



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE
Retail Space
4,360 SF @ \$12.50/SF

20 A Village Commons Drive, Falmouth, MA



- **Highly visible located just off of East Falmouth Highway (Rt. 28).**
- **Join other retailers in the area such as Falmouth Lumber, Ideal Floor, Aubochoon Hardware and Shermwin Williams.**
- **Easement rights for additional parking available.**

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
www.HartelRealty.com



HARTEL REALTY

Strategic Real Estate Services

Executive Summary

Property Address:	20-A Village Common Drive, Falmouth
Property Type	Retail
Assessor's Reference:	Map: 34, Section: 06 Parcel: 024 Lot: 002A
Tax ID #	34 06 024 002A
Year Built:	1990
Total Area:	4,360 SF +/-
Zoning:	LA
Date Available	Immediately
Lease	\$12.50/SF NNN

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
www.HartelRealty.com



HARTEL REALTY

Strategic Real Estate Services

Total Room Count	2
Number of Bathrooms	Two Baths
Floor Levels	One with a partial basement
Town Sewer or Private Septic	Private septic
Town Water or Well	Town
Heating Type	Gas, FHA (A/C)
Gutters	None
Additional Features	On-site parking
Basement	Partial
Air Conditioning	Yes
Exterior	Brick/Wood
Flooring	Hardwood/Tile/Concrete
Foundation	Concrete
Parking	Paved
Electrical	Public



HARTEL REALTY

Strategic Real Estate Services

Property Description

General Site Overview:

20-A Village Common Drive is located just off of Rt. 28 with other retail stores in the area. The space is located in the same building as Ideal Floor Covering with Sherman Williams Paint next door, Aubuchon Hardware in Front and Falmouth Lumber located across the street.

Complex Description:

20 Village Common Drive is a brick/wood building consisting of 17,800 SF located just off of Rt. 28 in Falmouth. There is ample parking, a 14' over head garage, a partial basement and street signage.

Unit(s) Description:

There is 4,360 SF of potential retail space with an over head garage door, two baths, gas forced hot air heat/AC. There is an easement for additional parking next to the building and there is additional vacant land next to the building.

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

www.HartelRealty.com



HARTEL REALTY

Strategic Real Estate Services

Area Map



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

www.HartelRealty.com



HARTEL REALTY

Strategic Real Estate Services

Zoning Map



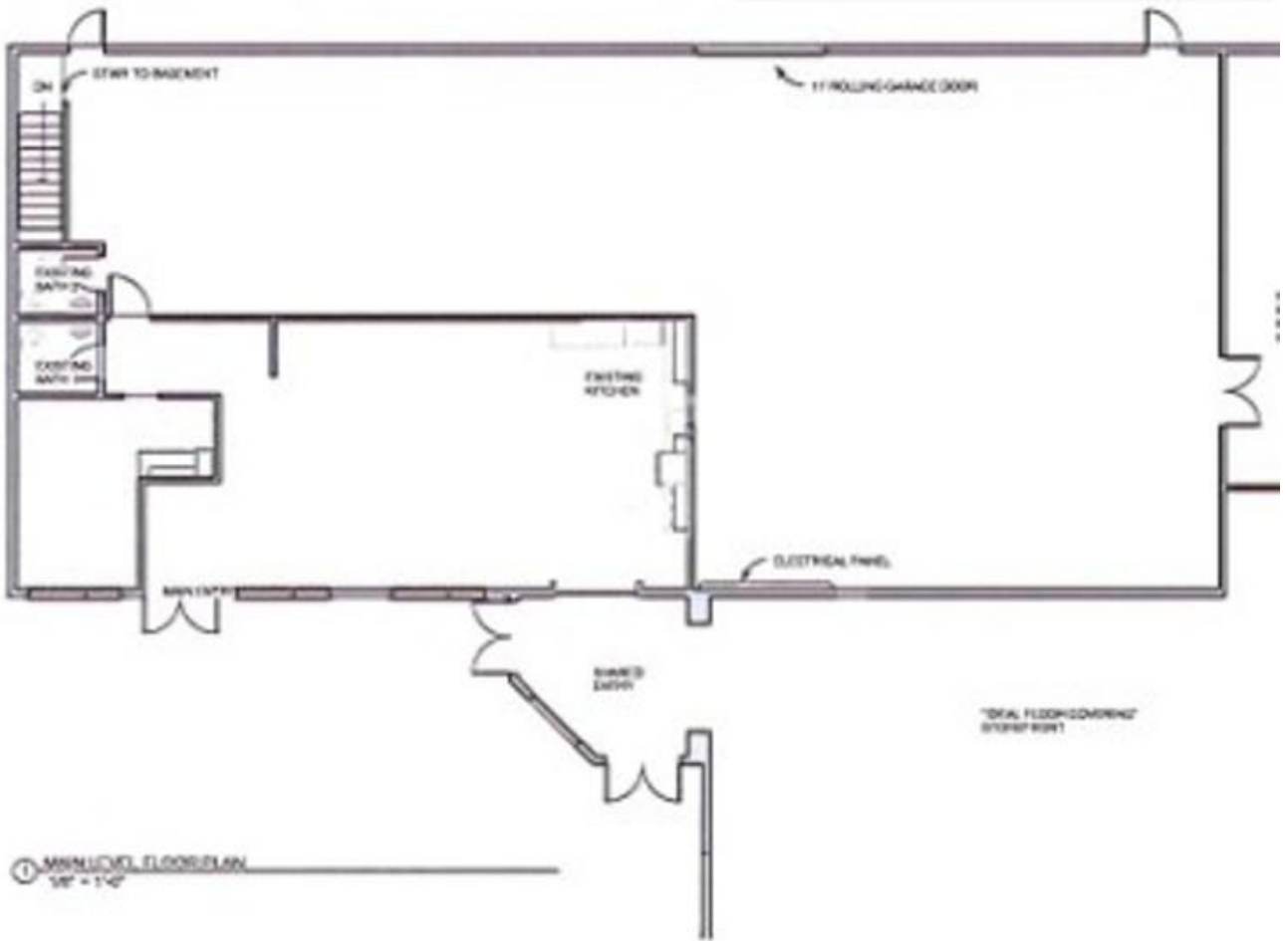
HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ☐ Cell: (617) 256-3169 ☐ Fax: (508) 548-2995

email: greg@HartelRealty.com

www.HartelRealty.com



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
www.HartelRealty.com



HARTEL REALTY

Strategic Real Estate Services

Aerial View



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

www.HartelRealty.com



HARTEL REALTY

Strategic Real Estate Services

Photos



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
www.HartelRealty.com



HARTEL REALTY

Strategic Real Estate Services

Photos



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
www.HartelRealty.com



HARTELREALTY

Strategic Real Estate Services



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
www.HartelRealty.com



HARTE L REALTY

Strategic Real Estate Services



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

www.HartelRealty.com