



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$1,750/Month Plus

Two Bedroom, Two Bath, 1,056 ± SF

Residential Condominium in Quayside Arms

93 Falmouth Heights Road, Falmouth, MA



- Spectacular Views of Falmouth Harbor with Beautiful Sunsets
 - Falmouth Heights Beach .39± Acre South
- Close to In-Town Location, Shopping and Island Queen Ferry
 - **Dock Slip not Included in Lease -**
But Is Available Separately for Leasee for \$5,000/Season

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:	93 Falmouth Heights Road Quayside Arms, Unit 9 Falmouth, MA 02540
Property ID:	46 02 001 009AU
Year Built:	1973
Town/Well Water:	Municipal
Town/Private Septic:	Private
Zoning:	RC



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Detailed Summary

Unit:	Unit 9
Unit Size:	1,056± SF
Floor:	First
Bedrooms:	Two Bedroom
Baths:	One Full Bath
Lease:	\$1,750/Month Plus Utilities
Parking:	Two Spaces – On-Site Parking
Amenities:	<ul style="list-style-type: none">-Close to Falmouth Center - .76± Mile-Falmouth Heights Beach - .39± Mile-Island Queen Ferry - .08± Mile North (Ferry Service to Martha's Vineyard)-Dock slip not included in Lease – But available separately for Leasee at \$5,000/Season

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General Site Overview:

The town of Falmouth is located at the Route 28 highway's end where it becomes a two lane road. Continuing on Route 28 is Main Street, Falmouth which is a popular tourist destination in season. Many retail shops and eating establishments are intermingled along this tree-lined road with the infamous beaches less than one mile south. Falmouth is also home to the Woods Hole Oceanographic Institute (WHOI) located in the Falmouth village of Woods Hole 3.76± miles southwest. Falmouth is bound north by the town of Bourne, South by Nantucket Sound, east by the town of Mashpee and west by Buzzards Bay.

The immediate area surrounding our property is comprised of the Falmouth Harbor, Falmouth Heights Beach, Falmouth Plaza (Christmas Tree Shops, Pier 1 Imports, Olympia Sports, Staples, Dollar Store, Petco), Retail Shops, Eating Establishments, Starbucks, Friendly's, Banks, Gas Service Stations and Downtown Falmouth.

Condominium Unit Overview:

Located on the first floor is Unit 9, the condominium in Quayside Arms overlooking Falmouth Harbor. This year round unit is bright and cheerful with spectacular sunset views over Nantucket Sound. Interior is comprised of 1,056± SF with tile floors, Tongue & Groove walls, two bedrooms and two baths. Heat is FHA by electric and is 100% air conditioned. Convenient to Downtown Falmouth and many shopping and eating amenities. There is a boat slip not included with lease, however the owner will consider separately leasing to Leasee for \$5,000/Season.

