted only when such display and/or storage is wholly incidental and secondary to a primary use conducted within the permanent structure on the lot. No such display and/or storage may occur in delineated parking spaces, traffic lanes, crosswalks, sidewalks and front yards, except in a B1 District where the reference to sidewalks means Town sidewalks.  
No additional signs are permitted.  
[Amended ATM 4-7-1980, Art. 72]
  
2. The taking of four or fewer boarders within a single family dwelling by a family resident on the premises.  
[Amended AFTM 11-18-2002, Art. 3, approved 3-13-2003]
  
3. Home occupation. (See **§240-162**).  
[Amended ATM 4-9-1980, Art. 72]
  
4. Television or radio antennas not exceeding 50 feet above ground level.
  
5. Portable woodworking mill.



## Zoning Information

---

### **B3 - Business 3 District**

#### **Special Permitted Uses:**

[Amended ATM 4-4-1979, Art. 102, ATM 4-8-1981, Art. 57]

Uses allowed on special permit from the Board of Appeals.

1. In B1, B2 and B3 Districts:

- A. Commercial accommodations. (See Article XXVII)
- B. Conversion of a dwelling in existence on the lot as of January 1980 into up to four dwelling units if the conversion involves no material change to the exterior of the existing dwelling and if the Board of Appeals determines that the size of the dwelling and the lot are suitable for the remodeling.

[Amended ATM 4-8-1981, Art. 48; ATM 4-1-1985, Art 62; AFTM 11-14-1994, Art. 3]

- C. Private clubs not conducted for profit.
- D. Television or radio antennas exceeding 50 feet above ground level.

- E. Multifamily use if the Board of Appeals finds; that the public good will be served; that the business zoned area would not be adversely Affected; and that the uses permitted in the zone would not be noxious to a multifamily use. The density of any approved proposal shall not exceed six units per acre.

[Amended ATM 4-7-1982, Art. 5; STM 4-3-2012, Art. 4, approved 5-4-2012]

- F. Docking of commercial passenger or freight vessels, party boats exceeding 33 feet at the waterline.



## Zoning Information

---

### **B3 - Business 3 District**

#### **Special Permitted Uses:**

**continued...**

- G. Airport or landing strip or pad.
- H. Telephone exchange, provided there is no service yard or garage.
- I. Scientific research and that the applicant for a building or an occupancy permit demonstrates to the Building Commissioner and the Board of Health on an annual basis that all federal, state and Town of Falmouth licenses, permits and standards for handling, use, storage and disposal of any regulated materials have been obtained or met. There may be accessory to said scientific research the production of related materials for the furtherance of such research. Such production shall be clearly accessory to the primary scientific research activity; shall not utilize in excess of 25% of the interior floor space or 6,000 square feet, whichever is lesser; shall not involve more than 25% of the employees and shall not produce any noxious odors or excessive noise, such as to be detectable on abutting properties.  
[Amended ATM 4-5-1983, Art. 57; ATM 4-2-1990, Art. 24;  
ASTM 4-7-1993, Art. 20, approved 7-16-1993]
- J. The outdoor display and/or storage of goods and merchandise for sale other than as permitted under **§240-50A**. The issues raised in **§240-50A** shall be issues to be considered in addition to those specified in **§240-216**.  
[Added ATM 4-7-1982, Art. 52]



## Zoning Information

---

### **B3 - Business 3 District**

#### **Special Permitted Uses:**

**continued...**

K. [Added STM 11-19-1988, Art. 59; Amended ATM 12-16-1991, Art. 2; STM 4-8-2003; Art. 3].

1. By special permit from the Planning Board: any new construction of a business or commercial shopping center with proposed gross floor area of 7,000 SF or more.
2. By special permit from the Board of Appeals: any change, alteration, modification, or addition to an existing business or commercial shopping center that would result in a building with gross floor area of 10,000 SF or more.

L. (Reserved)<sup>[1]</sup>

[1] Editor's Note: Former Subsection A(12-, Windmills added STM 9-10-1981, Art. 50, was repealed ATM 4-8-20113, Art. 7 approved 7-9-2013.

M. Common driveway, by special permit from the Planning Board.  
[Added AFTM 11-17-19977, Art. 6, approved 2-27-1998]

2. In B2 District only:

A. Fast-food restaurants. All fast-food restaurants, regardless of gross

floor area, shall be subject to **§240-220**, Multiple review.

[Amended ATM 4-6-1992, Art. 10]

1. Class IV restaurant. All Class IV restaurants, regardless of gross floor area, shall be subject to **§240-220**, Multiple review. Class IV restaurants are expressly prohibited in B1 and B3 Zoning Districts.

[Added ASTM 4-5-1999, Art. 13, approved 7-23-1999]



## Zoning Information

---

### **B3 - Business 3 District**

#### **Special Permitted Uses:**

**continued...**

- B. Motor vehicle repair when not ancillary to motor vehicles.
- C. Nursing Homes  
[Added ASTM 4-5-1993, Art. 10, approved 7-16-1993]
- D. RDNA technology (genetic engineering) to be employed in production and research upon a finding by the Board of Appeals that the site is suitable and upon receipt of acceptable referral from the Board of Health and the Hazardous Materials Coordinator. Such amendment to the Zoning Bylaws cited shall not take effect until a Board of Health regulation outlining controls and procedures for using RDNA materials has been promulgated.  
[Added ASTM 4-5-1993, Art. 22, approved 7-16-1993]
- E. In B2 Districts only, wind energy systems subject to the requirements of Article **XXXIV** (34), and marijuana treatment centers. [See Article **XLVII** (47).]  
[Added ATM 4-8-2013, Art. 7, approved 7-9-2013;  
Amended ATM 4-7-2014, Art. 7, approved 5-13-2014]

3. In B1 Districts only: Class II  
[Added ASTM 4-5-1999, Art. 13, approved 7-23-1999]

4. In B3 Districts only: Class III restaurant.  
[Added ASTM 4-5-1999, Art. 13, approved 7-23-1999]