



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$74,900
850 +/- SF Retail/Office

118 Waterhouse Rd, Unit D, Bourne, MA 02532



- Well Established Commercial Location
- Ample Parking
- Just off 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

www.hartelrealty.com



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Executive Summary

Property Address:	118 Waterhouse Road Bourne, MA 02532
Unit #	D
Property type:	Office
Price:	\$74,900
Date Available:	Immediately
Unit Size:	850 +/- SF



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Detailed Summary

Total Room Count in Unit	Three
Private or Common Bathrooms	Private
Floor Levels	Second floor
Parking Reserved for Unit	Ample public
Number of curb cuts	1
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Basement Type	Slab
Heating Type	Gas FHA
Air Conditioning	Yes
Ceiling Height	8' 6"
Flooring	Carpet
Gutters (Y/N)	Yes
Siding	Wood
Handicap Access	Yes
Maximum contiguous SF	850+/- SF



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Property Description

General Site Overview:

118 Waterhouse is located just off Route 28 about 1.5 miles from the Bourne Bridge. To the south is Falmouth and Woods Hole. To the north is Route 25 for easy access to Route 495 and points north.

Complex Description:

118 Waterhouse is a building with several other Office Condos. There is a common foyer on both the first and second floor.

Unit Details:

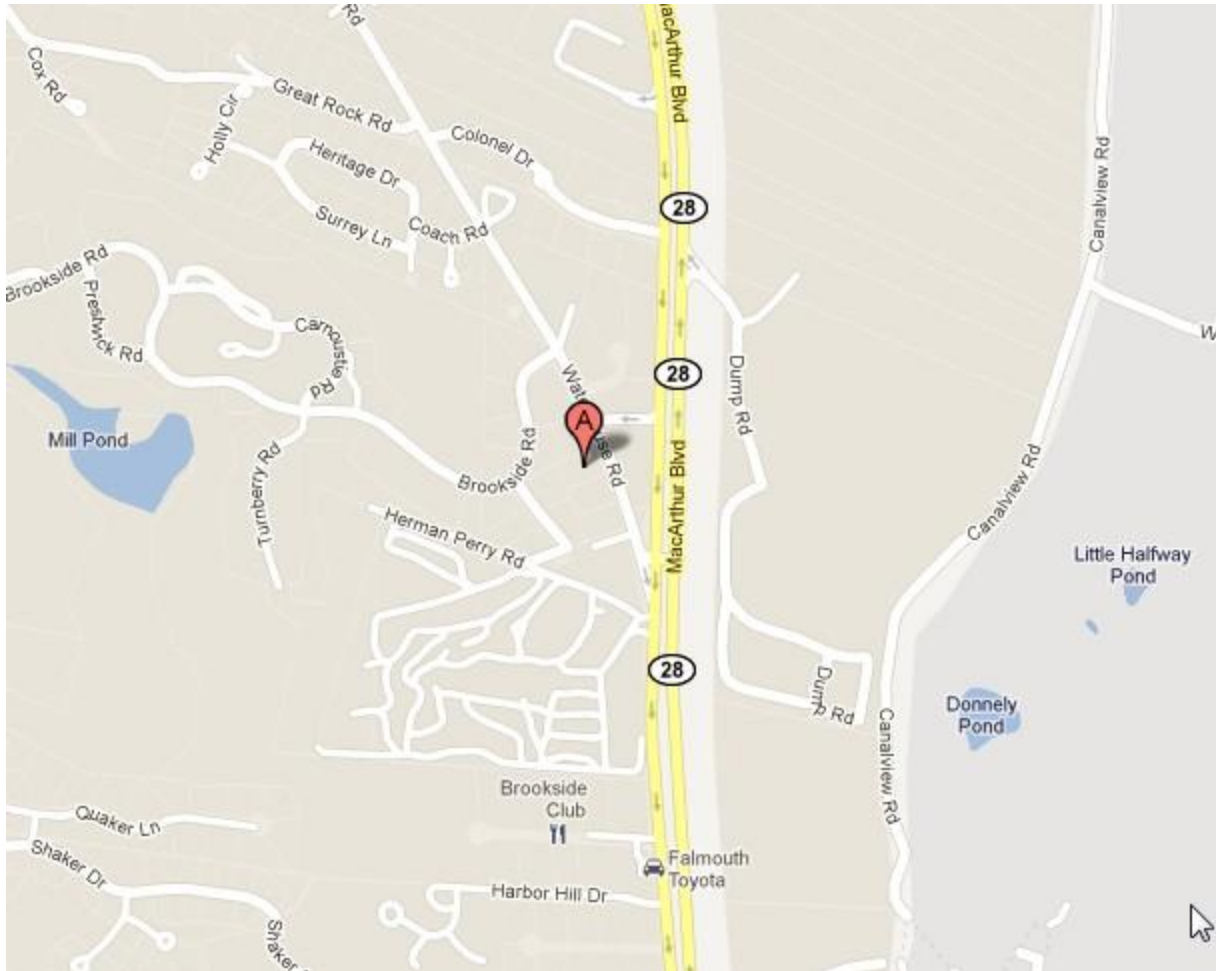
Unit D is a 850 +/- SF unit, comprised of three offices, a private bath and a large open conference area. This suite is convenient to the front entrance and parking.



