



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

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## 15 Long Hill Road - Unit 4 Adjacent to Rte 28A Bourne, MA



- \* 1,218± SF INDUSTRIAL BAY - CURRENTLY TENANT AT WILL OCCUPIES SPACE
- \* 17.8' OVERHEAD POWER DOOR / LOFT STORAGE / FRONT F& REAR ACCESS
- \* EASY ACCESS TO RTES 28A & MACARTHUR BLVD

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## Offered for \$199,000

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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  
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## Property Detail

- 1,218± SF Renovated Available Space
- Offered for \$199,000
- Tenant at Will currently occupies space
- Separate Private Entrance and Rear Exit
- Large Open Space with 17.8' Overhead Power Door
- Bath in Rear with Storage in Loft Area
- Parking on-site
- FY 2019 Assessment: \$ 133,900
- FY 2019 Taxes: \$1,419
- \* Zoned - B2 Business 2







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## Satellite View



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## Neighborhood View



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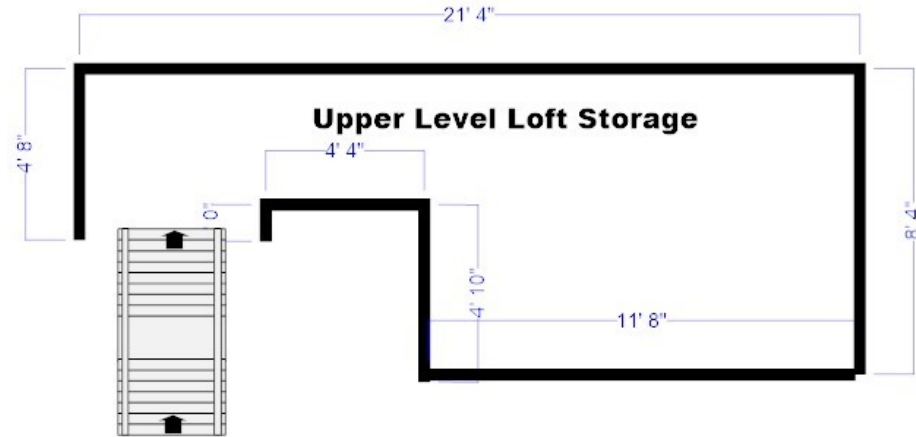
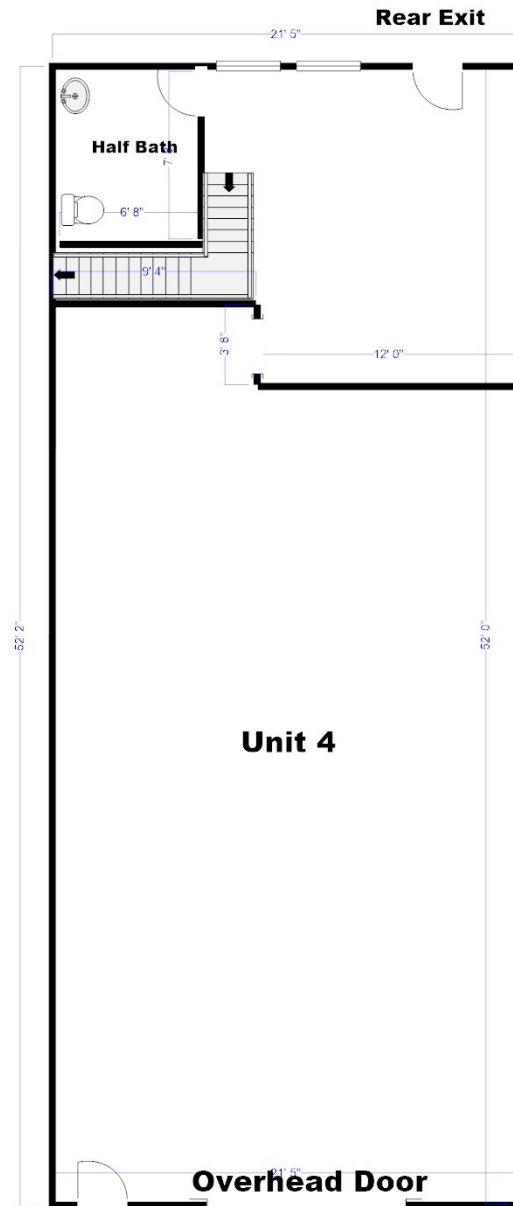
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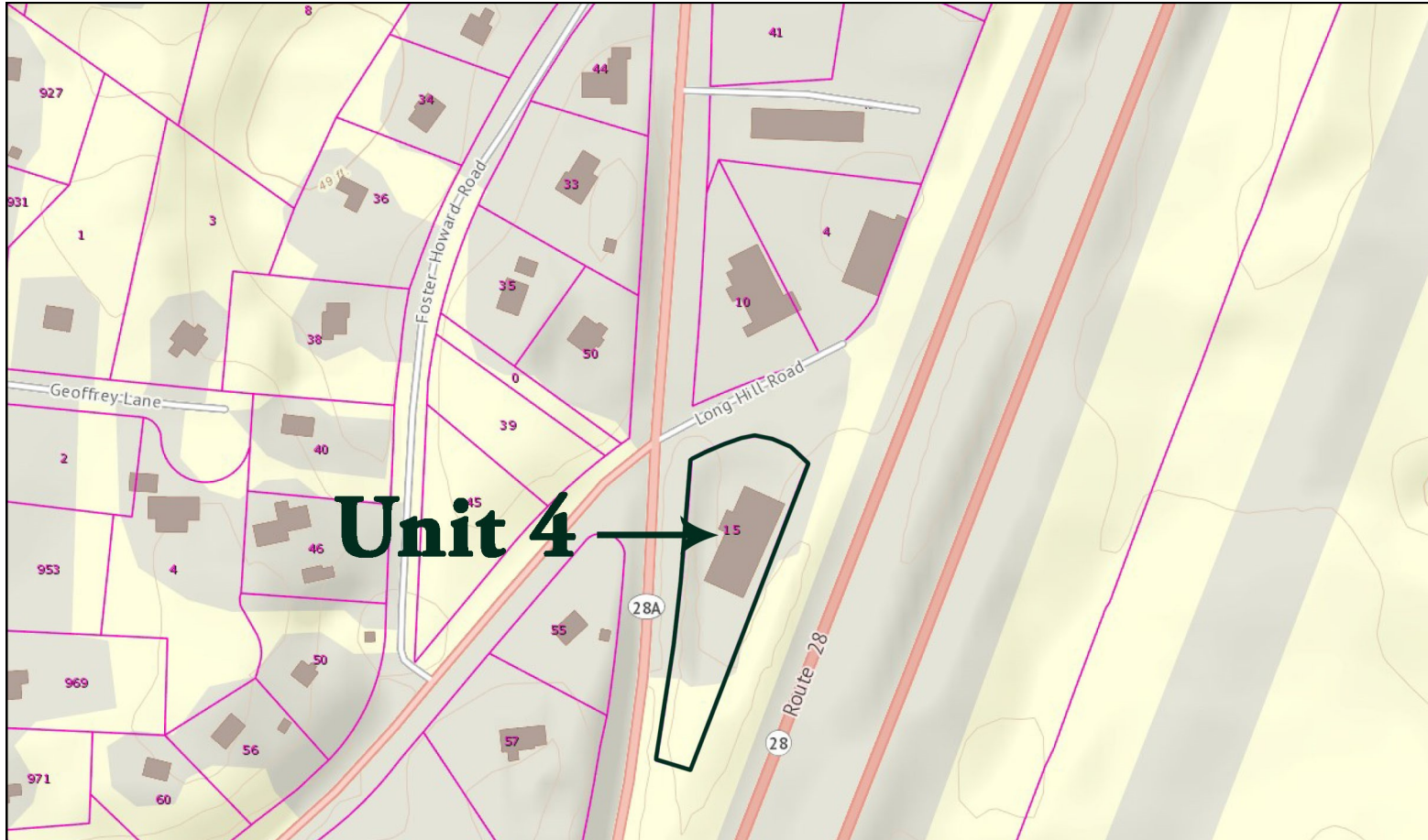
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## ***FLOORPLAN***



# *Assessor Map*

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## *15 Long Hill Road - Unit 4 - Bourne*

The 15 Long Hill location is in an area of mostly industrial and retail uses as well as residential. There are restaurants, residential, commercial and industrial buildings surrounding this space. Adjacent to the space is Route 28A, a heavily traveled year round road. This site is Business 2 zoned. Easy access to Rte 28, MacArthur Blvd gives this location added advantage for any allowed use.

