



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$699,000

2,328± SF Retail/Restaurant

100 Davis Straits, Route 28, Falmouth, MA



Retail & Restaurant Options

Located on Town Sewer

Prime Location on Route 28

**Neighbors Include: CVS, Sleepy's, Cardis Mattress, Stop & Shop,
TD Bank, Falmouth Mall with Walmart**

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230 Jones Road, Unit 6, **Falmouth, MA 02540** | 40 Willard Street, Unit 207, **Quincy, MA 02169**

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Jody Shaw – Cell: 508-566-3556

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Executive Summary

Property Address:	100 Davis Straits, Route 28 Falmouth, MA 02540
Property Type:	Retail/Restaurant
Year Built:	1978
Total Building Area:	2,328± SF
Land Area:	0.69± Acre
FY2014 Assessment:	\$592,700
Land:	\$379,100
Building:	\$213,600
FY2014 Taxes:	\$4,831
Parking:	25,000± SF On-Site Paved Lot
Town Water/Well:	Municipal
Town/Private Septic:	Municipal
Zoning:	Business 2

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Detail Summary

Total Rooms:	2 – Dining / Kitchen
Foyer:	Enclosed Foyer
Floors:	1 Level – Tile/Carpet
Baths:	2 – Separate Men/Women
Heat/AC:	FHA/Gas/AC Wood Stove
Fire Code:	Detectors – No Sprinkler



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Property Synopsis

Route 28 is the major road which runs the entire length of the town of Falmouth and into the next town of Mashpee. Our property is located directly on Route 28 with high visibility and high traffic counts. According to the Massachusetts Department of Transportation, Highway Division, at last count the traffic on Route 28 in this section of town was 15,500 cars per day, which doubles to triples in the summer season. The general area surrounding our property is comprised of the various businesses including Gas Service Stations, Stop & Shop, Ocean State Job Lot, Falmouth Pet, Admiralty Inn & Suites, Pro-Cuts, US Post Office, Deer Run Veterinary, Falmouth Fish Market, Cardi's Mattress, Eye Doctor, CVS Pharmacy, Murray & MacDonald Insurance Co., Burger King, MacDonald's, Falmouth Cinema Pub, Walmart, Shaw's, TJ Maxx, Home Goods in the Falmouth Mall and several small retail, office and eating establishments.

The property, 100 Davis Straits, is located directly on Route 28 where there is a mixture of commercial, banking, retail, residential in the neighborhood.

According to the Cape Cod Commission traffic count reports of 2013, 12,275 cars travel this section of Route 28 per day.

100 Davis Straits is improved with a 2,328 SF free standing brick building situated on a 0.69± acre lot. Built in 1978, there is one floor with two baths and foyer entrance. There is 25,000± SF of parking in the on-site paved lot. This building has been utilized as a restaurant since it was built. The heating system is FHA by Gas with 100% A/C. There is also municipal water and sewer.

FY 2014 taxes are \$4,830.50 with a total assessment of \$592,700 (Land: \$379,100, Building: \$231,600).