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Area Map



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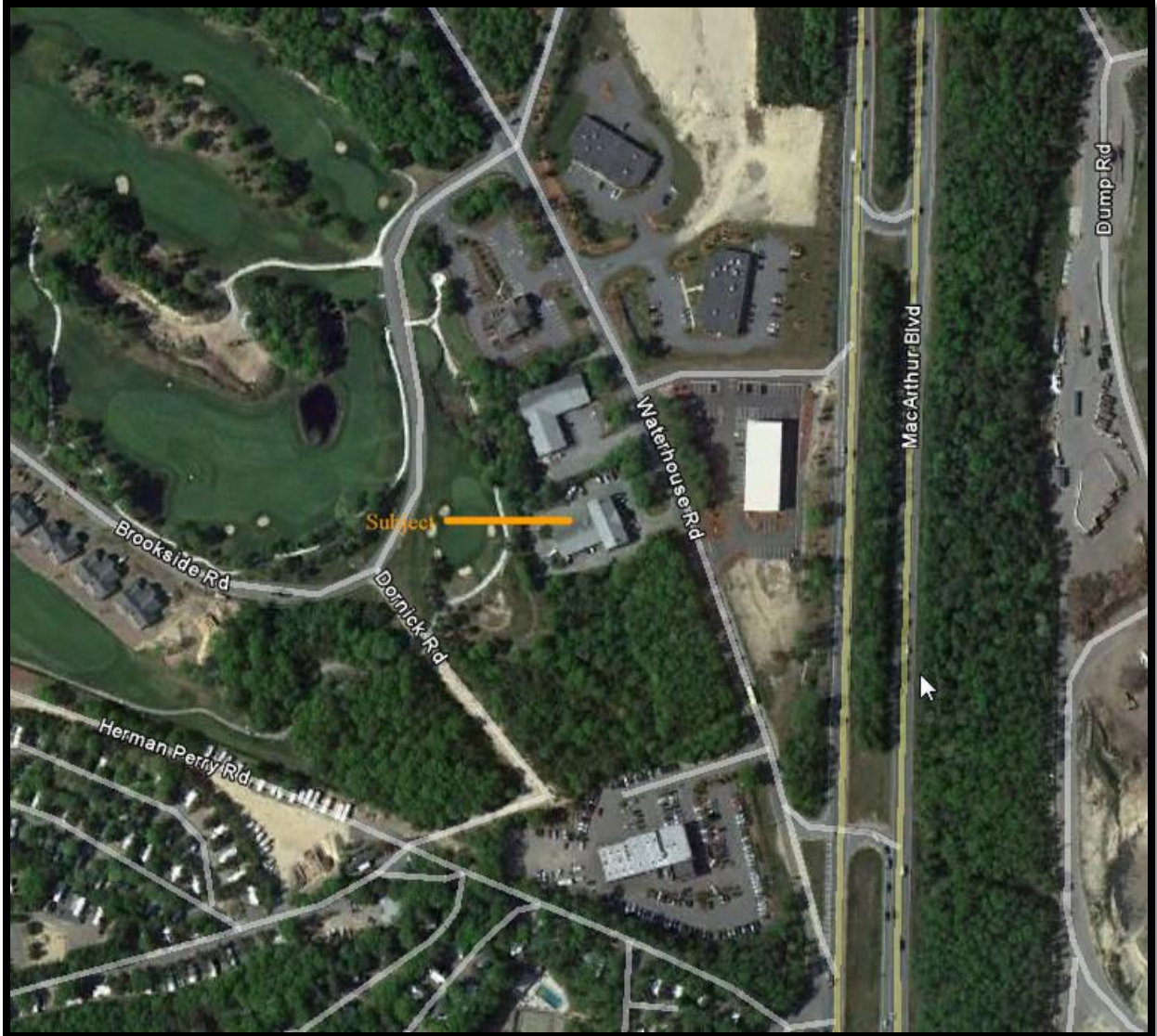
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Area Satellite

