



37 Edgerton Drive - Unit 3 - North Falmouth, MA

Investment Opportunity w/Lease in Place
Tenant - Phynet Dermatology

Medical Condominium For Sale at \$649,000

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HARTEL COMMERCIAL REAL ESTATE
Falmouth

37 Edgerton Dr - Unit 3, North Falmouth, MA

Property Details

- * **Medical Condominium For Sale -
Investment Opportunity - Lease in Place - Tenant - Phynet Dermatology**
- * **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**
- * **2,284± SF - Unit 3 - 25% Common Interest in Condominium Complex**
- * **Interior includes, Reception/Wait Area, 2 Offices, 6 Exam Rooms,
ADA Restroom, Break Room/Kitchenette**
- * **Onsite Shared Parking Spaces**
- * **2.87± Acre Site**
- * **Zoned LIA - Light Industrial A**

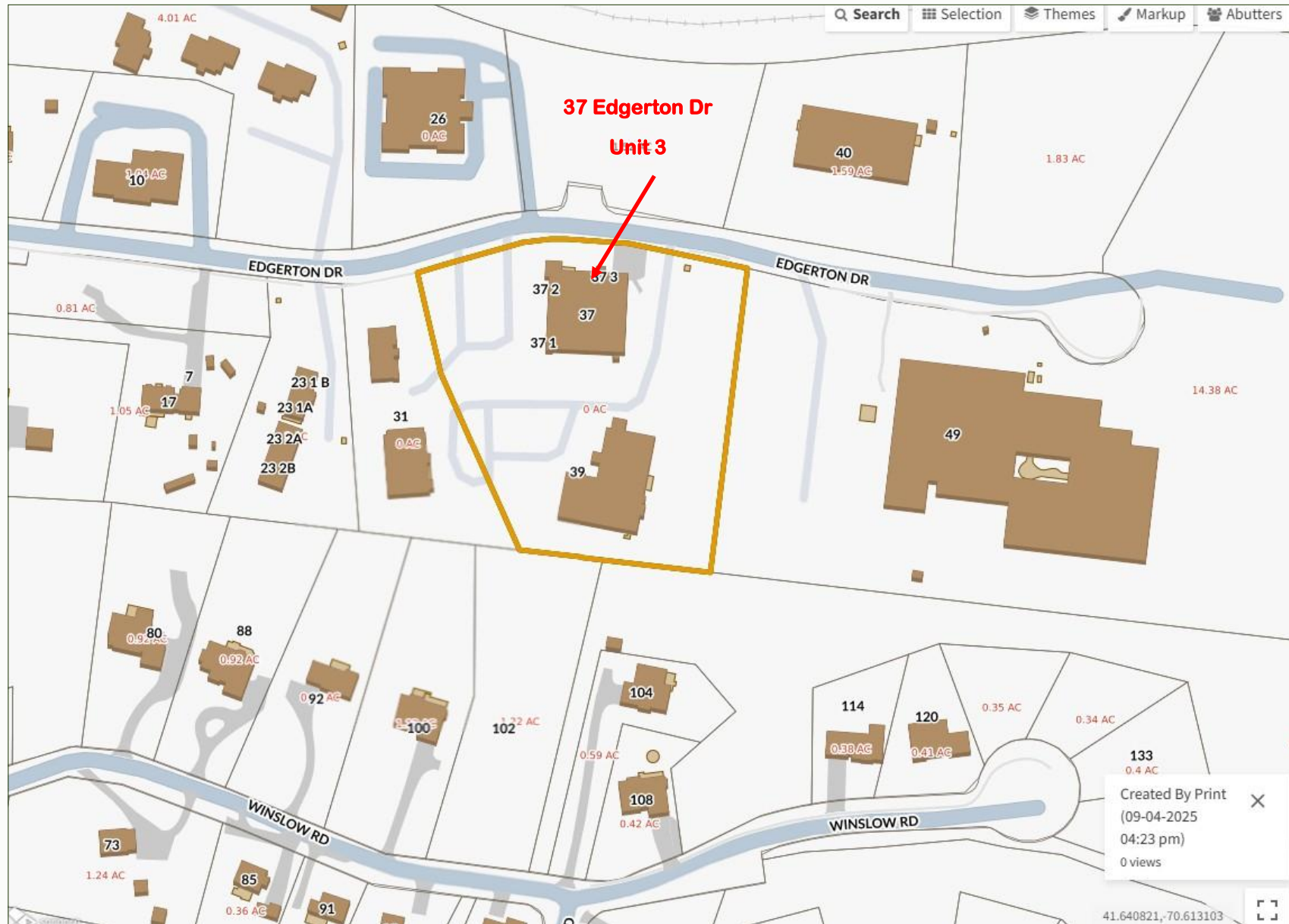
Offered For Sale - \$649,000

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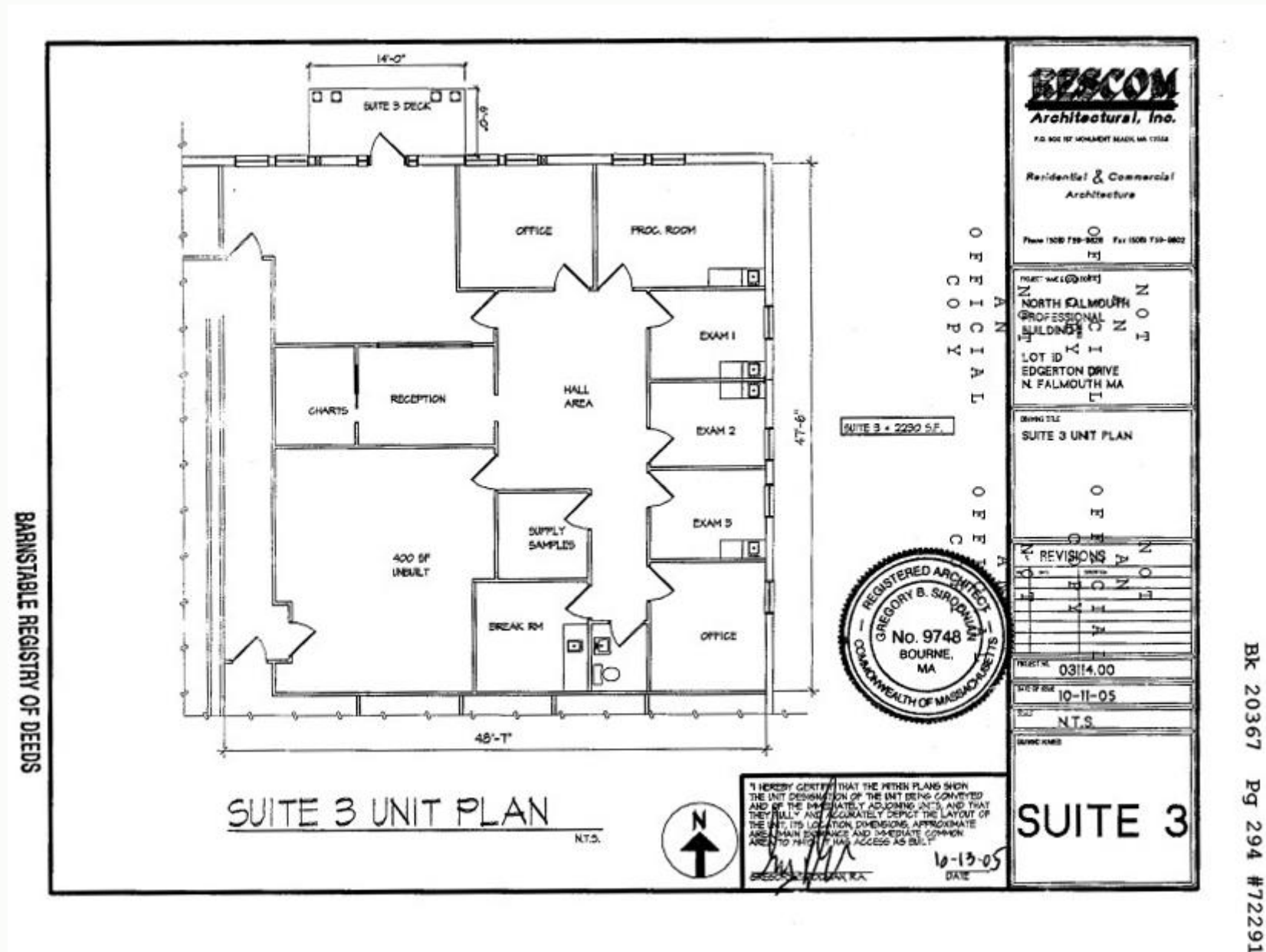
Neighborhood