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Location Map



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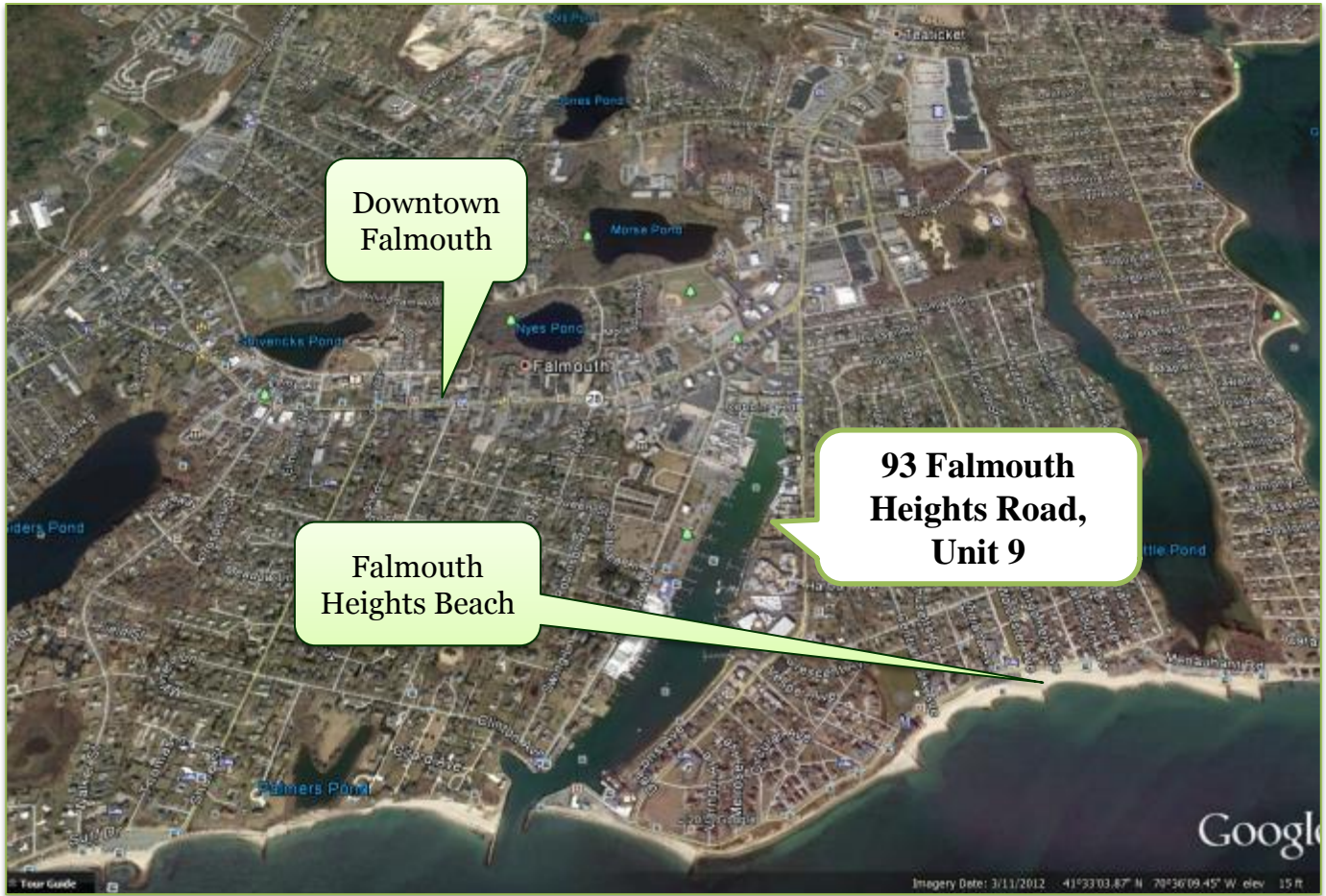
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Satellite View



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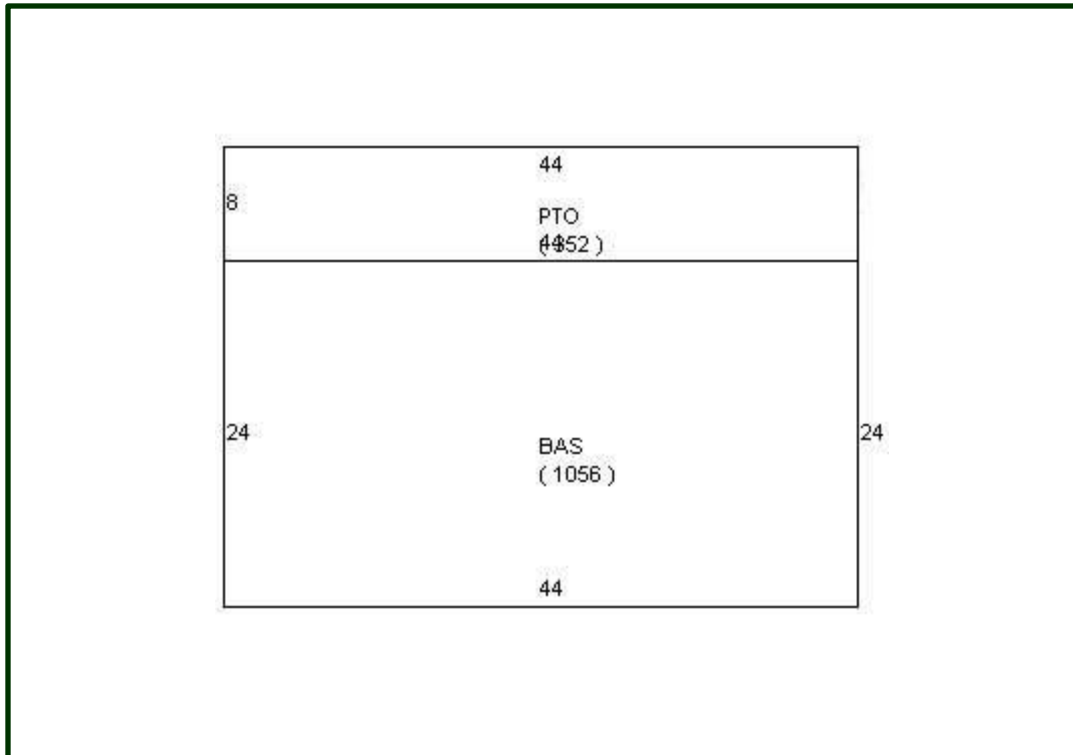


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Floor Plan

(Per Town of Falmouth Assessor Record)



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Photographs



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