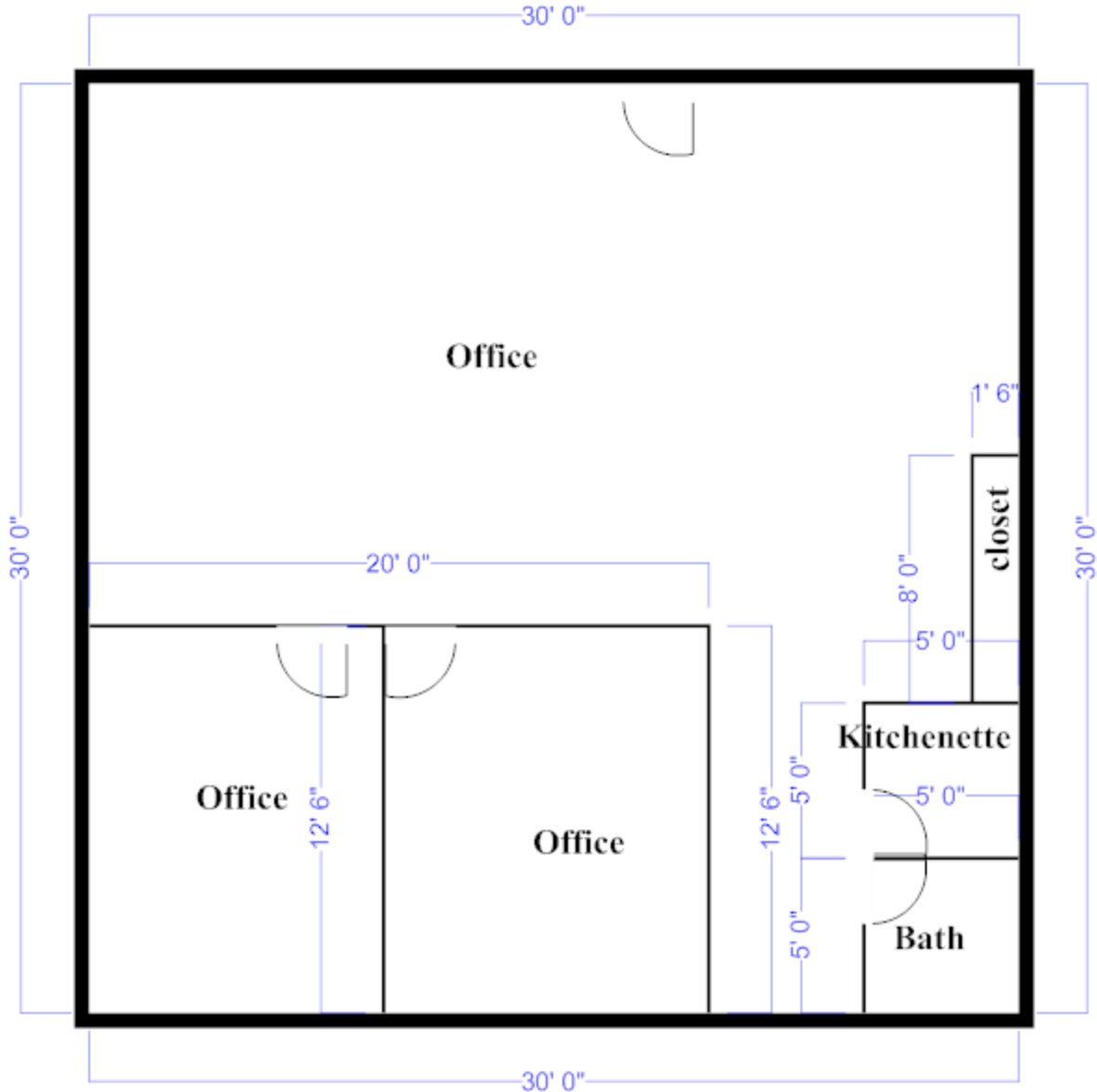




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Floor Plan



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



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Photos



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