



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$439,000

Prime Office/Retail Space

237 Teaticket Highway, East Falmouth, MA

Broderick Building & Remodeling has expanded and moved to
104 Teaticket Highway, East Falmouth, MA



- High Visibility on Teaticket Hwy., aka Route 28
 - Neighboring Complementary Businesses
 - Completely Renovated – Quality Space
- Large Display Windows & Ample Rear Parking

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, Falmouth, MA 02540 • 40 Willard Street, Unit 201B, Quincy, MA 02169

Main: 508-444-0172 • Fax: 508-548-2995

Greg Hartel – Cell: 617-256-3169 • Jody Shaw – Cell: 508-566-3556

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Executive Summary

Property Address:	237 Teaticket Highway, aka Route 28 East Falmouth, MA
Property ID:	39 14 027 000
FY2012 Assessment:	\$382,900
Land:	\$273,400
Building:	\$109,500
Year Built:	1944
Building Size:	600± SF – Upper Level 460± SF – Lower Level 1,060± SF Total
FY2012 Tax Assessment:	\$2,978.96
Land Area:	.186± Acre
Zoning:	BU – Business
Parking:	4,300± SF Parking in rear
Town/Private Water:	Municipal
Town/Private Septic:	Private

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Detailed Summary

Total Room Count:	Five Total – Upper & Lower
Upper:	Four with Waiting Area
Lower:	One
Baths:	One
Heat:	FHA/Gas/AC
Floors:	Carpet
Walls:	Wood & Drywall
Wainscot:	Wood – throughout
Display Windows:	Yes – 2 large front & 3 interior
Amenities:	Bright open space with high quality materials utilized throughout the entire space. Large paned windows with matching complementary doors.

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Property Description

237 Teaticket Highway Overview:

The property is located on a busy route in the village of Teaticket in the town of Falmouth. The property is located on Teaticket Highway aka Route 28. To the north is Route 151, south is Nantucket Sound, east is the town of Mashpee and west is Falmouth Center.

This area has a great mix of businesses such as Dunkin Donuts, McDonald's, 7 Eleven, Midas Muffler, AT&T, White's Limousine Company, Medical office, Granite shop, Crane Appliance, Driftwood Drycleaner's, Yoga Exercise Classes, Vacuum repair, Teaticket Post Office, Deer Run Animal Hospital, Falmouth Fish Market and Hong Kong Chinese Restaurant, all just in the immediate area. Falmouth Mall is within walking distance and is comprised of Shaw's, Walmart, Michael's Craft store, TJ Maxx, Home Goods, and Falmouth Pub Cinema.

This space was formerly the Broderick Building space, which has moved to 104 Teaticket Highway, and offers move-in condition with high quality, prime space surrounded by a great mix of complementary businesses. Utilities are underground with ample parking in the rear of the building. This space also has a new water heater and septic system.

