



**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 \$1,300,000**

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**HARTEL COMMERCIAL REAL ESTATE  
Falmouth**

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

## **Property Details**

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- \* **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**

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**Offered For Sale - \$1,300,000**

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

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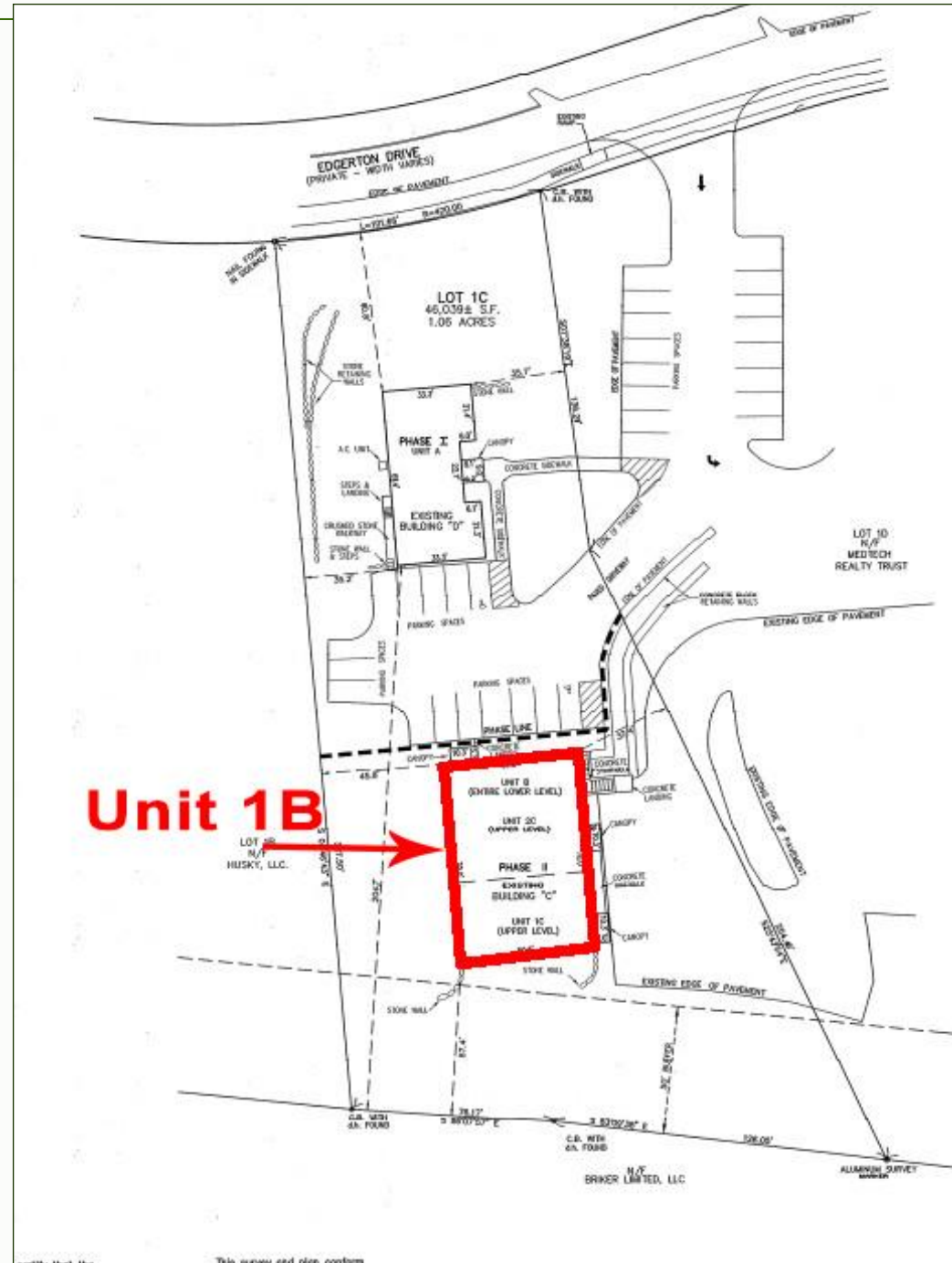


