



33 Edgerton Drive - Unit 1B - Lower Level - North Falmouth, MA

**Investment Opportunity w/Long Term Triple Net Lease in Place
Tenant - Cape Cod Healthcare**

Medical Condominium For Sale at \$1,200,000

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**HARTEL COMMERCIAL REAL ESTATE
Falmouth**

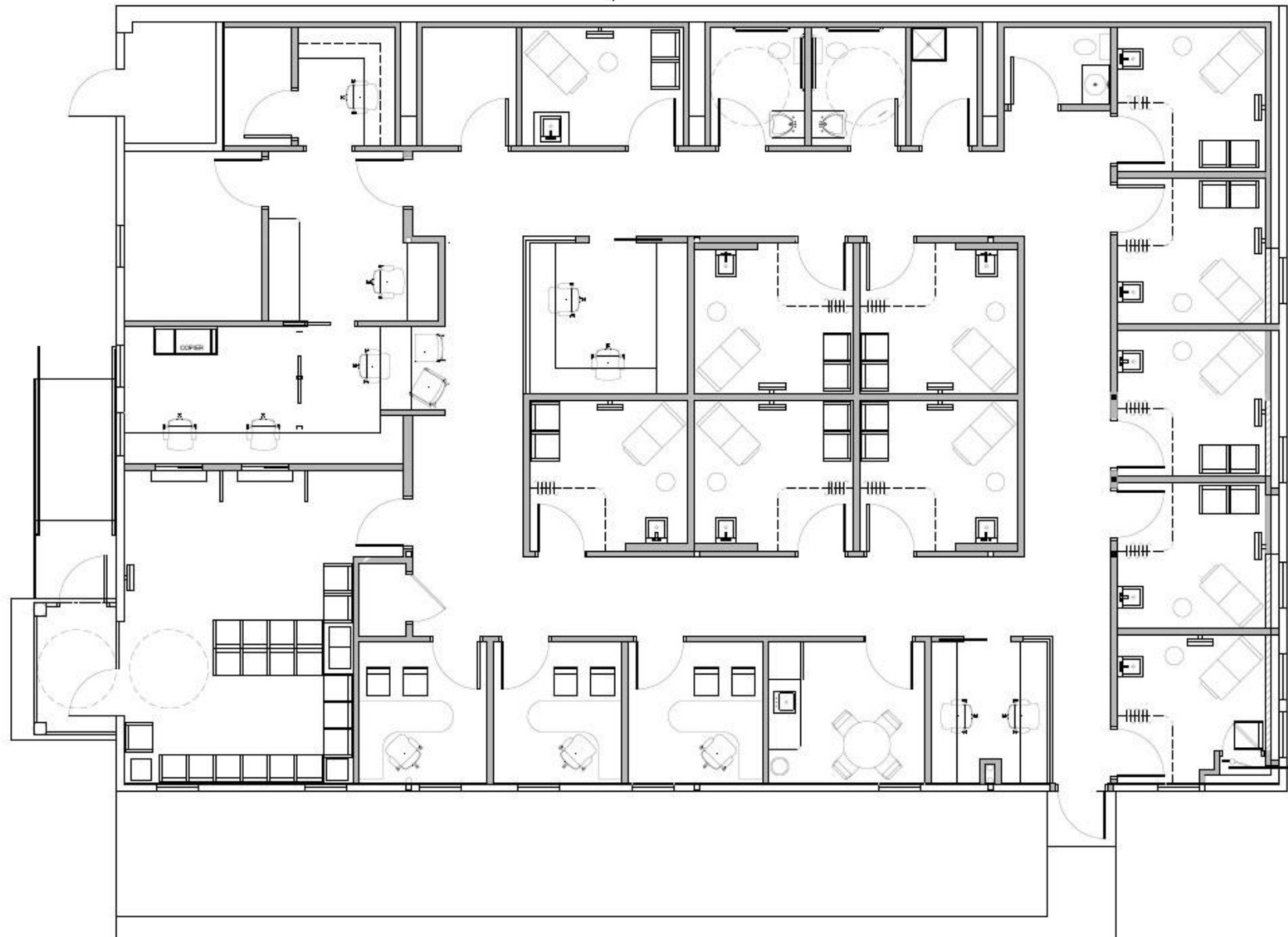
33 Edgerton Dr - Unit 1B, North Falmouth, MA

