



HARTEL REALTY

Strategic Real Estate Services

FOR SALE - \$219,000

CLOVER COURTYARD OFFICE CONDOMINIUM 759 FALMOUTH ROAD - UNIT #1 Mashpee, MA



- Tastefully decorated 1,210 SF Office Condominium End Unit
- Well travelled road with excellent visibility and road signage
- Versatile floor plan offers 2 offices, waiting area and kitchenette
- 400 SF+/- Industrial Space included in SF

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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: 759 Falmouth Road , Mashpee, MA

Assessor Reference: 81-29-0-E

Total Land Area: 2.00± Acres

Year Built: 2005

Total # Building Units: 8

Zoning: Industrial 1



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Detailed Summary

Total Unit Room Count:	4
Private Bathroom:	1 Half Bath
Floor Levels:	1
Total SF:	1,265± SF
Finished Office Space:	865± SF
Unfinished Industrial Space:	400± SF
Additional Features:	Two offices, Waiting Area, Kitchenette, Foyer
Parking:	Ample , 30± spaces
Town / Private Septic:	Private Septic
Town / Well Water:	Town Water
Sprinklers:	Yes
Heating /Cooling:	FHA/Gas/Central A/C
Foyer:	Yes

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Property Description

General Area Overview:

The property is located in the town of Mashpee on Falmouth Road, aka Route 28, giving high visibility and easy access to area businesses. Mashpee Commons is .62 miles, South Cape Plaza is .38 miles east and .68 miles further is the Mashpee Rotary connecting points east to Hyannis, north to Sandwich and south to New Seabury and area beaches .

Neighborhood Description:

Clover Courtyard is located just before the Deer Crossing Plaza, South Cape Plaza and Mashpee Commons. This is an area of retail and commercial businesses along Route 28, which is a heavily travelled road year round, and scattered residential developments throughout giving easy access to area services and businesses. Area businesses include restaurants, gas stations, movie theatre, retail shopping, fitness center and coffee shops.

Property Details:

759 Falmouth Road consists of 10,000± SF Industrial / Office building containing eight units of approximately 1,200± SF each. Unit 1 is an end unit consisting of 1,265± SF, having 865± SF finished and 400± SF unfinished. This unit is heated by FHA/Gas with air conditioning. There is ample parking with high visibility and easy access.

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Aerial View



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Photographs



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