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## Neighborhood

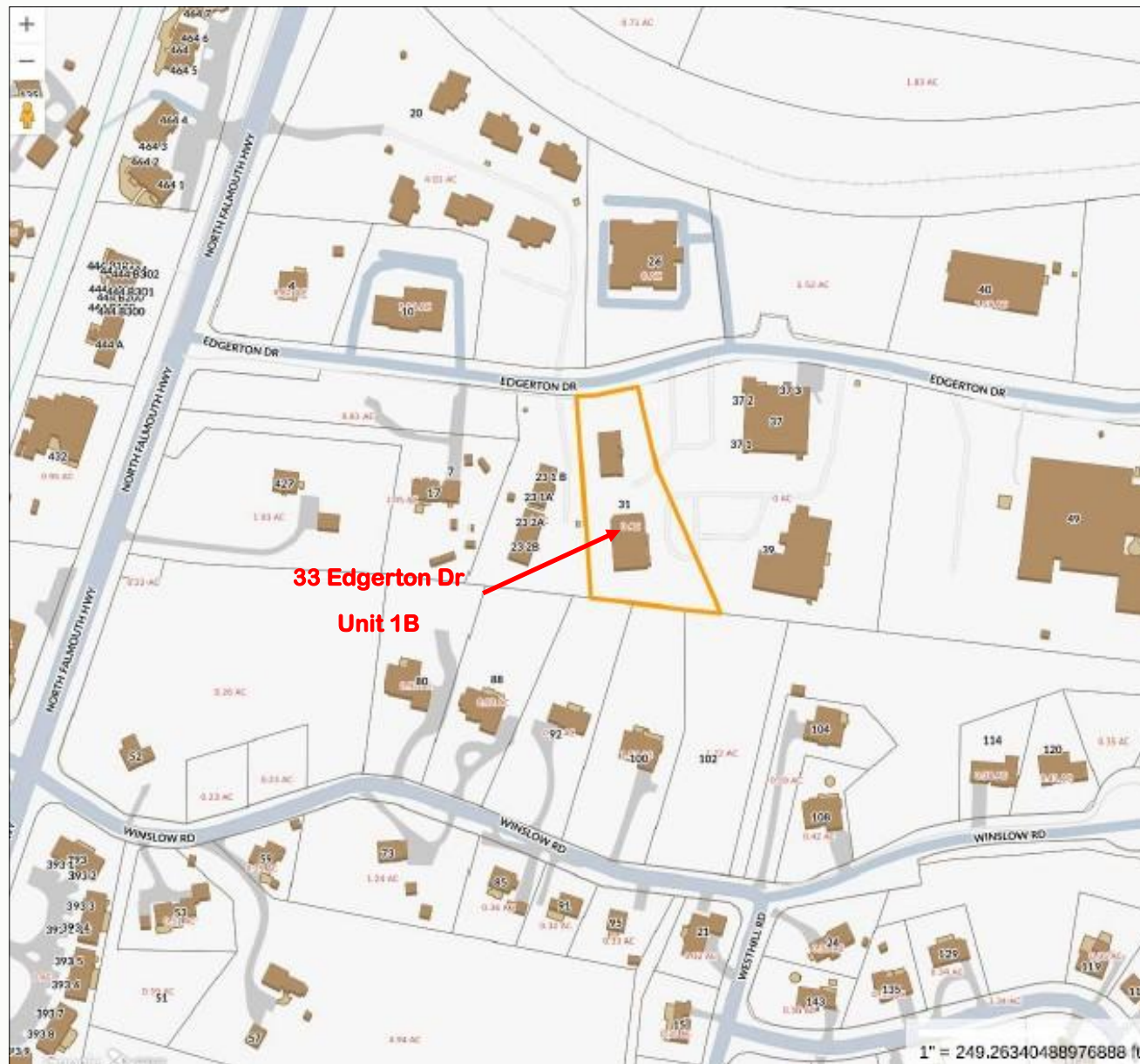


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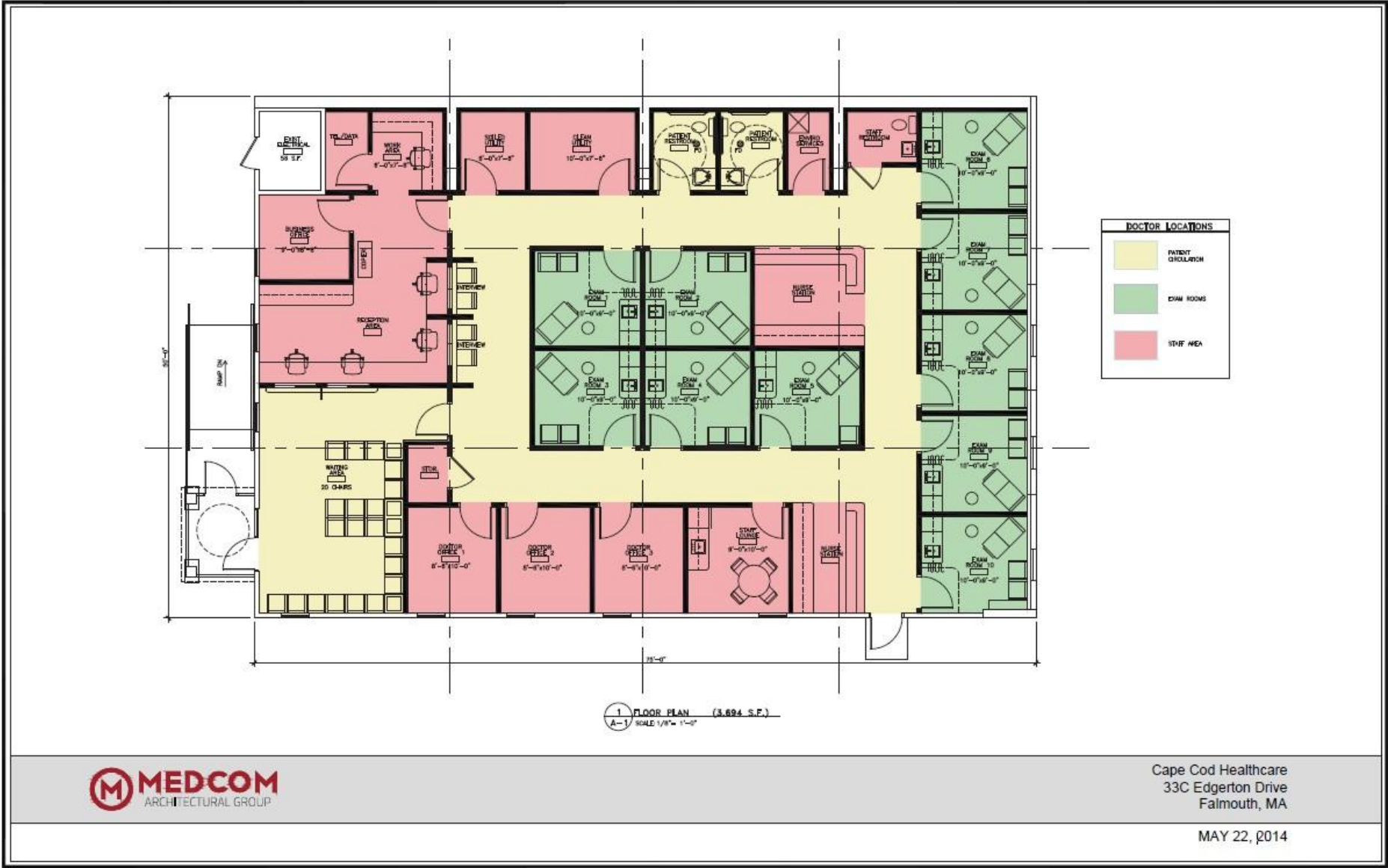
Site Plan

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



**Assessor Map**

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



Floorplan



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**Zoning - LIA - Light Industrial A District**