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Satellite View



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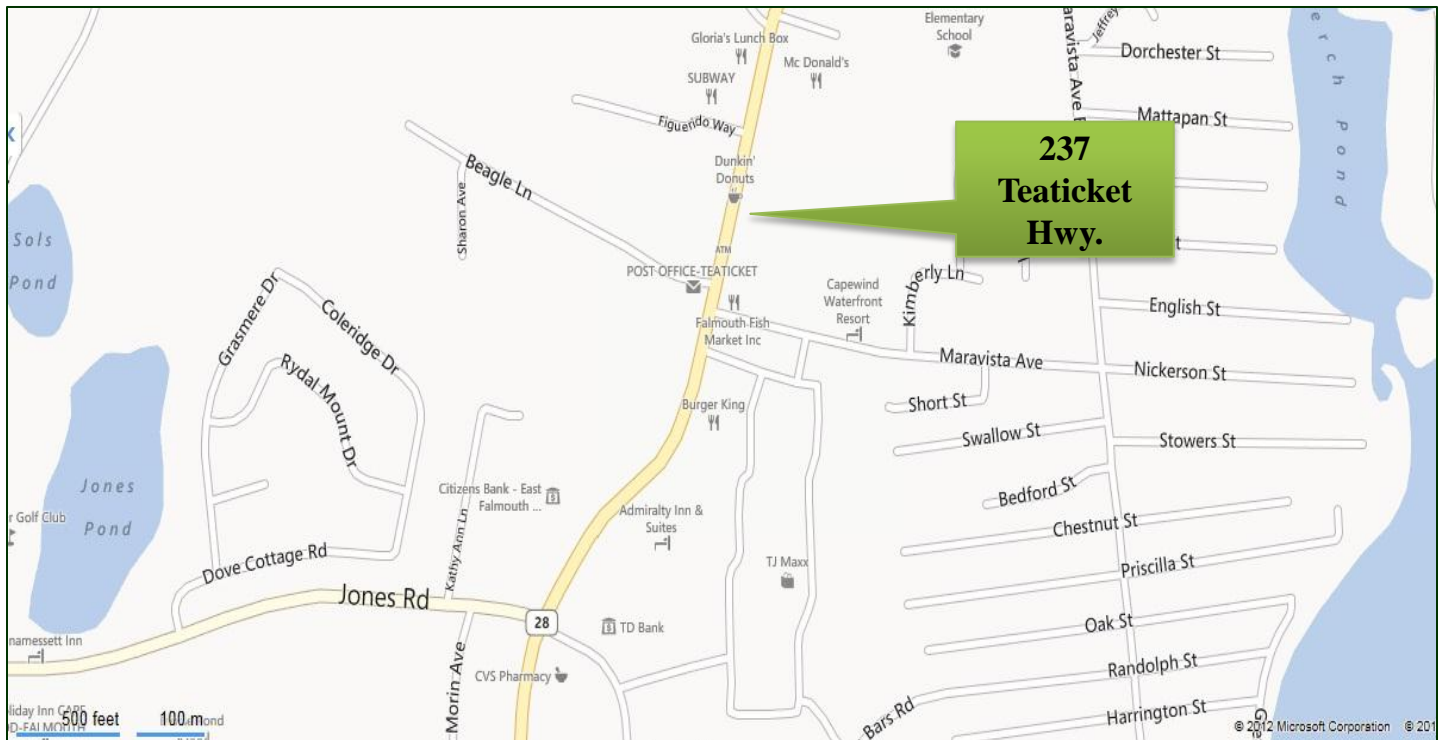
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Area Map



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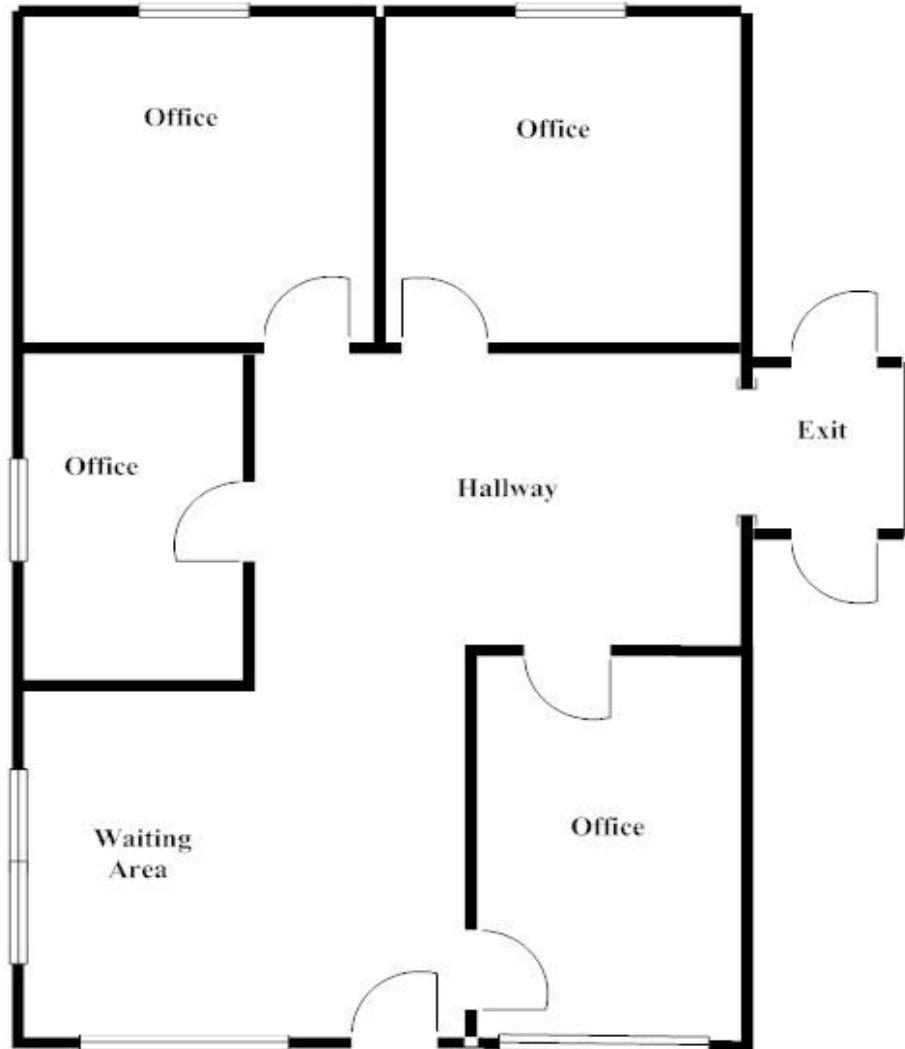
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Floor Plans