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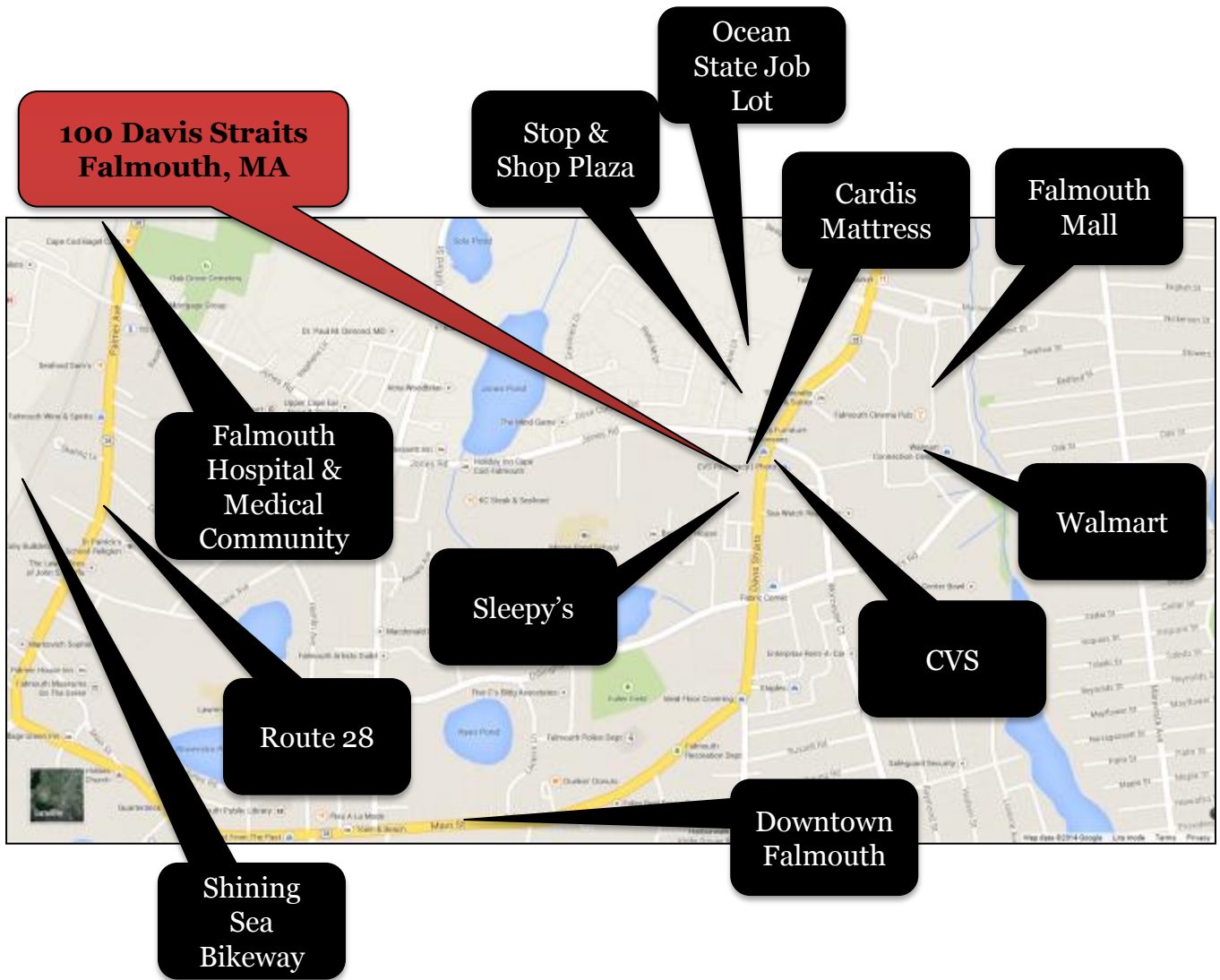
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Location Map



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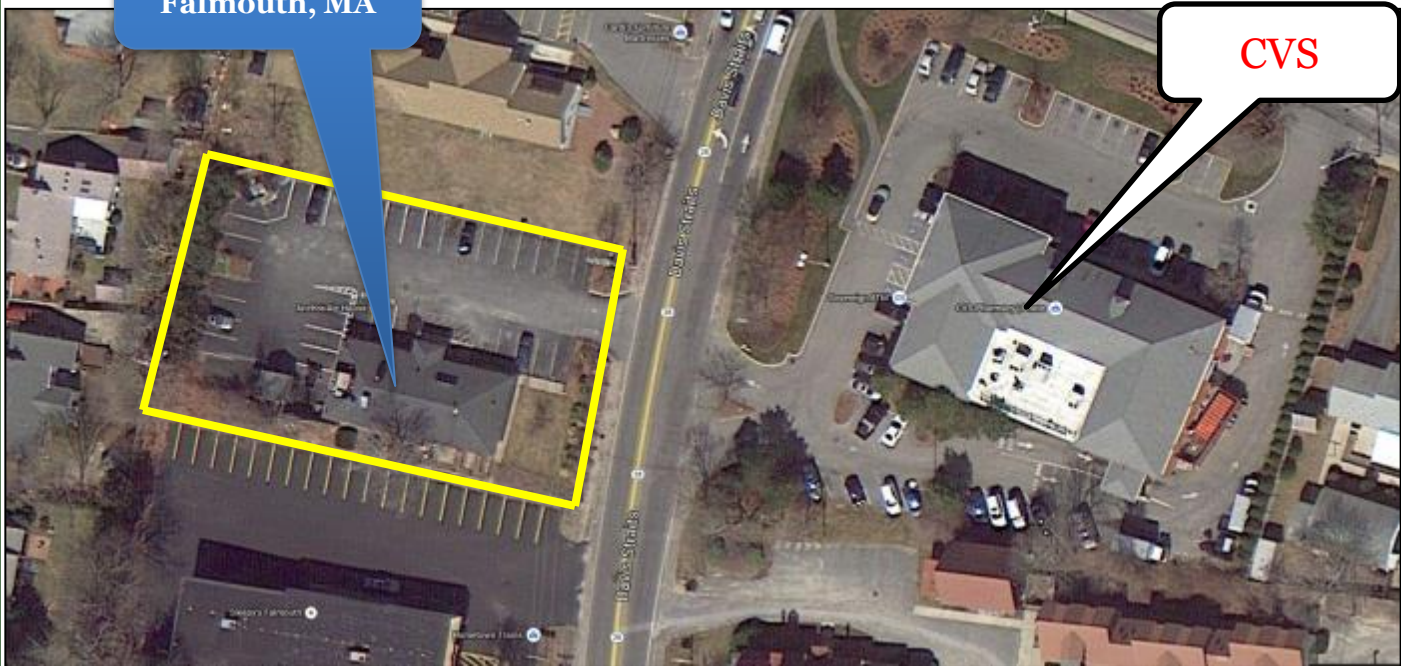
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Satellite View

