



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR SALE - \$189,900**

**1,272 +/- SF Retail / Office Condo**

**HOMEPORT**

**314 Gifford Street, Suites 6 & 8, Falmouth, MA**



- Well Known, Established Commercial Location
- Ample Parking
- Prominent Visibility, High Traffic Area
- Handy to Downtown Falmouth and Route 28

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](mailto:greg@hartelrealty.com)

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



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## Executive Summary

Property Address: 314 Gifford Street, Suites 6 & 8, Falmouth, MA

Assessor's Reference: Map: 38, Section: 03, Parcel: 314, Lot: 006U  
Map: 38, Section: 03, Parcel: 314, Lot: 008U

FY 2009 Assessments: Unit 6: \$86,900  
Unit 8: \$126,800

Total Assessment: \$214,972

Tax Bill FY 2009 Unit 6: \$531  
Unit 8: \$774

Total Tax Bill FY 2009: \$1,305

Unit Area: Unit 6: 498 SF +/-  
Unit 8: 774 SF +/-

Total Area: 1272

Zoning Business



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## Detailed Summary

<b>Total Room Count in Unit</b>	5
<b>Private or Common Bathrooms</b>	Private
<b>Floor Levels</b>	Second floor
<b>Parking Reserved for Unit</b>	Ample public
<b>Number of curb cuts</b>	4
<b>Town Sewer or Private Septic</b>	Shared Septic
<b>Town Water or Well</b>	Town
<b>Heating Type</b>	Natural Gas, FHA
<b>Air Conditioning</b>	Yes
<b>Sprinklers</b>	Yes
<b>Elevators</b>	None
<b>Foyer (Y/N)</b>	None

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## Property Description

### **General Site Overview:**

314 Gifford Street is located at the corner of Jones Road and Gifford Street, called Homeport. Homeport is a well known, established commercial location accommodating mostly professional and medical tenants. Located on the opposite corner of the Coonemessett Inn, this group of buildings is close by to Route 28 and Falmouth Hospital. Downtown Falmouth is approximately 1.5 miles away and is a lively center of town, with a variety of restaurants and retail as well as spas, wine shops and fine boutiques.

### **Complex Description:**

314 Gifford Street is part of the Homeport complex, a professional office development in Falmouth. Home to many professionals and organizations; physicians, attorneys, realtors and finance. Homeport is one of the principal professional office environments in Falmouth.

### **Unit Details:**

Units #6 and 8 comprise the 1,272 +/- SF unit, with five light filled rooms. The unit provides a closet, utility sink, private bath and several built-ins, which can be removed or remain. Second floor location with shared entrance and ample parking. Perfect for office, light industrial or retail use.

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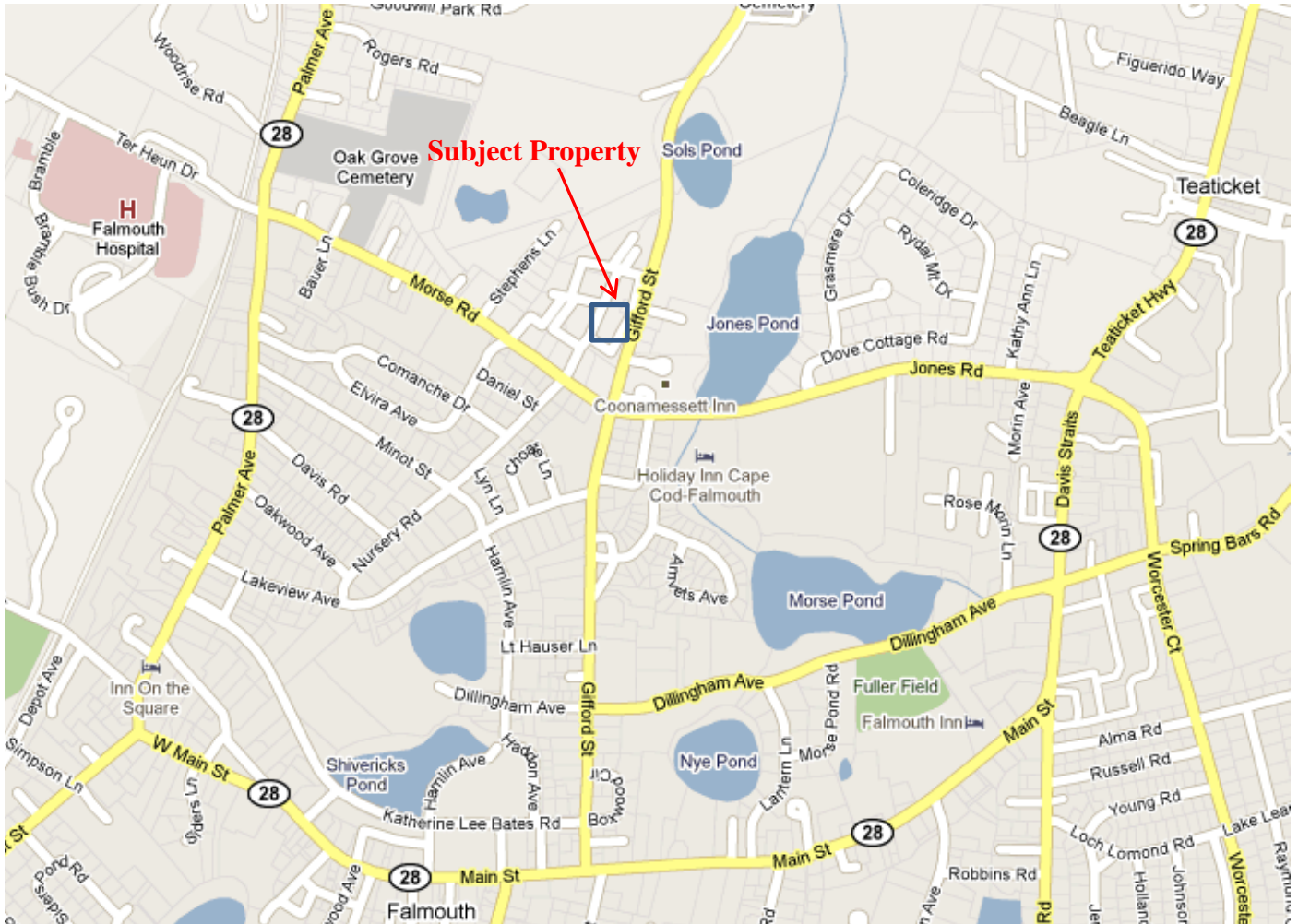
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## Area Map



