



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$2,600/mo

3,640 +/- SF

6 ROOM, 3 BATH PROFESSIONAL SPACE



- Downtown Falmouth Setting
- High Traffic Area
- Active Commercial Location
- Convenient to Route 28
- Professional/Commercial Kitchen

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



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Executive Summary

Property Address: 520 Main Street, Falmouth, MA

Property type: Restaurant/Offices

Rent: \$2,600/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 3,640 +/- SF

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Detailed Summary

Total Room Count	6
Number of Bathrooms	3
Floor Levels	2
Town Sewer or Private Septic	Private Septic
Town Water or Well	Town Water
Heating Type	Natural Gas, FHW, FHA (A/C)
Number of Parking Spaces:	10
Gutters	Yes
Additional Features	Commercial kitchen
Roof Type	Asphalt
Air Conditioning	Yes
Exterior	Clapboard
Flooring	Carpet
Foundation	Slab
Lot Features	Brick patio, gazebo



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Property Description

General Area Overview:

Falmouth was originally named “Succannessett” by the Wampanoags, meaning “place of the black shells”. Falmouth was 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:

Main Street and Downtown Falmouth are bustling areas of activity. This section of Main Street is commercially zoned and offers an abundance of auto and foot traffic. Neighboring businesses include: Rite Aid, Falmouth Firestone, Paul’s Precision Auto, Johnson Electric Supply, Saint Patrick’s Church and the Mariner Motel.

Office Details:

520 Main Street is two story structure with large rooms, lots of windows and plenty of storage. As currently configured, the first floor features a private office, conference room, a commercial kitchen, a counter/service area and an open section for seating. The second floor features two sizeable rooms, one with a private bath and storage closets. The other room is open office space. The lot has parking for up to ten cars, and the back area offers a brick patio and gazebo. Formerly in use by a non-profit organization, this property offers many possibilities and uses.

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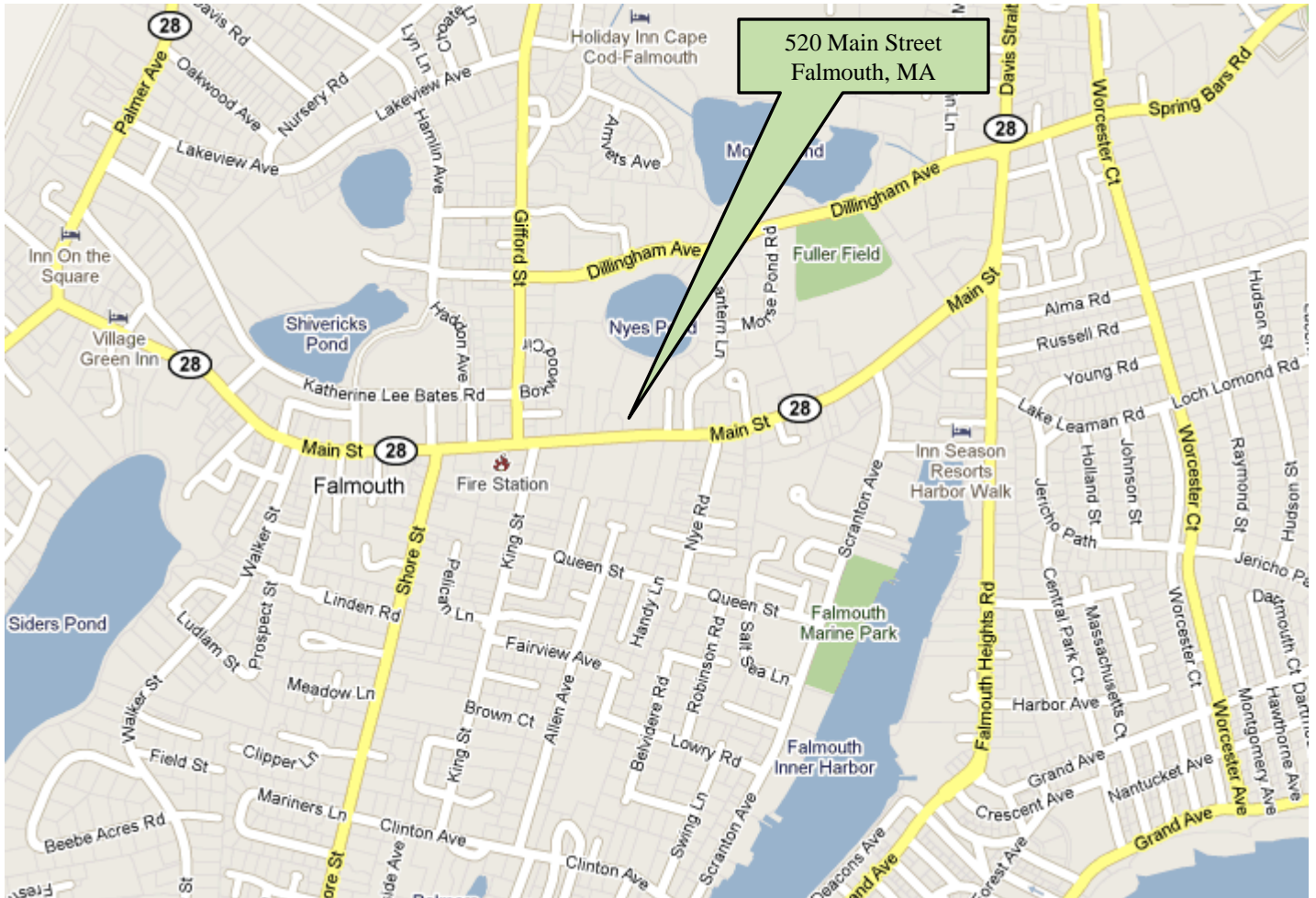
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Area Map



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5 of 10
520 Main Street
Falmouth, MA



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Aerial Map



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Photos



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