



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Business Services*

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*634 N Falmouth Hwy - U7*

*N Falmouth, MA*

**Offered at \$1,000/Month  
Plus Utilities**



- \* **840 SF ON 1ST FLOOR**
- \* **RETAIL/OFFICE SPACE**
- \* **INCLUDES PARKING**
- \* **SIGNAGE ON N FALMOUTH HWY**

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***EXCELLENT LOCATION - RTE 28A***

***Well Established Strip Shopping Plaza***

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*Offered By:*



**HARTEL COMMERCIAL REAL ESTATE**

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Jody Shaw  
508-566-3556  
Jody@HartelRealty.com

Main Office  
508-444-0172  
www.HartelRealty.com



## *Property Details*

- \* **840 SF Retail/Office Space**
- \* **High Traffic Location with US Post Office and Dunkin Donuts within the complex**
- \* **Three Rooms - Private Half Bath**
- \* **Built in 1982**
- \* **Situated on 1.80 Acres of Land**
- \* **Signage on N Falmouth Hwy/Rte 28A**
- \* **Parking On Site**
- \* **Excellent Exposure with Direct Location on N Falmouth Hwy**
- \* **Located less than One Mile from Rte 151 Signal Light**
- \* **ADA Accessible - Handicap Ramp**
- \* **Zoned Business 3**

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*634 N Falmouth Hwy aka Rte 28A*