Property Details

- * **Medical Condominium For Sale - Long Term NNN Lease in Place Since 2013**
- * **Investment Opportunity - Long Term Triple Net Lease in Place**
Tenant - Cape Cod Healthcare
- * **North Falmouth Medical Community**
- * **MassDOT Traffic Counts on Rte 28 in 2024 - 27,691/Day Vehicles**
13,104/Day at Rte 28A Intersection
- * **North Falmouth Rte 151 Exit off Rte 28**
- * **3,694± SF - Unit 1B - 35% Common Interest in Condominium Complex**
- * **Interior includes, Reception/Wait Area, 3 Offices, 10 Exam Rooms,**
2 Nurses Stations, 2 ADA Restrooms, Laundry & Break Rooms
- * **11 Shared Parking Spaces w/2 ADA**
- * **1.06± Acre Site**
- * **Zoned LIA - Light Industrial A**

Offered For Sale - \$1,200,000

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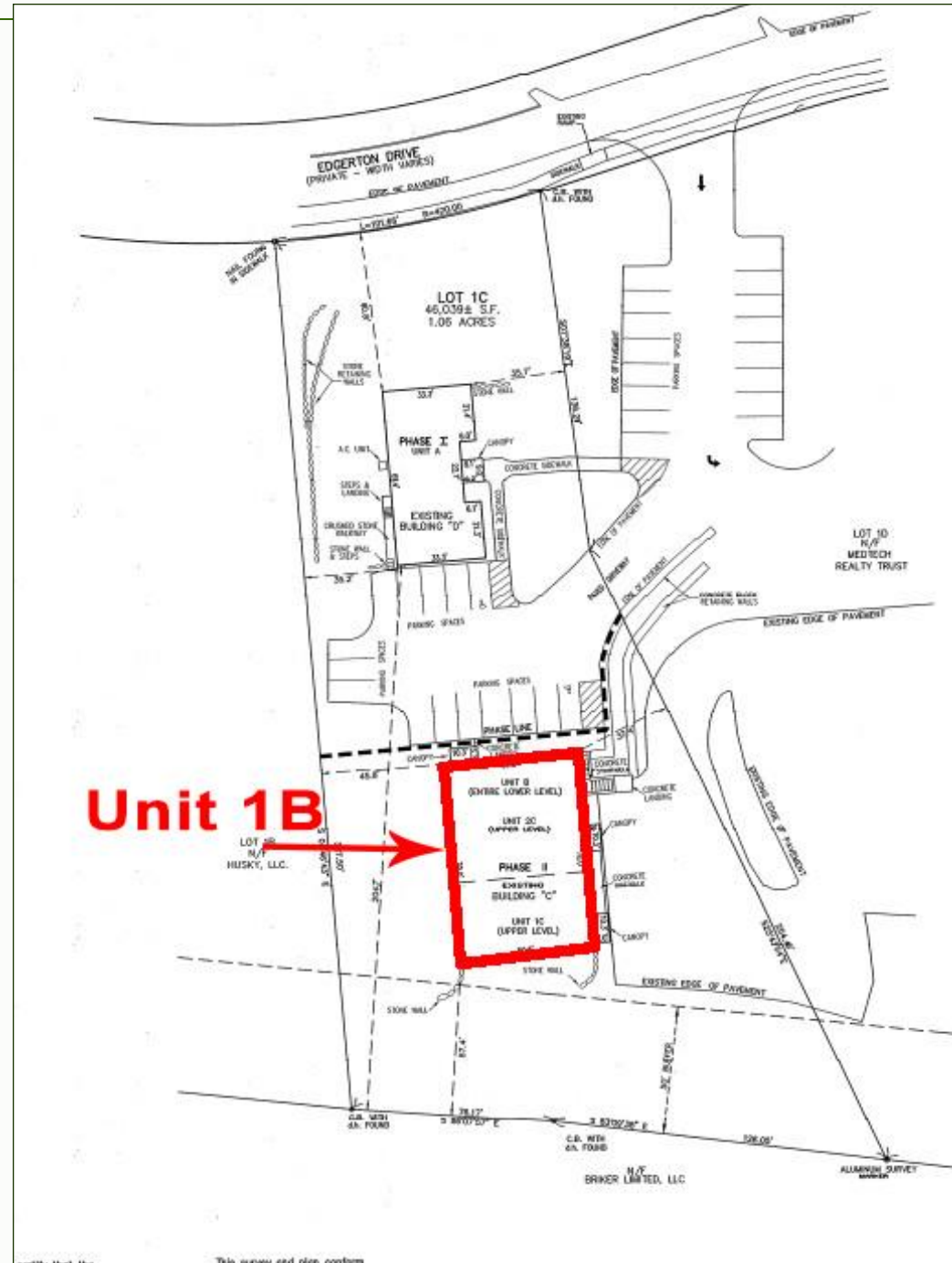
Floorplan

