



1383 Route 28A - Bourne/Cataumet, MA

3,244± SF of Prime Office/Retail Space - Mixed Use Opportunity
Potential Income Revenue Property

For Sale at \$875,000

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HARTEL COMMERCIAL REAL ESTATE
Falmouth

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Area Description

The Location

Cataumet is a small Upper Cape village in the town of Bourne and strategically located along scenic Route 28A. This well-located commercial property offers exceptional visibility and convenient access within the Upper Cape market. Situated in the desirable Cataumet corridor, the property benefits from a high-exposure location along one of the area's primary local routes, connecting Bourne, North Falmouth, and surrounding Cape communities.

The Building

The property presents an excellent opportunity for office, professional, or mixed commercial use, featuring a well-maintained building with flexible space configurations suitable for owner-users, investors, or business operators seeking a strategic Cape Cod presence. Surrounded by established businesses, coastal amenities, and residential neighborhoods, this property combines professional layout with the character and convenience of the Upper Cape market, creating a compelling opportunity for occupancy or investment.

1383 Route 28A

A rare opportunity to own a beautifully renovated, turn-key office building in one of Cape Cod's most sought-after villages. Positioned directly on Route 28A with excellent visibility and easy access to Route 28 and Route 151, this property puts a business minutes from the Bourne Bridge, the Cape Cod Canal, and the full reach of the Upper Cape allowing efficient connectivity to both on-Cape and off-Cape destinations.

Offered For Sale - \$875,000

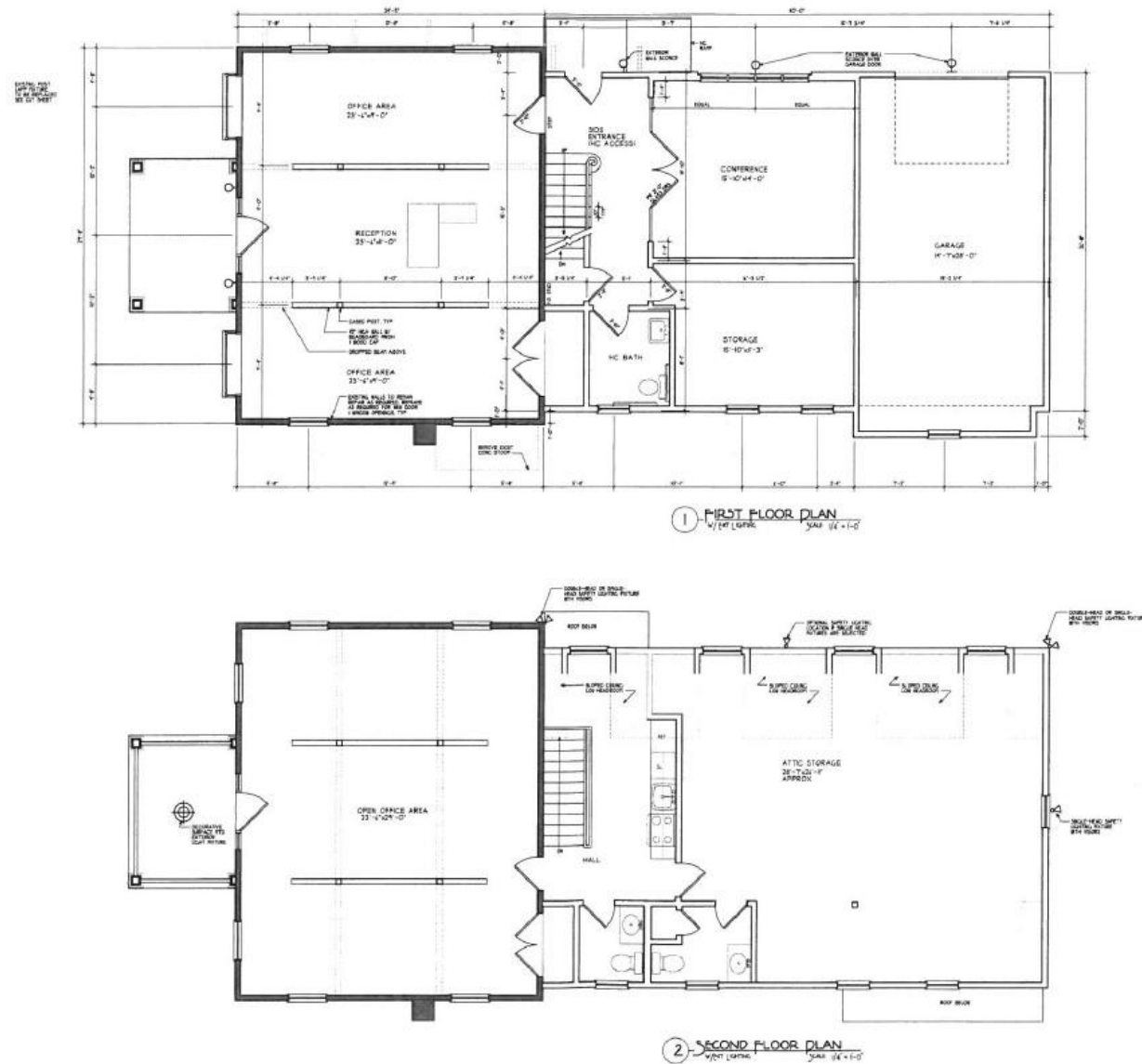
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Property Details

