



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE –

\$1,500/Month NNN

Retail Space – 1,320± SF Unit 1

237 Route 28, West Yarmouth, MA



On-Site Parking ~ Road Signage

Established Retail Location

Located on Route 28 in Heart of Commercial District

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth**, MA 02540 | 40 Willard Street, Unit 207, **Quincy**, MA 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Jody Shaw - Cell: 508-566-3556

Email: Greg@HartelRealty.com or Jody@HartelRealty.com

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Executive Summary

Property Address:	237 Route 28 West Yarmouth, MA
Property ID:	37/63
Lease:	\$1,500/Month
Lease Terms:	NNN
FY2014 Taxes:	\$2,702.39
Total Land Area:	8,712± SF
Town/Well Water:	Municipal
Town/Private Septic:	Private
Zoning:	Business 2



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Detailed Summary

Unit:	1
Unit Size:	1,320± SF
Levels:	First Floor – Retail Usage
Access:	Front through Glass Doors
Floor:	Vinyl
Bath:	Private
Parking:	On-Site
Amenities:	First floor units street level

Road Signage on Route 28



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General Overview of Area and Building:

237 Route 28 is located directly on Rt. 28. This location is in the heart of the commercial district and in the growth incentive zone which targets the surrounding motel/hotels. Attracting attention and revitalization to the area are key elements in the locus of our property which has gained much publicity and transition to improve Route 28. This is a heavily traveled road year round with good visibility.

237 Route 28 contains a one story retail building, built in 1965, with two parallel units, one being 1,320± SF and one larger 1,680± SF, totaling 3,000± SF. There is a common walk and overhang to provide shelter from rain and sun. The parking lot has 2,000± SF of paved parking in the front of the building. Available For Lease is Unit 1: the 1,320± SF space.

Located adjacent to our property is a new residential complex already under construction. With this new development next door, there will be added foot traffic to our already high vehicle traffic location.



New Residential Complex
Under Construction
Adjacent to Our Property

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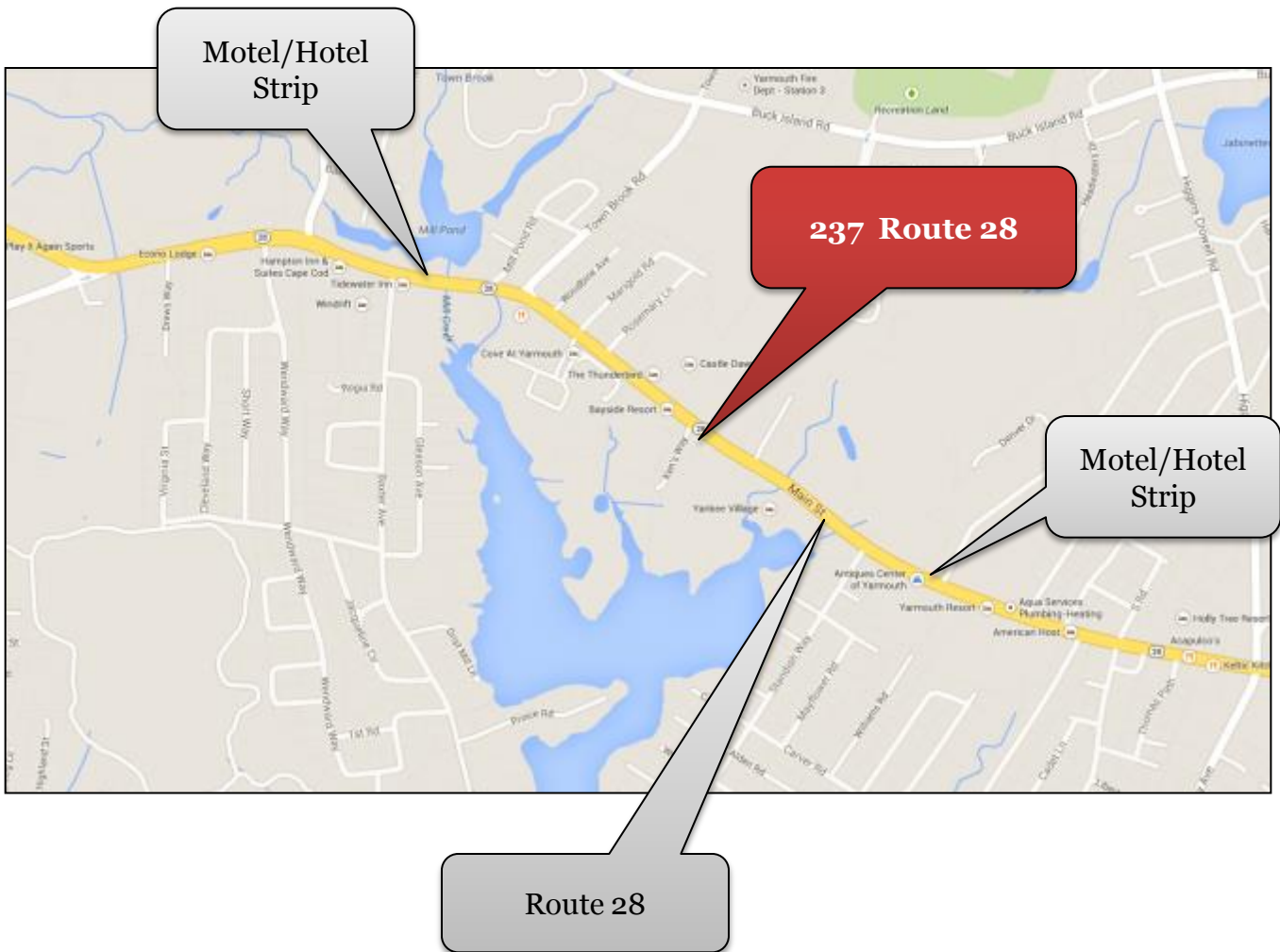
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Location Map