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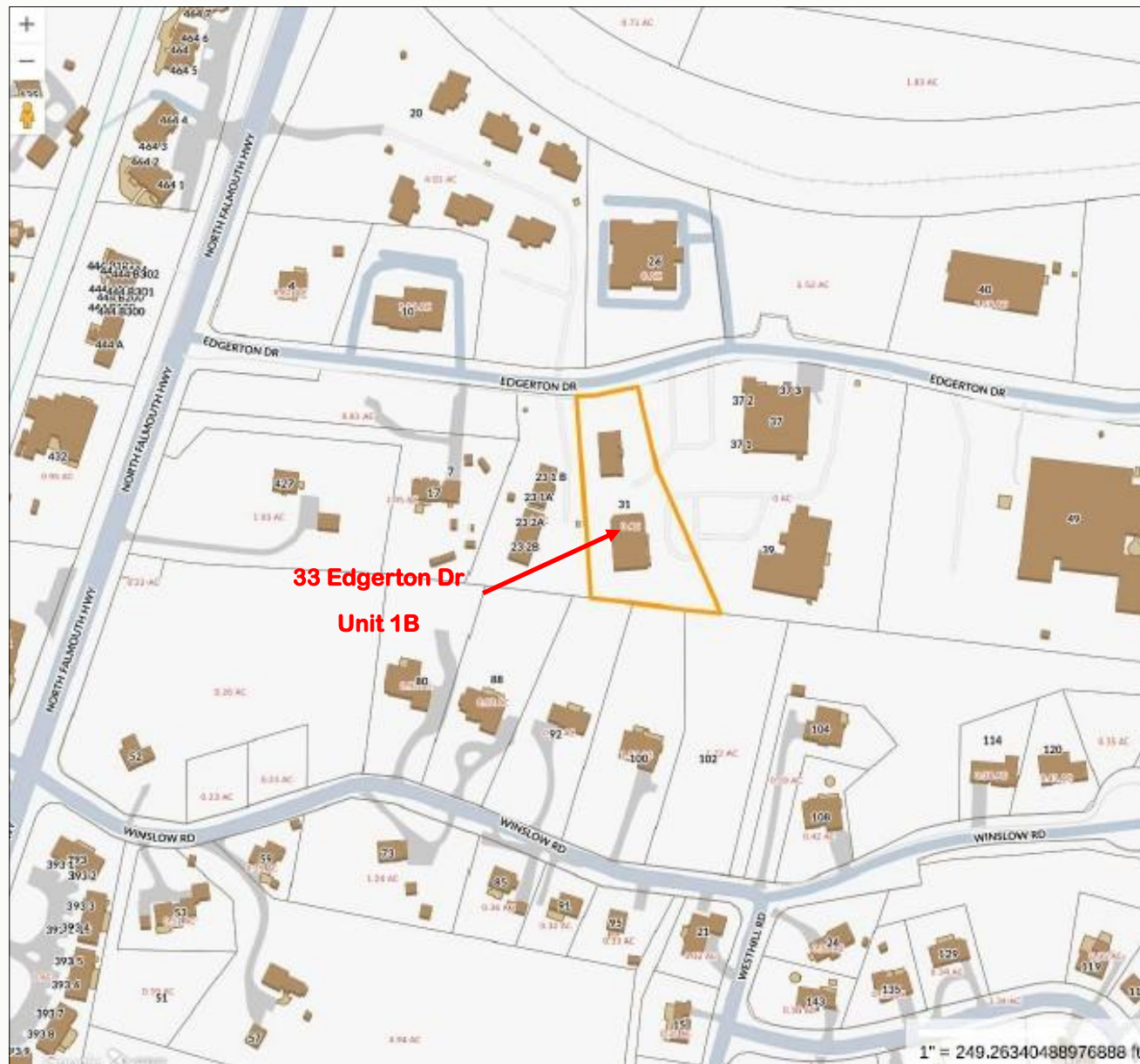