- * **3,244± SF of Prime Mixed Use Office Building For Sale**
- * **MassDOT Traffic Counts on Rte 28A in 2025 - 14,590/Vehicles/Day**
- * **.53± Acre Lot**
- * **Zoned B2 - Business 2**
- * **Two Story with Offices/Conference Room/Heated Garage**
- * **Potential for Upper Level Residential Generated Income**
- * **Signage on Route 28A**
- * **On-Site Parking**
- * **FHA/Gas 100% AC**
- * **Originally Built in 1940 - Total Renovation in 2008**

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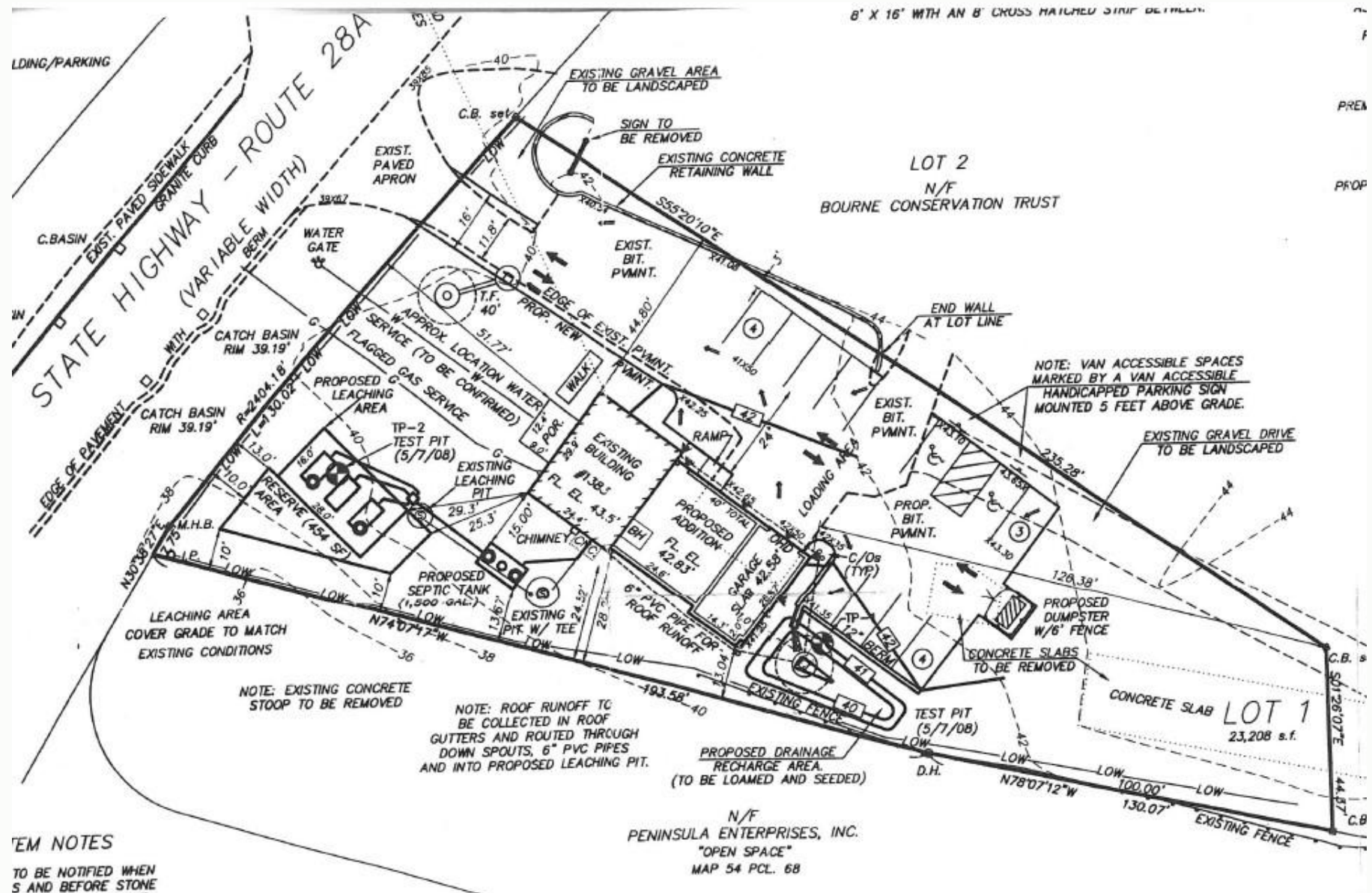
Floor Plans