*N Falmouth, MA*

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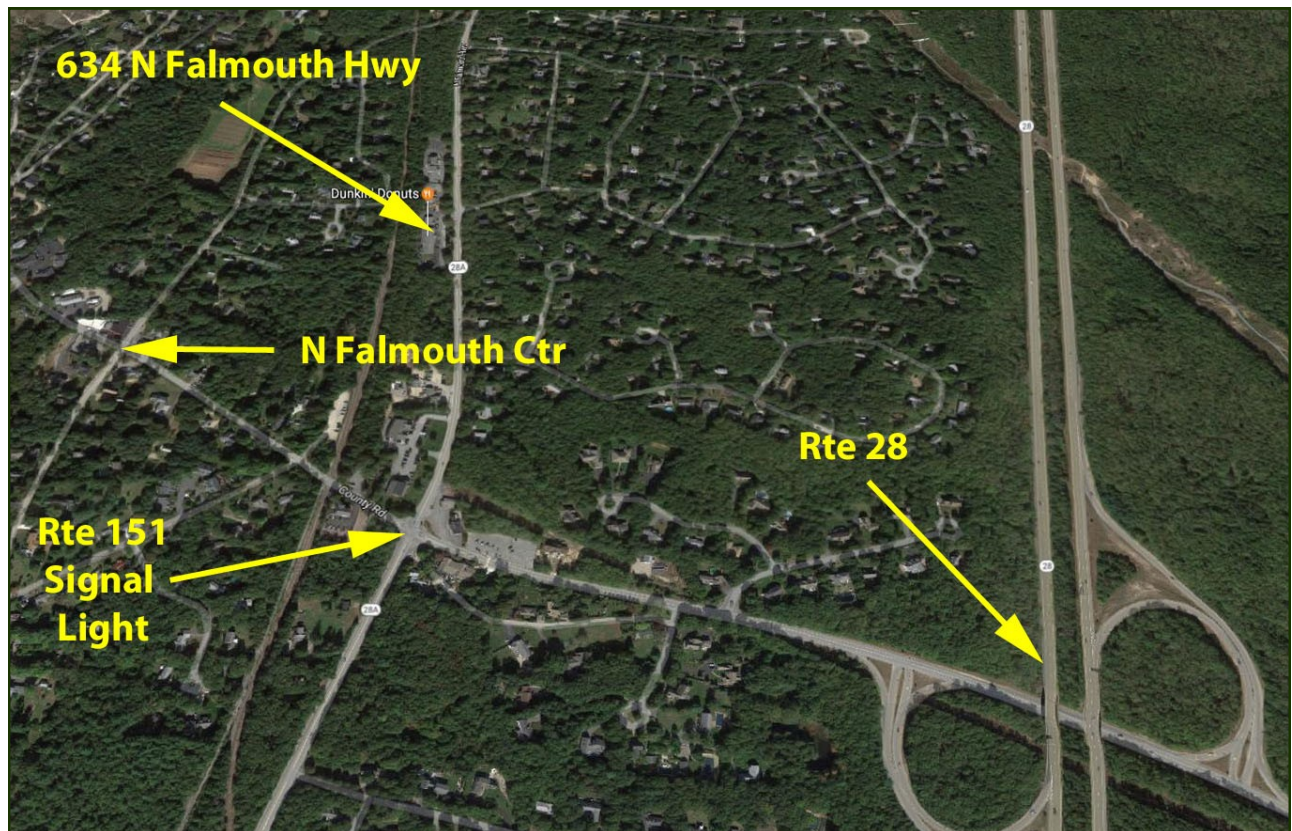
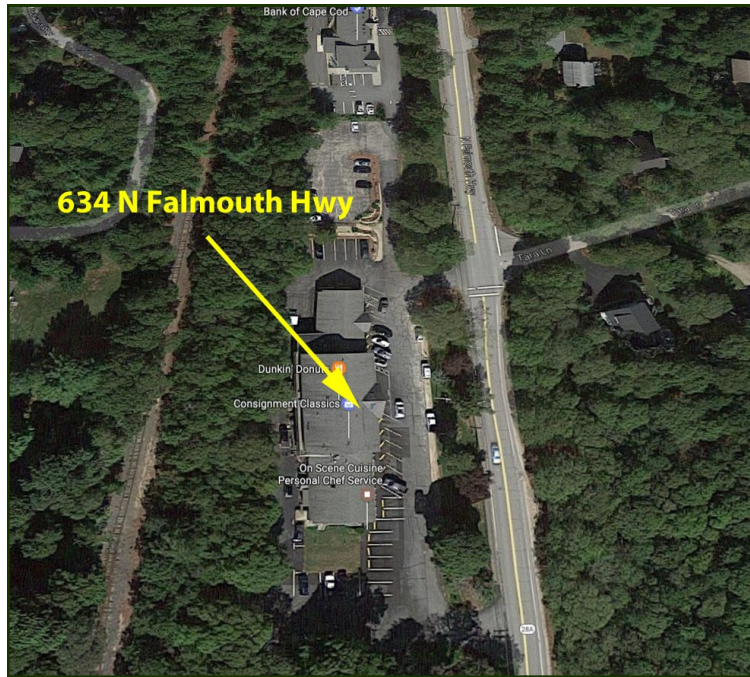
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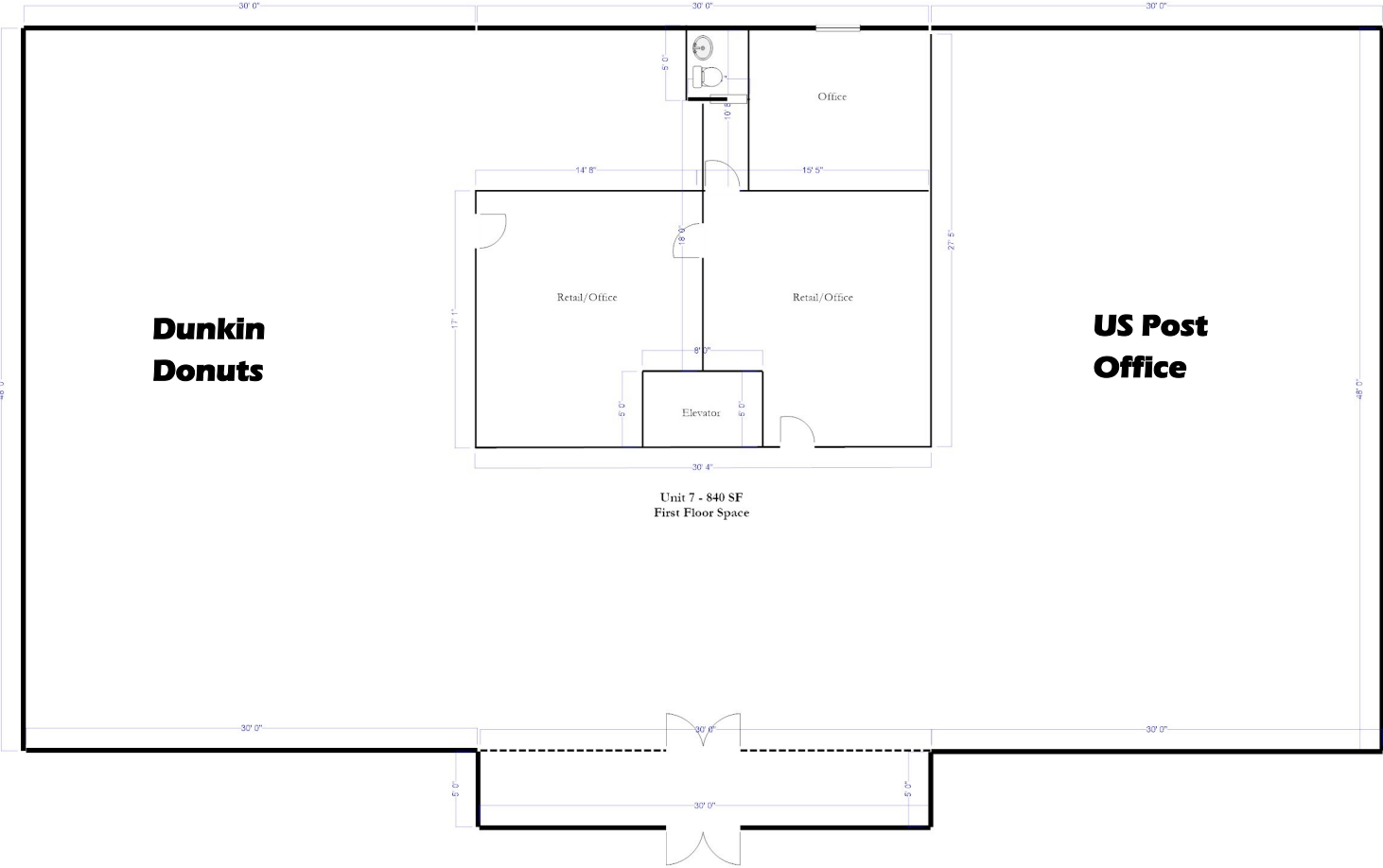
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# 634 N Falmouth Hwy Maps



*634 N Falmouth Hwy*  
*Floor Plan - Unit 7*



Unit 7 - 840 SF  
First Floor Space

*Entrance*

*Rte 28A*





## *634 N Falmouth Hwy Unit 7 - Property*

**T**his property is located directly on N Falmouth Hwy., aka Rte. 28A and just north of the Rte 151 signal lights. Excellent Visibility in a heavily traveled well-established complex. There is constant foot traffic from the US Post Office and Dunkin Donuts, both of which are located within the building on either side of the Unit. Parking onsite surrounds the property.

**W**ell maintained and clean, this unit is move in ready. Multiple display windows provide natural light and give an open airy feeling throughout. Unit D is comprised of 840 SF with three rooms and private half bath, offered at \$1,000/Month plus Utilities.