Neighborhood

Site Plan



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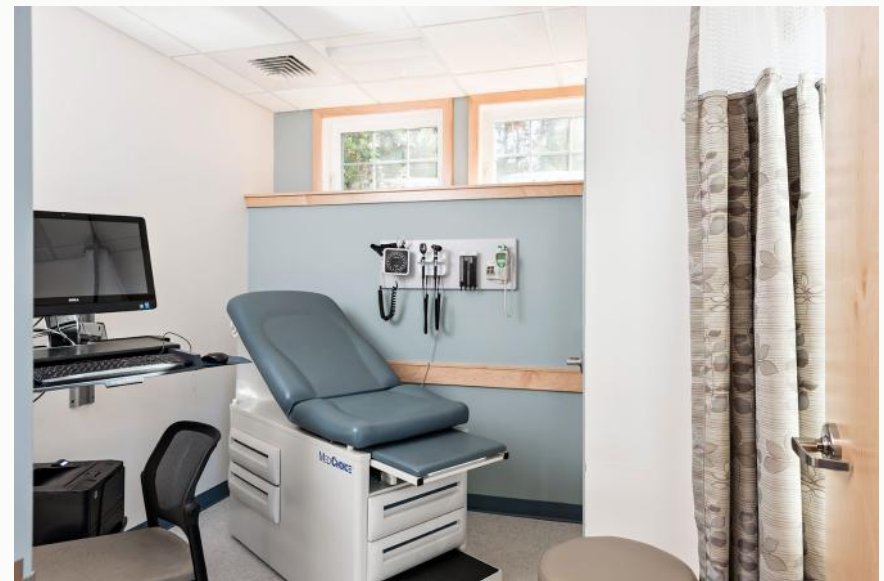


Assessor Map

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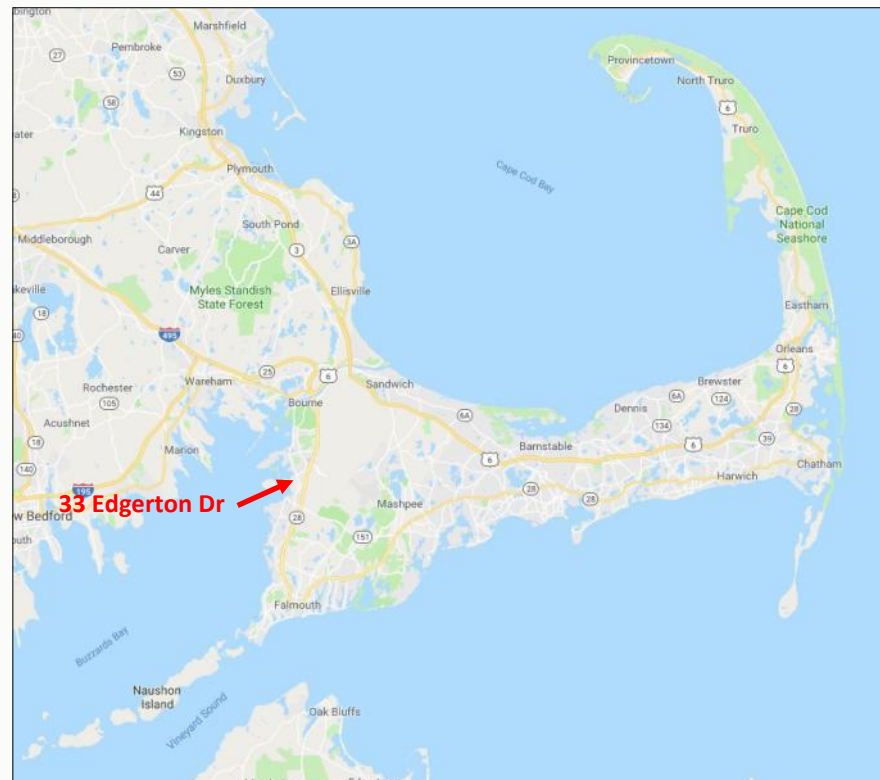
Zoning - LIA - Light Industrial A District

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Cape Cod Healthcare Tenant

LONG TERM TRIPLE NET LEASE IN PLACE

This is a 3,694± SF unit located at 33 Edgerton Drive in North Falmouth, in the heart of the North Falmouth Medical Community. This unit has front and rear entrance/exits, 3 private offices, 2 ADA baths, kitchenette, and 11 shared parking spaces w/2 ADA parking spaces in front, on 2.97± Acres. This is an extremely heavily traveled year round retail/professional area. Complimentary businesses are located in the immediate neighborhood.



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