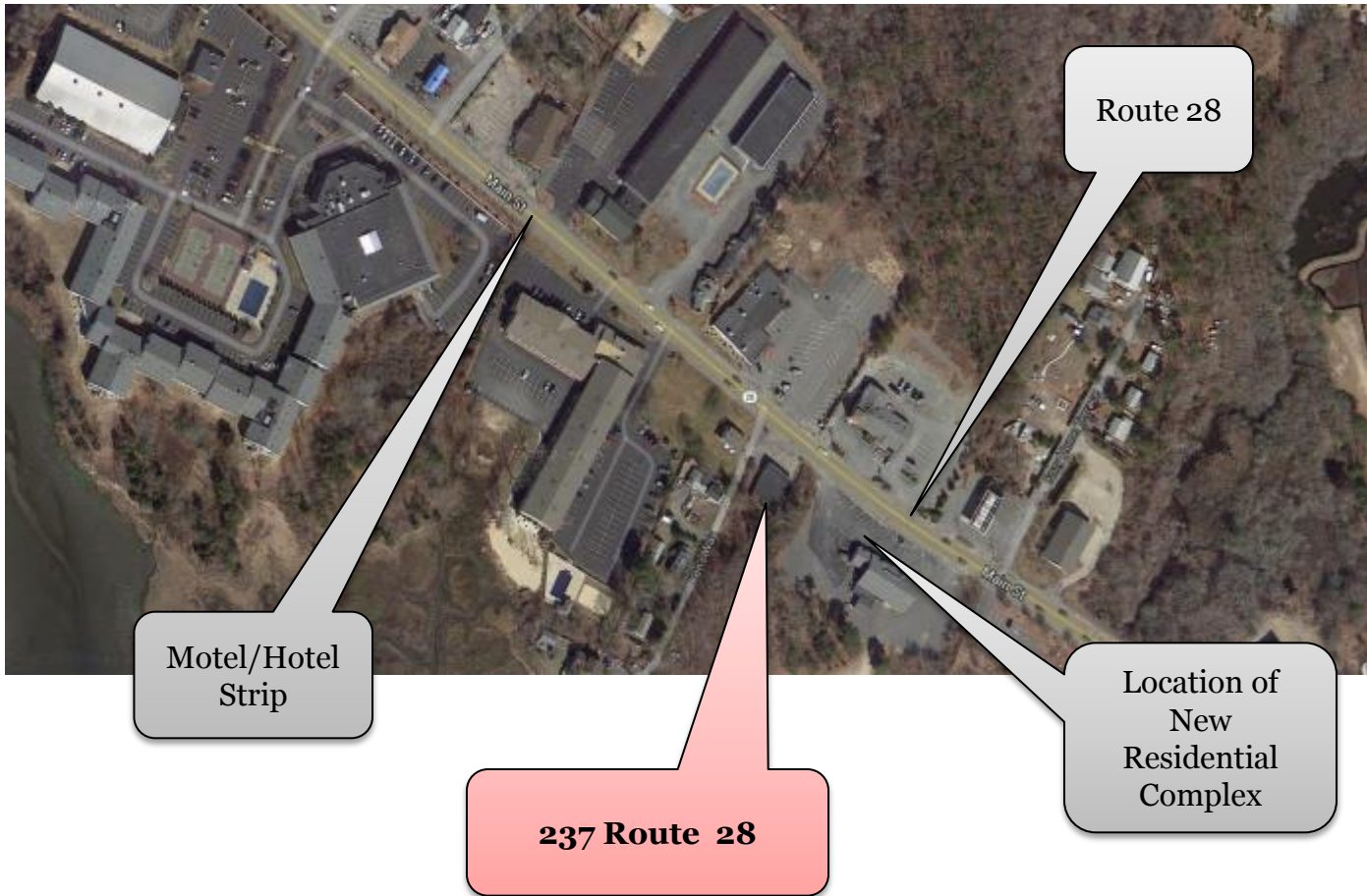
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Satellite View