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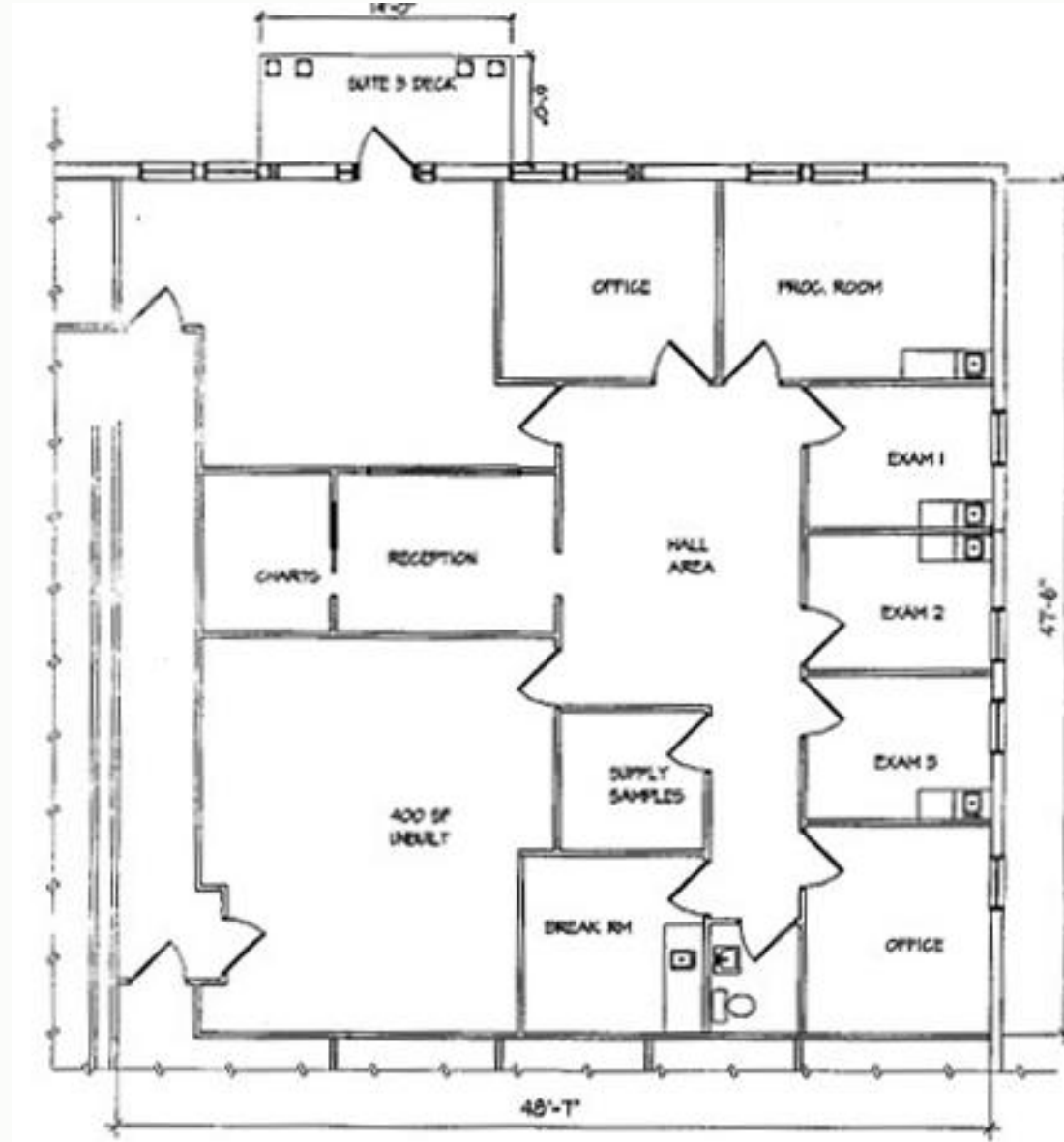
Assessor Map

