



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR LEASE - \$4,000/mo.**

**2,500 +/- SF Retail/Office**

**Building #1, Unit A & B**

**24 Spring Bars Road, Falmouth, MA**



- New Commercial Construction
- Close proximity to Route 28, Downtown Falmouth
- Neighboring Complementary Retail Businesses
- Maximum Visibility, High Traffic Area

HARTEL COMMERCIAL

230 Jones Road, Unit 6, Falmouth, MA 02540

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

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## Executive Summary

Property Address: 24 Spring Bars Road, Falmouth, MA

Unit # A & B

Property type: Retail/Office

Rent: \$4,000/mo. plus utilities

Lease Type: Gross

Date Available: Immediate

Unit Size: 2,500 +/- SF



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## Detailed Summary

<b>Private or Common Bathrooms</b>	Common
<b>Floor Levels</b>	First Floor
<b>Parking for Unit</b>	Ample
<b>Town Sewer or Private Septic</b>	Sewer
<b>Town Water or Well</b>	Town
<b>Tenant Pays</b>	Gas and Electric
<b>Heating Type</b>	Natural Gas, FHA
<b>Air Conditioning</b>	Yes
<b>Sprinklers</b>	Yes



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## Property Description

### **General Area Overview:**

Falmouth was originally named “Succannessett” by the Wampanoags, meaning “place of the black shells”. Incorporated into a town in 1686, it is the second largest town on Cape Cod and offers more than 68 miles of coastline and 12 miles of warm water beaches. The town is a collection of eight villages and is just seven miles away from Martha’s Vineyard. Visitors to Falmouth have remarkable choices regarding lodging, restaurants and activities.

### **Neighborhood Description:**

24 Spring Bars Road is surrounded by well-known businesses; Kappy’s Liquors, TJ Maxx, Wal-Mart, Staples, Petco, Papa Gino’s, TD Bank, Starbucks, Falmouth Plaza and the Falmouth Mall. Well located in a high traffic area, 24 Spring Bars Road offers a newer building within a hub of commercial activity.

### **Building Details:**

Building #1 features two Retail or Office units, A and B, each with 1,250 +/- SF each. Both units share a common bath and there is basement storage. Tenant pays gas and electric utilities and space is currently configurable.



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## Area Map



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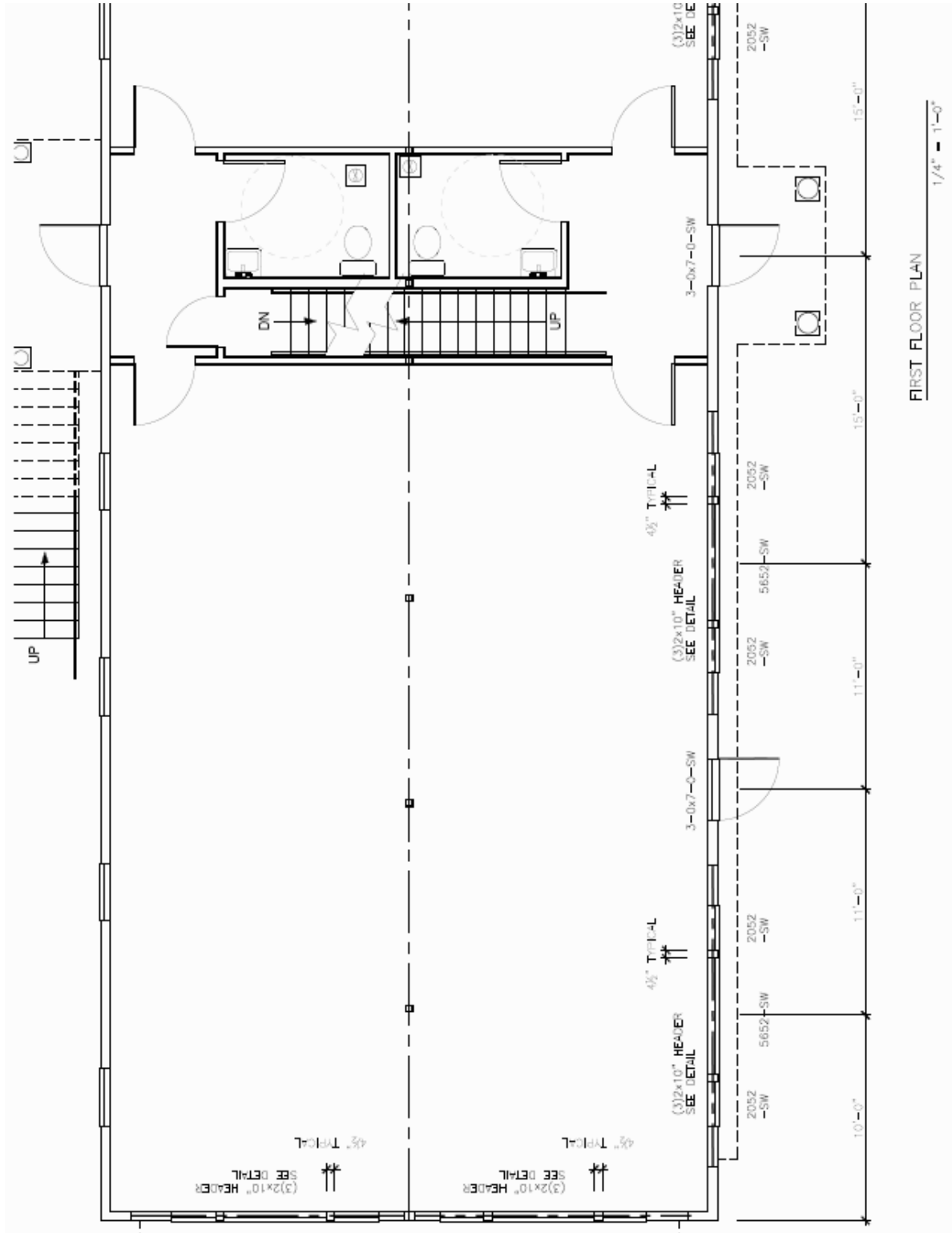


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## Floor Plan

Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.