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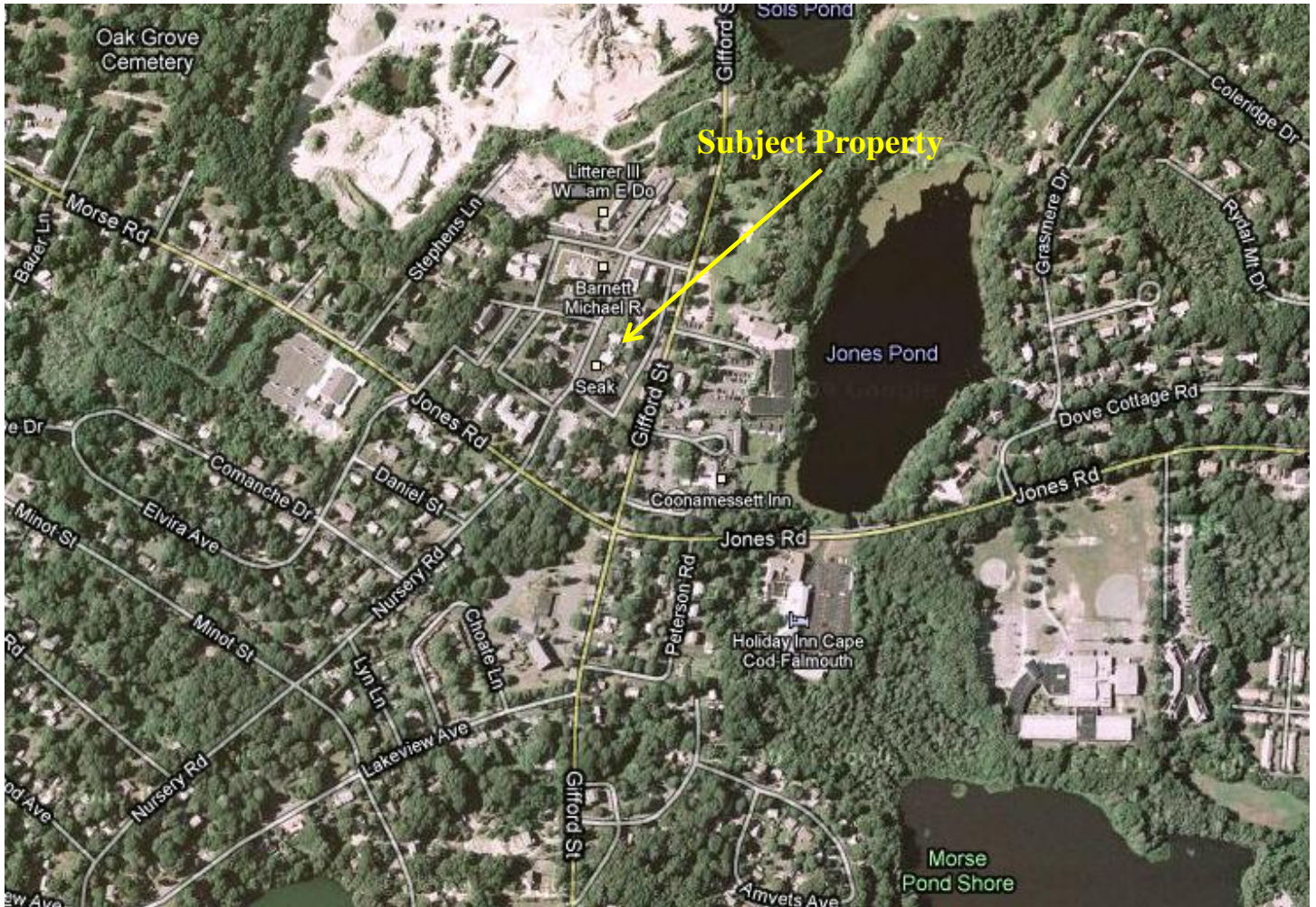
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## Aerial View



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## Unit Photos



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## Exterior Photos



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