



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$169,000

1,556 +/- SF Office/Industrial

68 Nicoletta's Way Unit E, Mashpee, MA



- Established Business Park
- Office/Industrial/Warehouse Use
- Convenient to Route 130
- Handy to Falmouth and Bourne Bridge

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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:	68 Nicolettas Way Unit E, Mashpee, MA
Assessor's Reference:	Map: 26, Parcel: 19, Lot: E
FY 2010 Assessments:	Building : \$172,000
Tax Bill FY 2011	\$1,519
Year Built:	2003
Building Area:	1,556
Zoning	Industrial
Property Use:	343: Office Condo



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Detailed Summary

Private or Common Bathrooms	Private
Floor Levels	One
Parking Reserved for Unit	5 Spaces
Number of curb cuts	1
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Heating Type	Natural Gas, FHA
Air Conditioning	Yes
Sprinklers	No
Overhead Doors	Yes
Foyer	No
Building Construction	Metal Frame
Electrical Service	3 Phase, 300 amp
Kitchen	Yes with sink



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Property Description

General Site Overview:

Located off of Rt. 130 in Mashpee, near the Sandwich town line. 68 Nicolettas Way is a 12 unit office/condo complex with ample parking and signage.

Complex Description:

68 Nicolettas Way is a 12 unit condo/office complex built in 2003. The complex is situated on 3.00 acres. There is an annual condo fee of \$750.00.

Unit Details:

1,556 SF Industrial condo with front and rear 14' overhead doors, private office, full bath with shower and kitchen area with washer / dryer. The unit is alarmed has an 18' high ceiling height and a mezzanine area for storage. Ample parking and potential for outdoor storage.



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Aerial View



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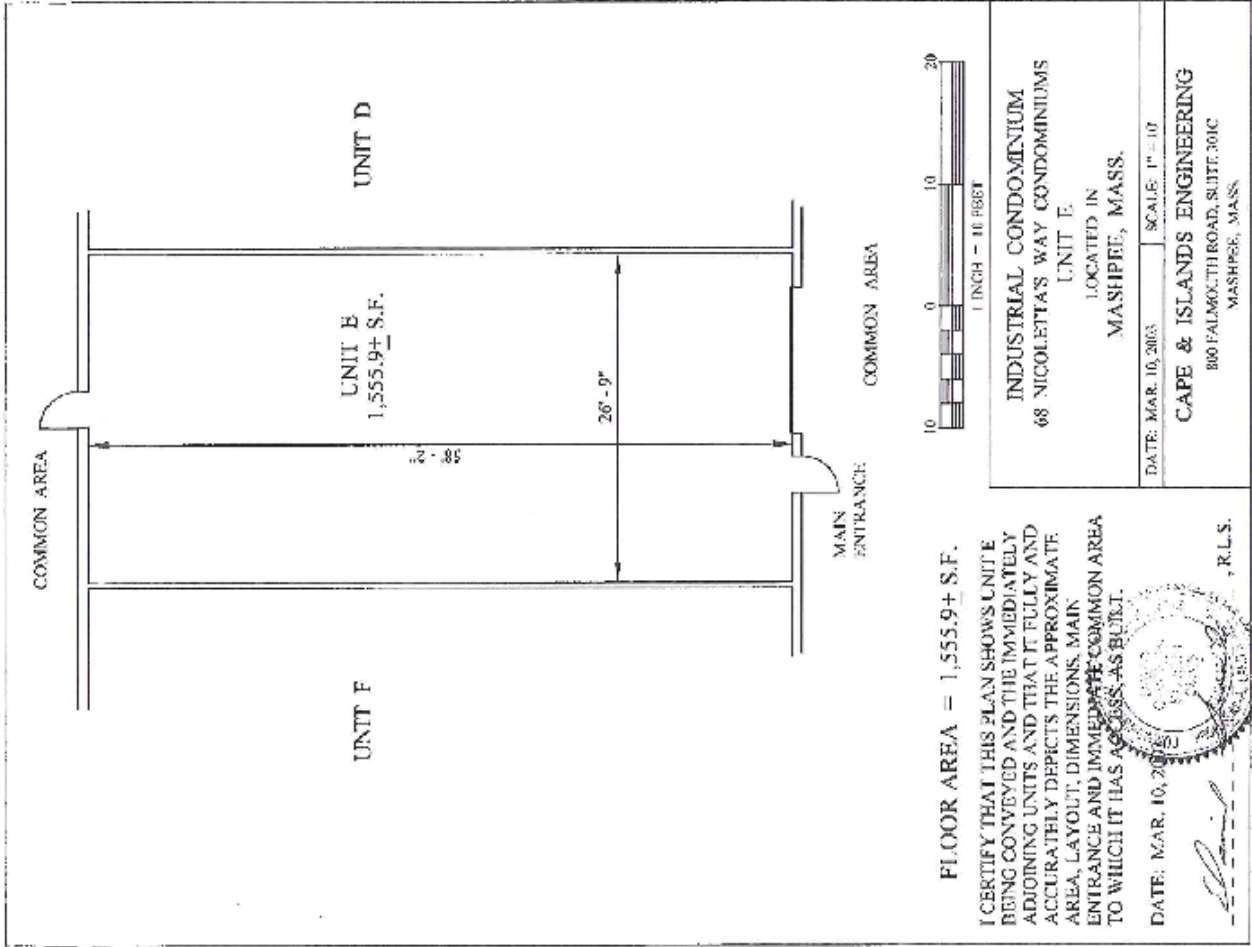
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Bk 17886 Pg 263 #128376



FLOOR AREA = 1,555.9+ S.F.

I CERTIFY THAT THIS PLAN SHOWS UNIT E BEING CONVEYED AND THE IMMEDIATELY ADJOINING UNITS AND THAT IT FULLY AND ACCURATELY DEPICTS THE APPROXIMATE AREA, LAYOUT, DIMENSIONS, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUT.

DATE: MAR. 10, 2013

R.L.S.



INDUSTRIAL CONDOMINIUM
68 NICOLETTA'S WAY CONDOMINIUMS
UNIT E,
LOCATED IN
MASHPEE, MASS.

DATE: MAR. 10, 2013 SCALE: 1" = 10'

CAPE & ISLANDS ENGINEERING
800 FALMOUTH ROAD, SUITE 301C
MASHPEE, MASS.

BARNSTABLE REGISTRY OF DEEDS