



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Business Services*

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*634 N Falmouth Hwy -  
N Falmouth, MA*

**1,600± SF**

**Front Retail Space**

**Offered at \$1,800/Month**

**Plus Utilities**



- \* **1,600± SF FRONT LOCATION**
- \* **HARDWOOD FLOORS**
- \* **REAR EXIT/LOADING DOOR**
  - \* **RETAIL 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  
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Main Office  
508-444-0172  
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## *Property Details*

- \* **1,600± SF Front Location - Retail/Office Space**
- \* **High Traffic Location with US Post Office and Dunkin Donuts within the complex**
- \* **Two 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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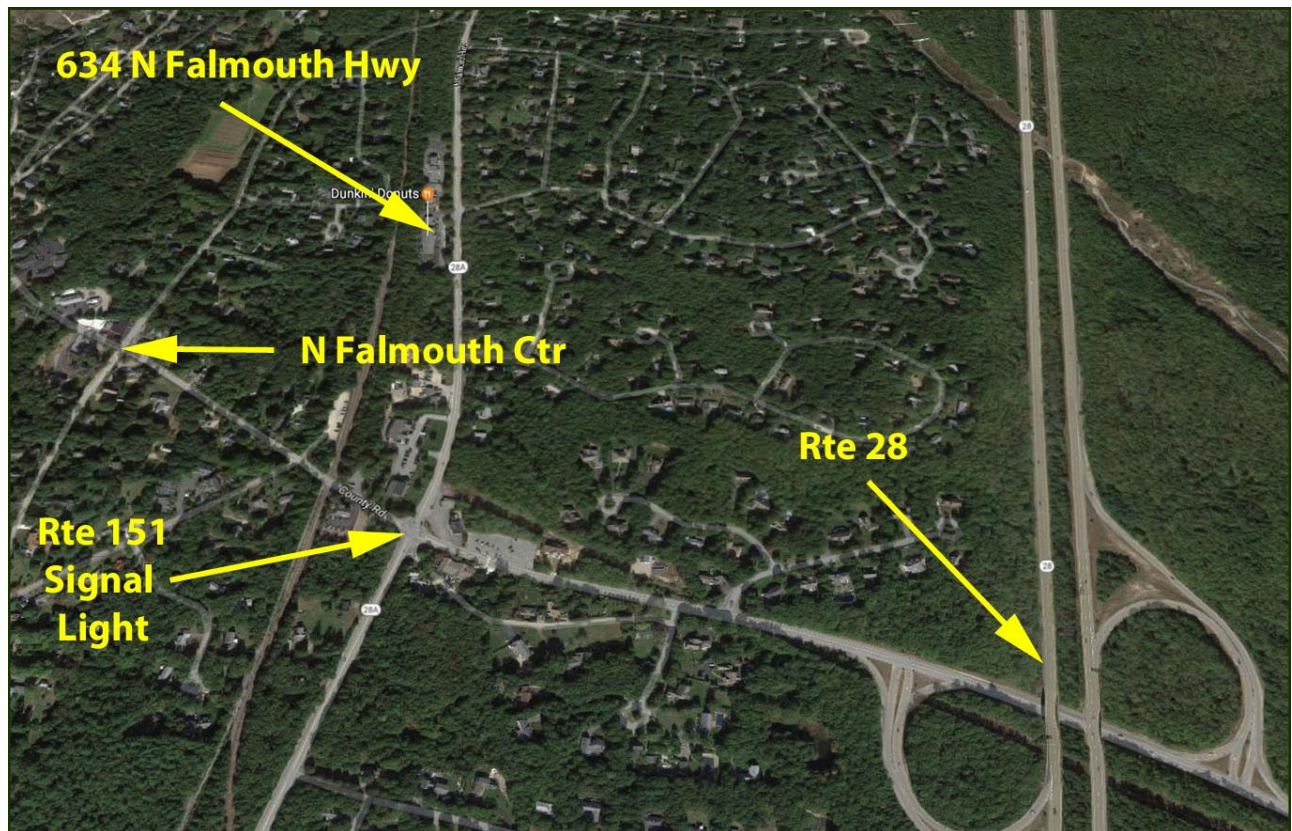
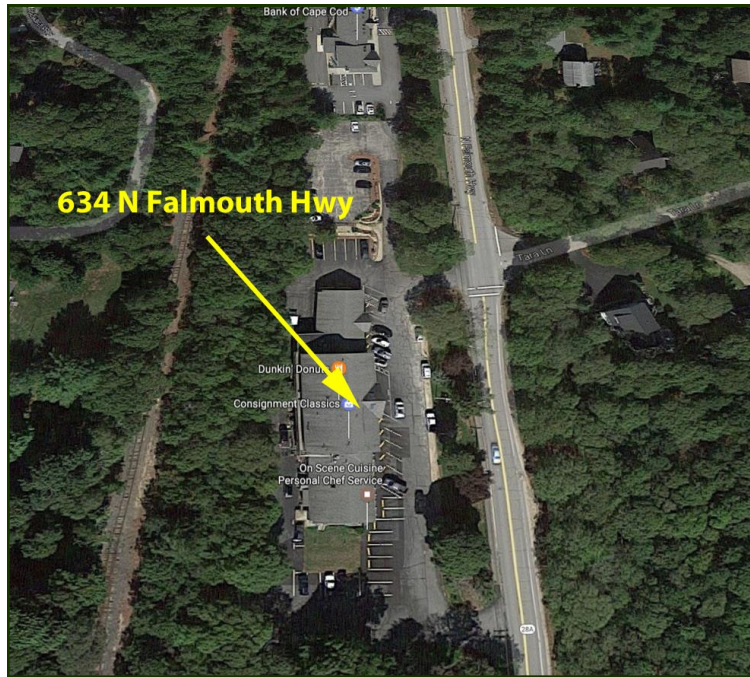
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# 634 N Falmouth Hwy Maps



*634 N Falmouth Hwy*  
*FloorPlan - Front Unit*



**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, which is adjacent to the Unit via separate entrance. Parking onsite surrounds the property.

**W**ell maintained and clean, this unit is move in ready. Large display window provides natural light and give and open airy feeling throughout. This space is comprised of 1,600± SF with two rooms and private half bath, wired for alarm system and has a loading dock. Offered at \$1,800/Month plus Utilities.