237 Teaticket Highway, aka Route 28
East Falmouth, MA

*Measurements are approximate
& Not To Scale*

ROUTE 28

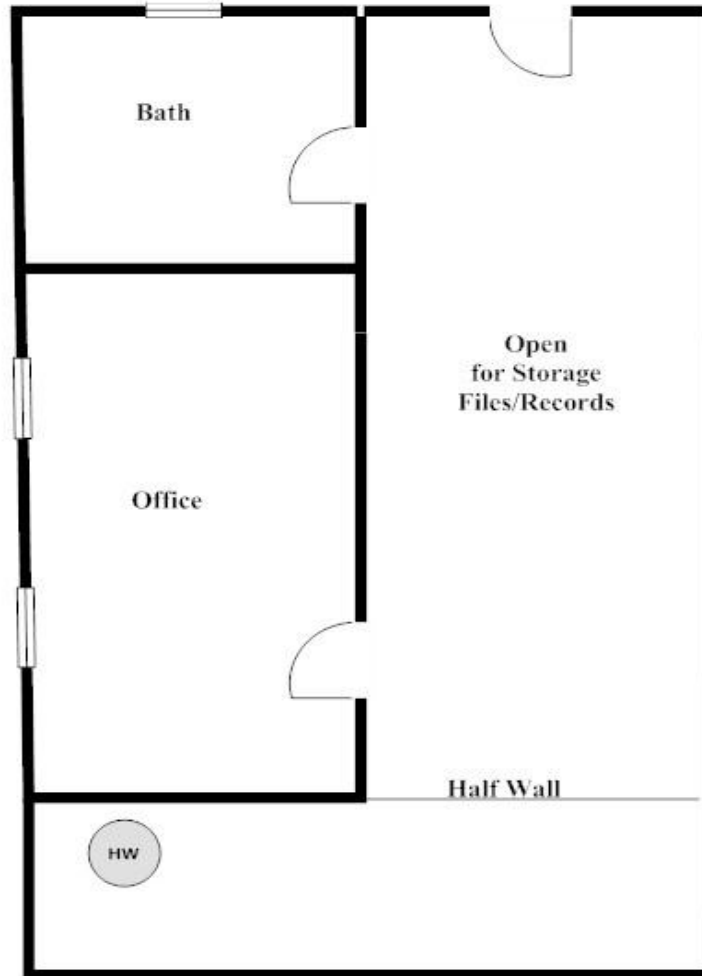


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Lower Level

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Photographs



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