100 Davis Straits
Falmouth, MA

CVS



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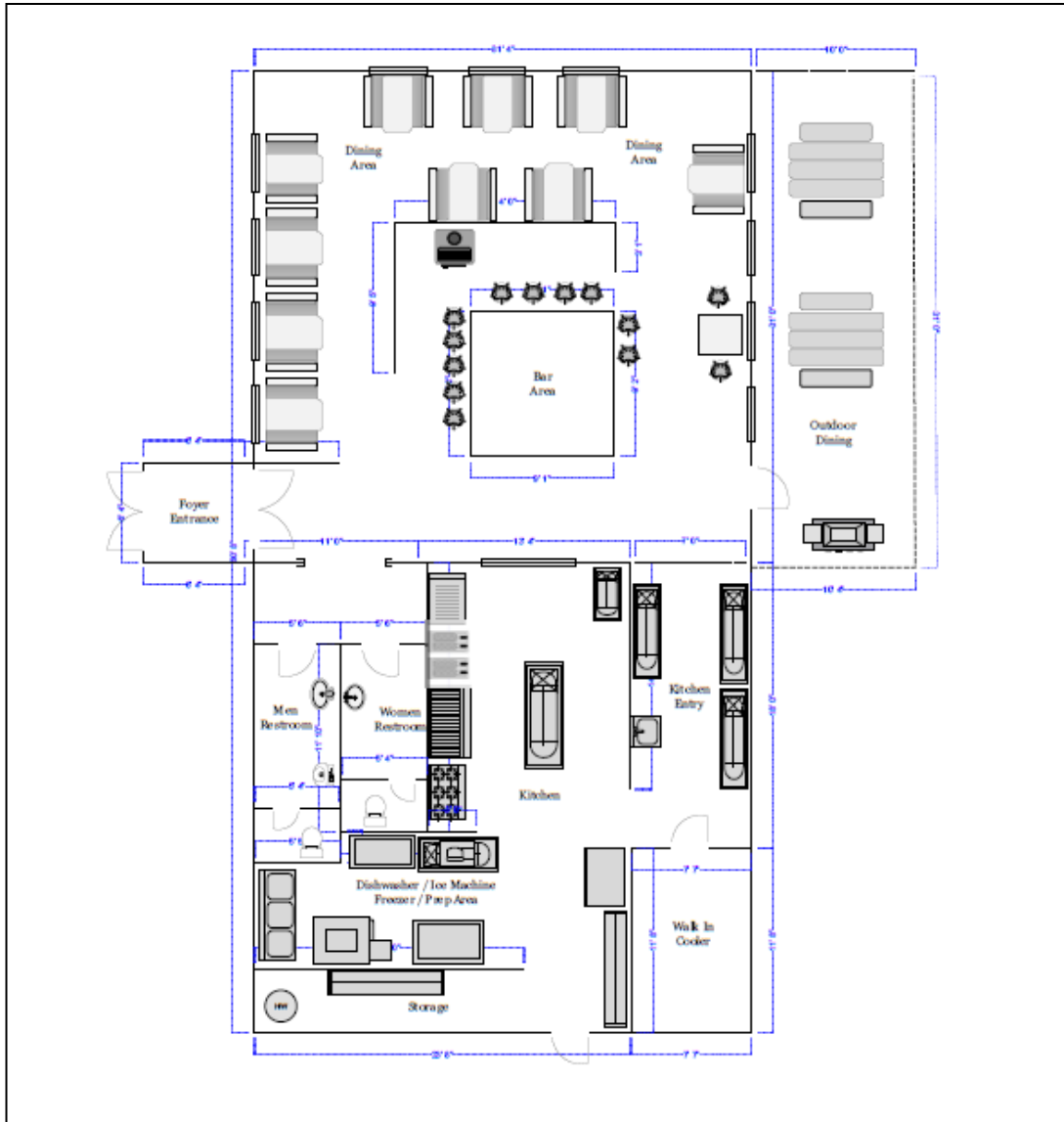
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Floor Plan



**100 Davis Straits, Route 28
Falmouth, MA**

Davis Straits

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