



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$3,000/Month NNN

2,006 ± SF Restaurant Space & Business

Formerly “Grille 444” Establishment

444 North Falmouth Highway, N. Falmouth, MA



- Established Restaurant Location with On-Site Parking
- Highway Route 28 is .61± Mile to Points North & South
 - Located in Desirable North Falmouth Area
 - Locus in Area of Complementary Businesses
 - Road Signage Available

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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:	444 North Falmouth Highway Route 28A North Falmouth, MA 02556
Property ID:	05 07 004 000
Year Built:	1981
Land Area:	1.00± Acre
Town/Well Water:	Municipal
Town/Private Septic:	Private
Zoning:	LIA

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Detailed Summary

Rooms:	Two Main Dining Rooms, Foyer, Kitchen
Size:	2,006± SF
Floor:	First – One Level - Carpet
Baths:	Separate Men/Women – Handicap Accessible
Heat/AC:	FHA/Gas/AC
Parking:	On-Site Parking
Fire Code:	Fire Alarm/Hard Wired
Lease:	\$3,000/Month NNN
Additional Lease Requirements:	Purchase of Business Prudent as part of Lease negotiations

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General Site Overview:

The village of North Falmouth is located in the northern part of the Town of Falmouth. This part of town parallels Buzzards Bay to the west and runs along North Falmouth Highway, aka Route 28A. This stretch of highway is bounded north by the town of Pocasset, south by West Falmouth, further south by the village of Woods Hole and east by Route 151 aka Nathan Ellis Highway to points east and the town of Mashpee. The area has a mix of residential and in certain parts, commercial influence. Along North Falmouth Highway, both commercial and residential, older larger dwellings are evident as well as new construction with architectural and size regulations making this blend extremely appealing.

The immediate area surrounding our property is comprised of an adjacent office building, Raymond Park (mostly medical businesses) across the street, North Falmouth Plaza, Dean's Plaza, Silver Lounge, Beach House, residential dwellings and condominiums. The Shining Sea Bike Path (which runs from North Falmouth to Woods Hole) is located directly behind our building.

Restaurant Overview:

Located in this space was formerly "Grille 444 Restaurant". This 2,006± space has an updated interior with a partial list of equipment included in lease. Large front windows give a bright and warm feeling as the floor plan flows seamlessly. There are booths in the lounge area and opening up to the dining room are tabletops with chairs. The handicap accessible bathrooms are updated as well. In addition to the lease are negotiated terms for the purchase of the business.

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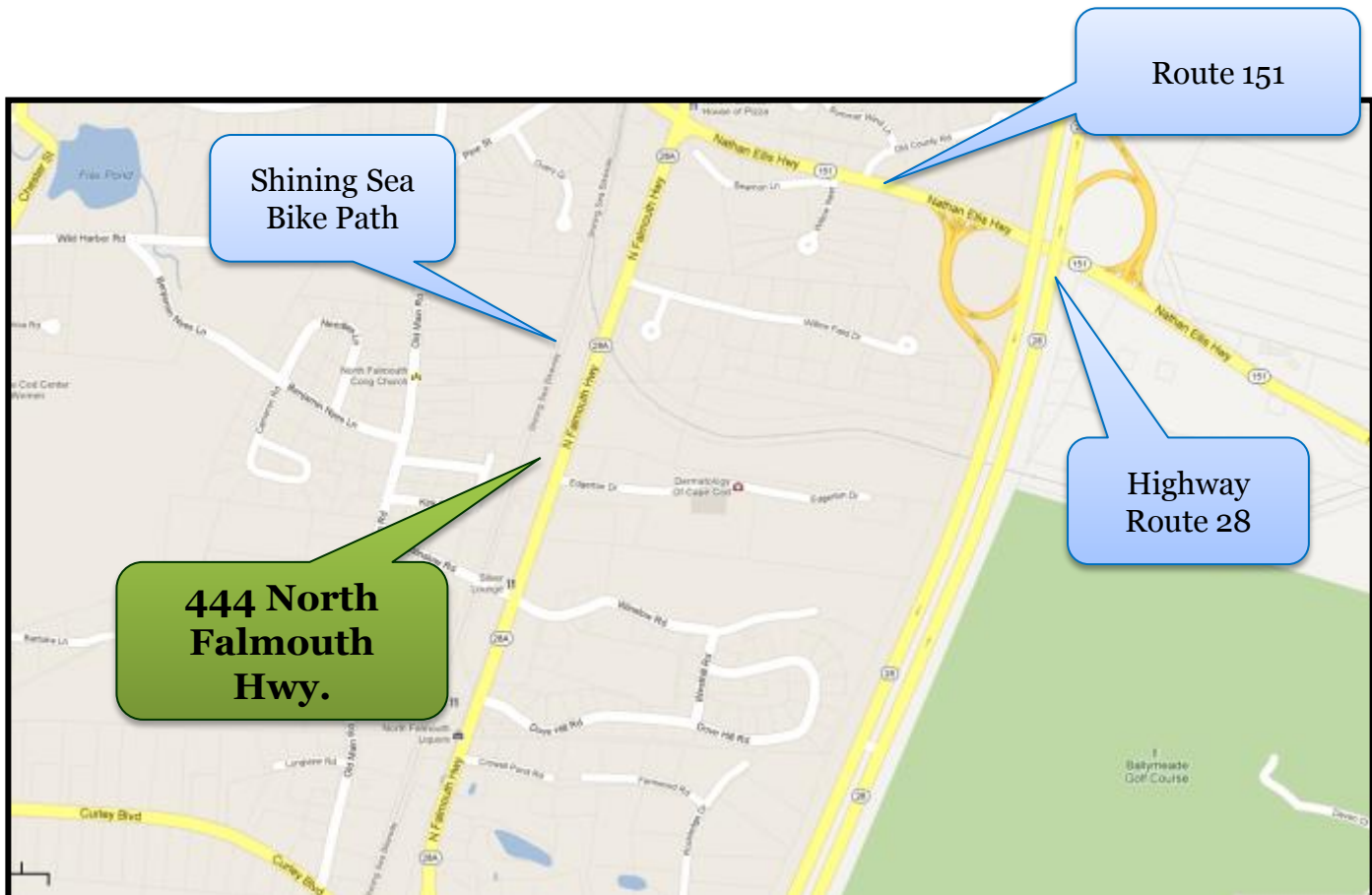
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Location Map