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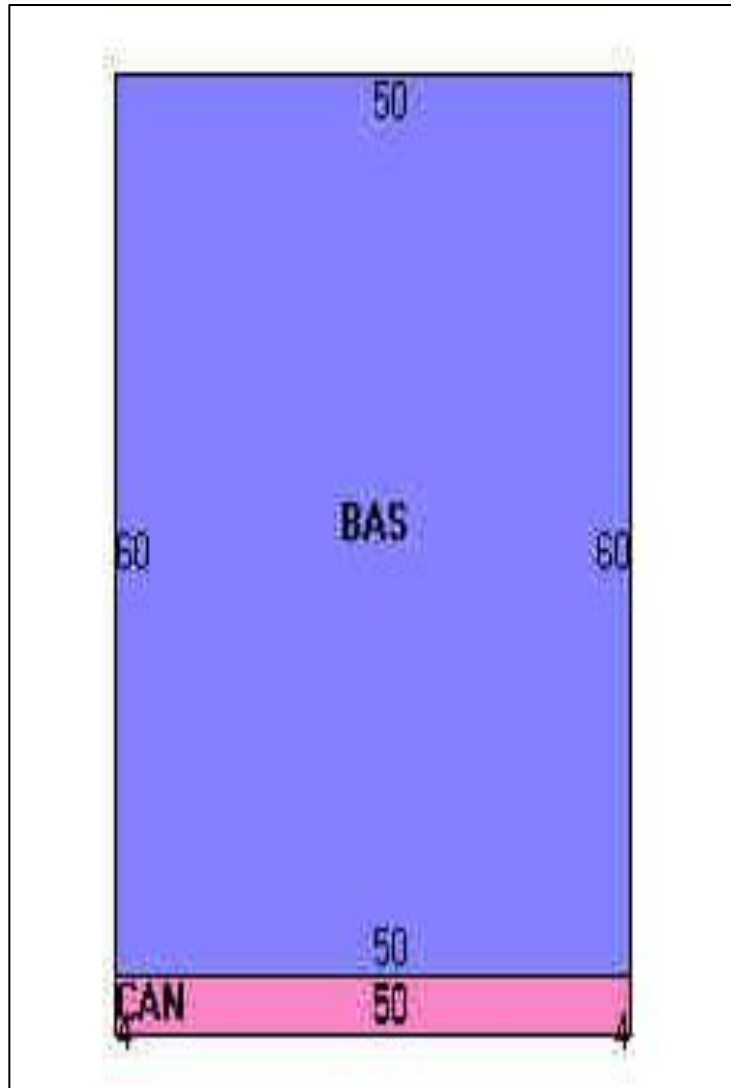
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Assessor Floorplan



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