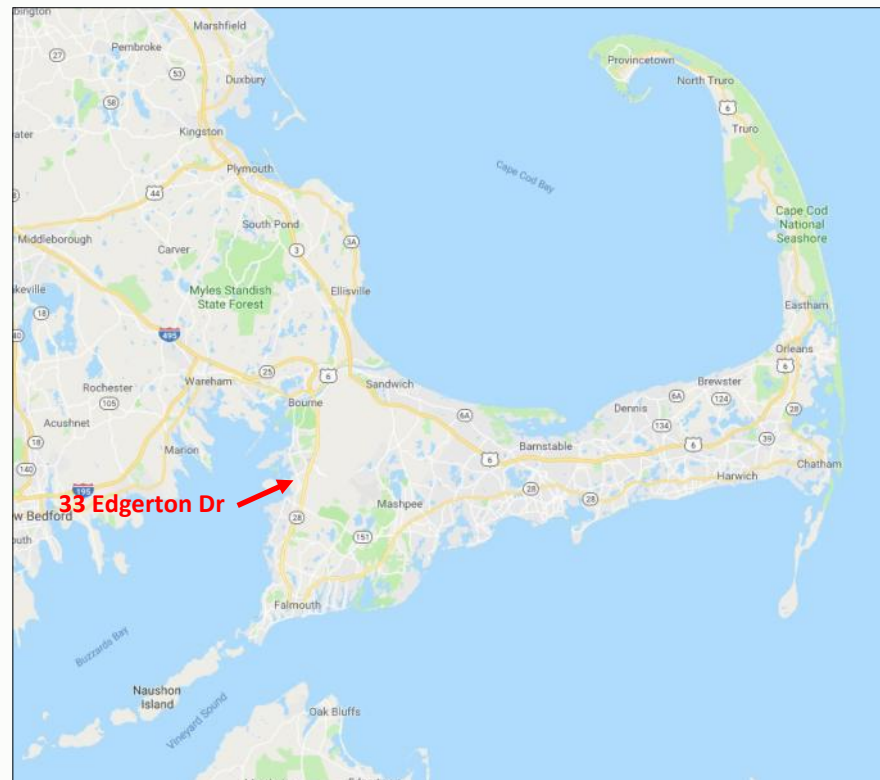
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*Cape Cod Healthcare Tenant*

***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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HARTEL COMMERCIAL REAL ESTATE

FALMOUTH

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## Contacts

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