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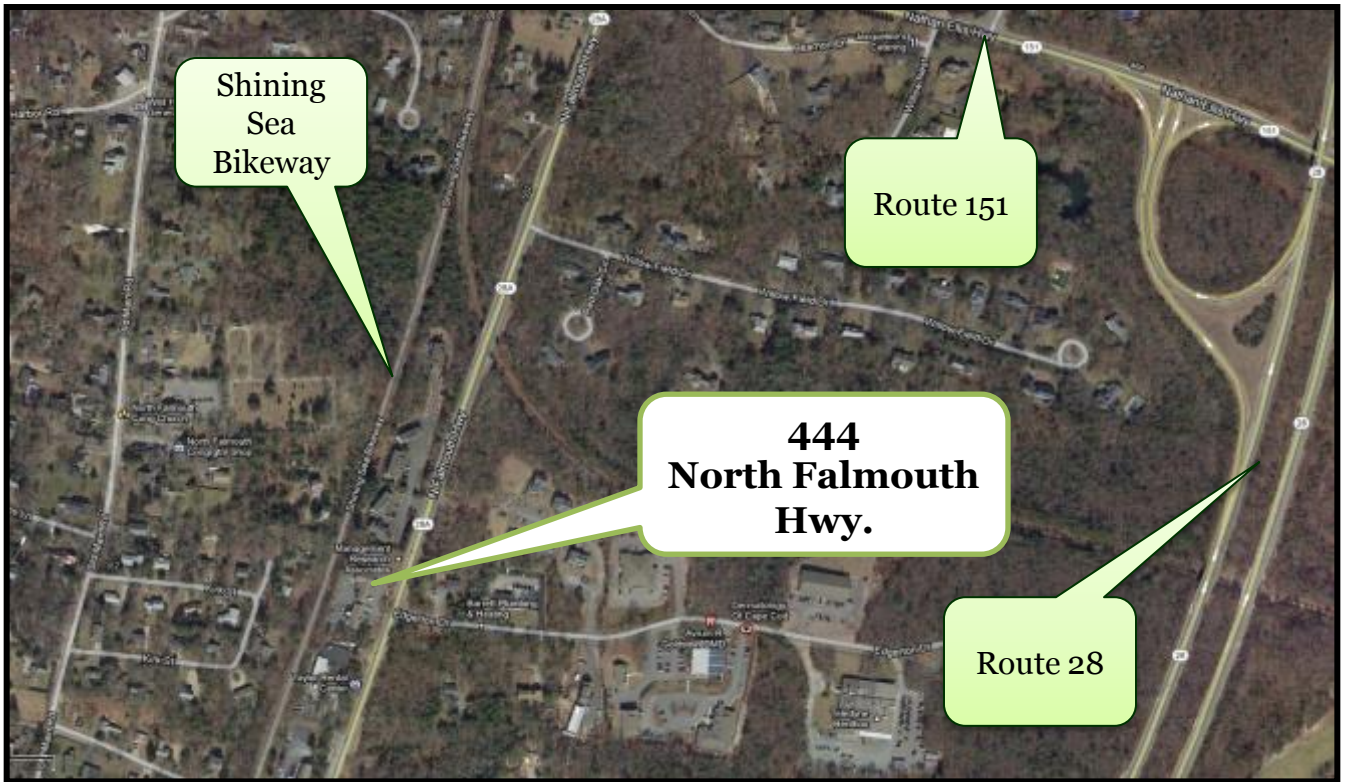
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Satellite View