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Neighborhood

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Site Plan

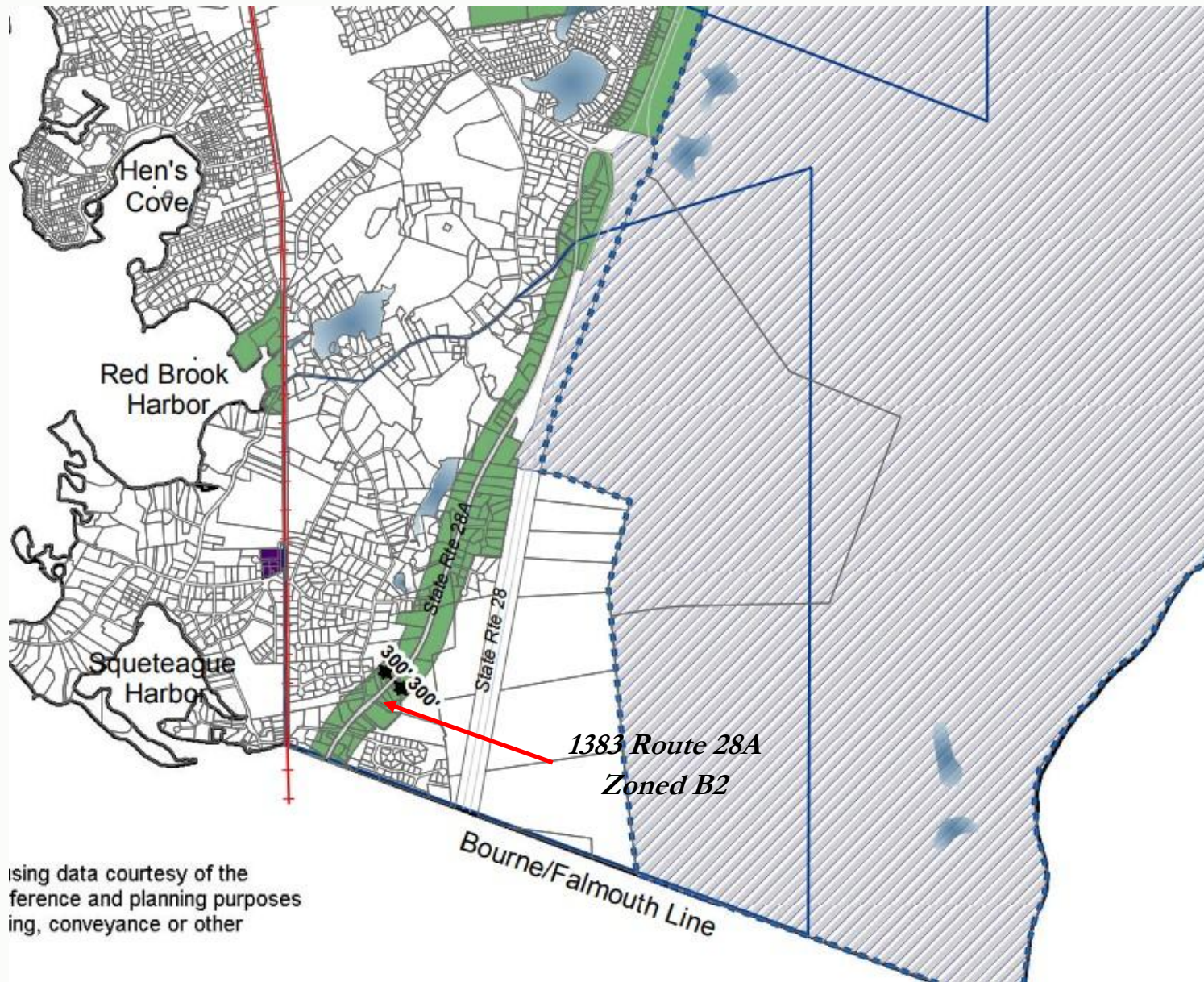
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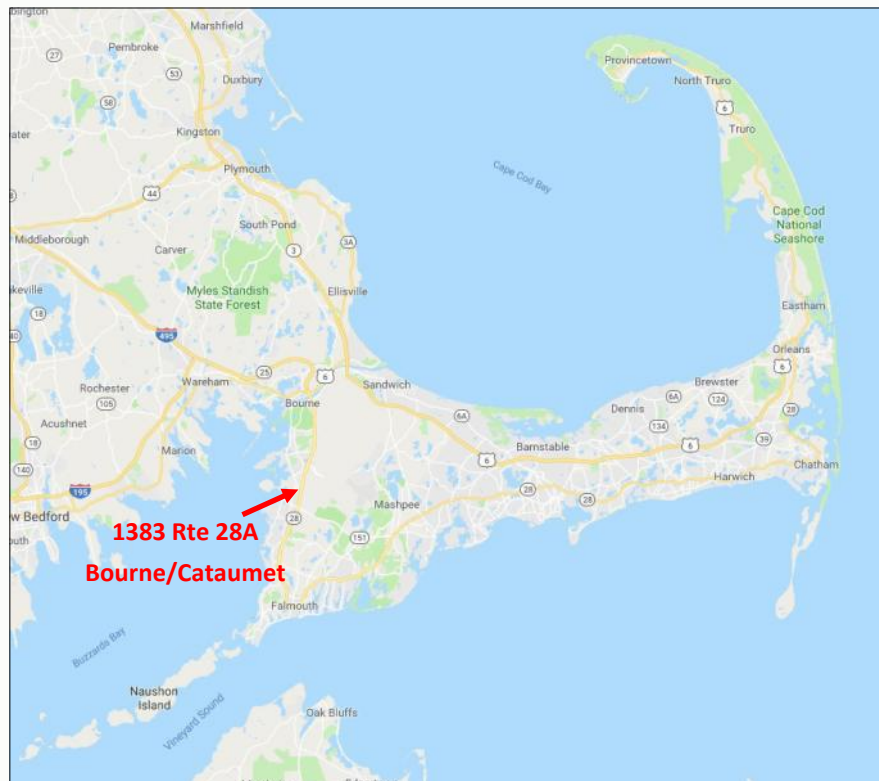
Zoning - B2 - Business 2 District

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1383 Route 28A

Bourne, MA

This is a 3,244± SF Mixed Use Building located at 1383 Route 28A in Bourne, MA and is in the heart of the Cataumet Business Corridor. This two story building has Offices/Conference Room/Heated Garage with potential for Upper Level Residential Generated Income on .53± Acres. This is an extremely heavily traveled year round retail/professional area. Complimentary businesses are located in the immediate neighborhood.



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