37 Edgerton Dr - Unit 3, North Falmouth, MA



Floorplan

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Floorplan

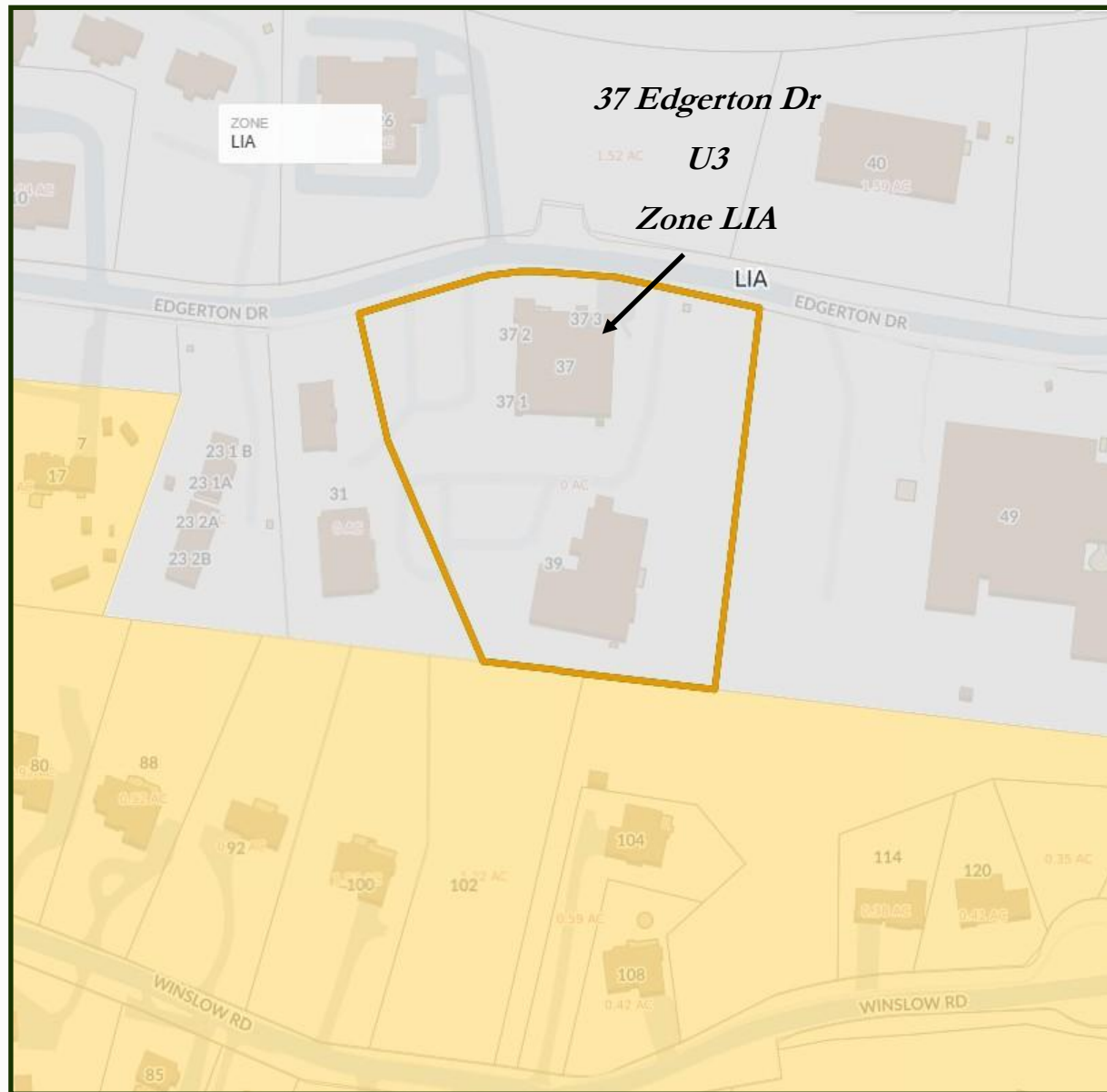
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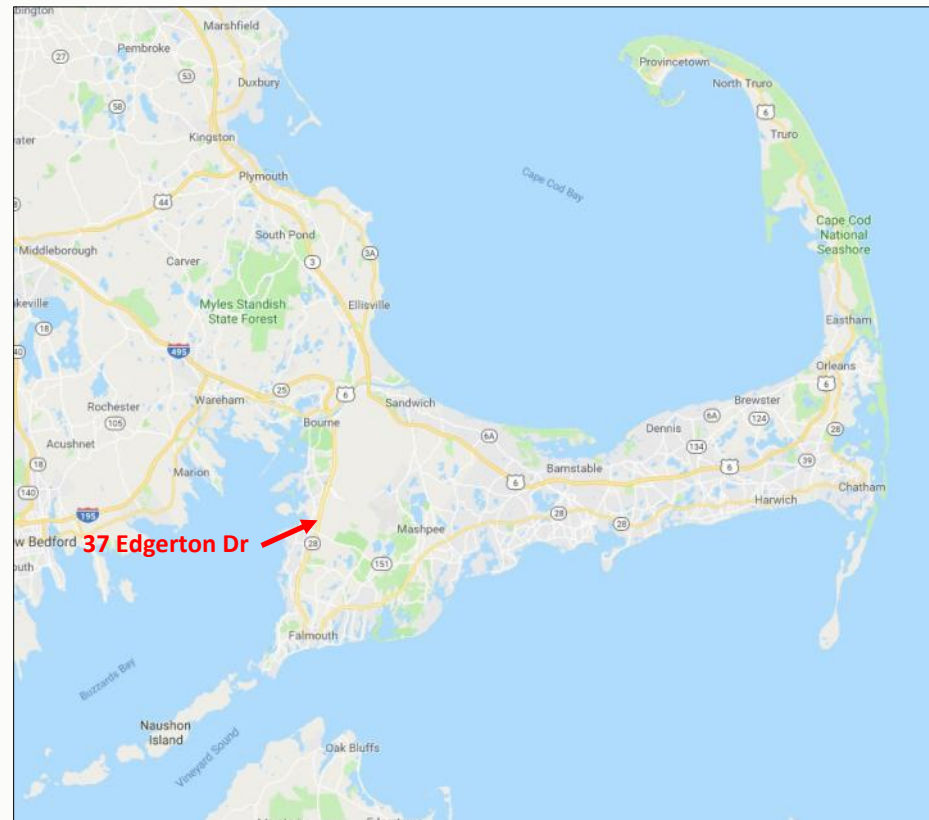
Zoning - LIA - Light Industrial A District

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Pynet Dermatology Tenant

LEASE IN PLACE

This is a 3,694± SF unit located at 37 Edgerton Drive in North Falmouth, in the heart of the North Falmouth Medical Community. This unit has front and rear entrance/exits, 6 patient rooms, 2 private offices, ADA bath, kitchenette, and onsite shared parking. This is an extremely heavily traveled year round retail/professional area. Complimentary businesses are located in the immediate neighborhood.



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FALMOUTH

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