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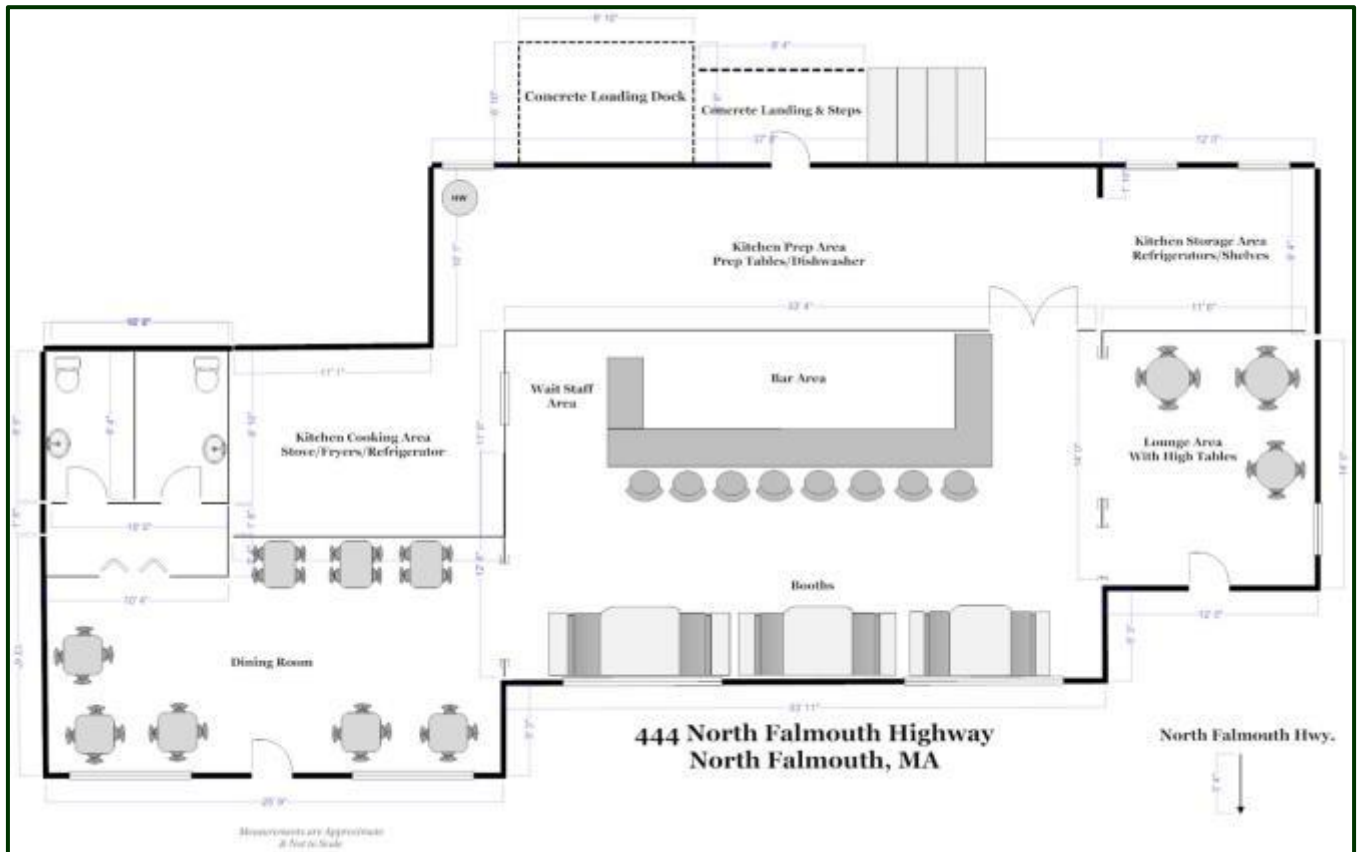
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Floor Plan



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Photographs



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