



606-610 MacArthur Blvd - Rte 28  
Bourne, MA

**“NEW PRICE” For Sale at \$1,695,000**

**Industrial Property For Sale | 1.35± Combined Acres - 1 Building 6,000± SF**

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**HARTEL COMMERCIAL REAL ESTATE**  
**Falmouth**





## Property Summary - For Sale

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- \* Industrial Building - 6,000± SF Total
- \* 1.35± Acre Combined Site (Two Parcels: 0.79± Acre & 0.56± Acre)
- \* Expansion Potential: Adjacent Lot Included in Sale
- \* Current Use - Auto Repair Facility - Serving Customers for Over 70 Years
- \* Adjacent Additional Lot Included - Potential for Expansion
- \* 20 Foot High Ceilings - Five 10' x 10' Overhead Doors & One 10' x 14' Overhead Door
- \* Reception and Office Area - Two ADA Compliant Restrooms
- \* Originally Built: 1981 | Rebuilt: 2006
- \* Zoning: B4 (Business 4) & WRPD (Water Resource Protection District)
- \* Inquire Regarding Inventory & Equipment
- \* High Visibility: Direct Location on Route 28 - Minutes to Bourne Bridge - Heavy Daily Traffic

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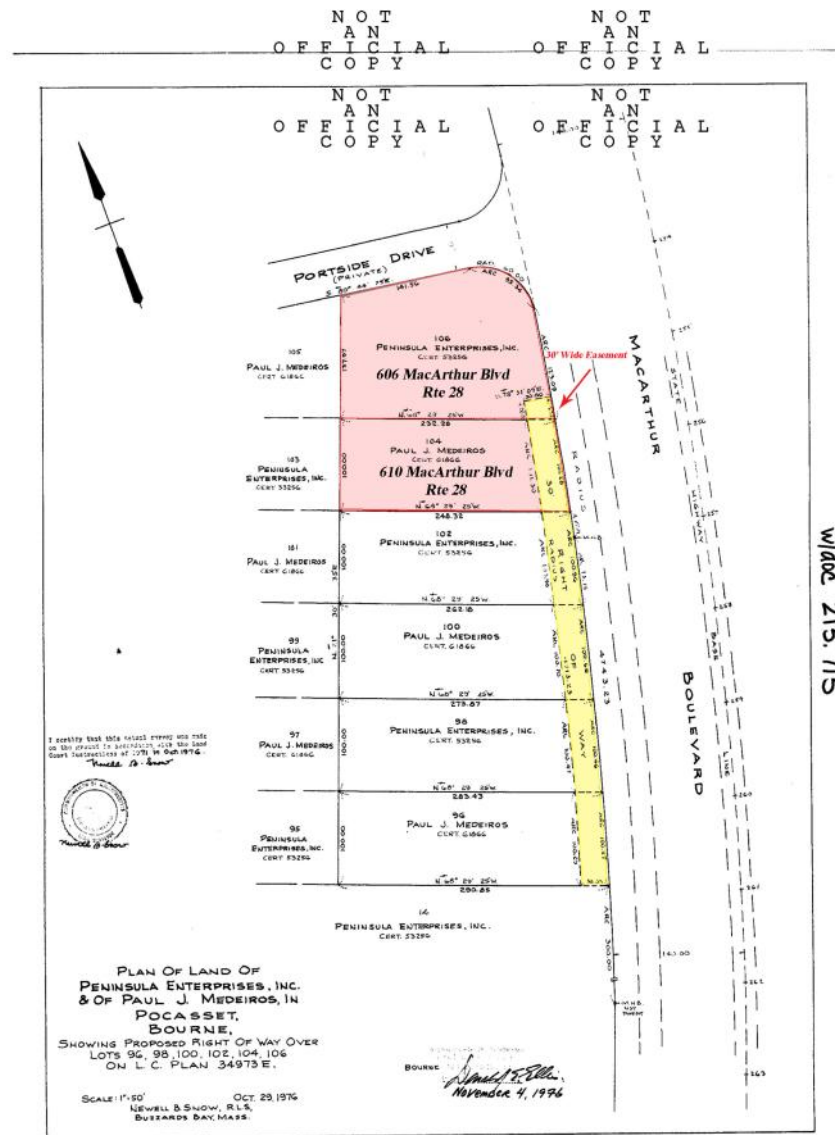


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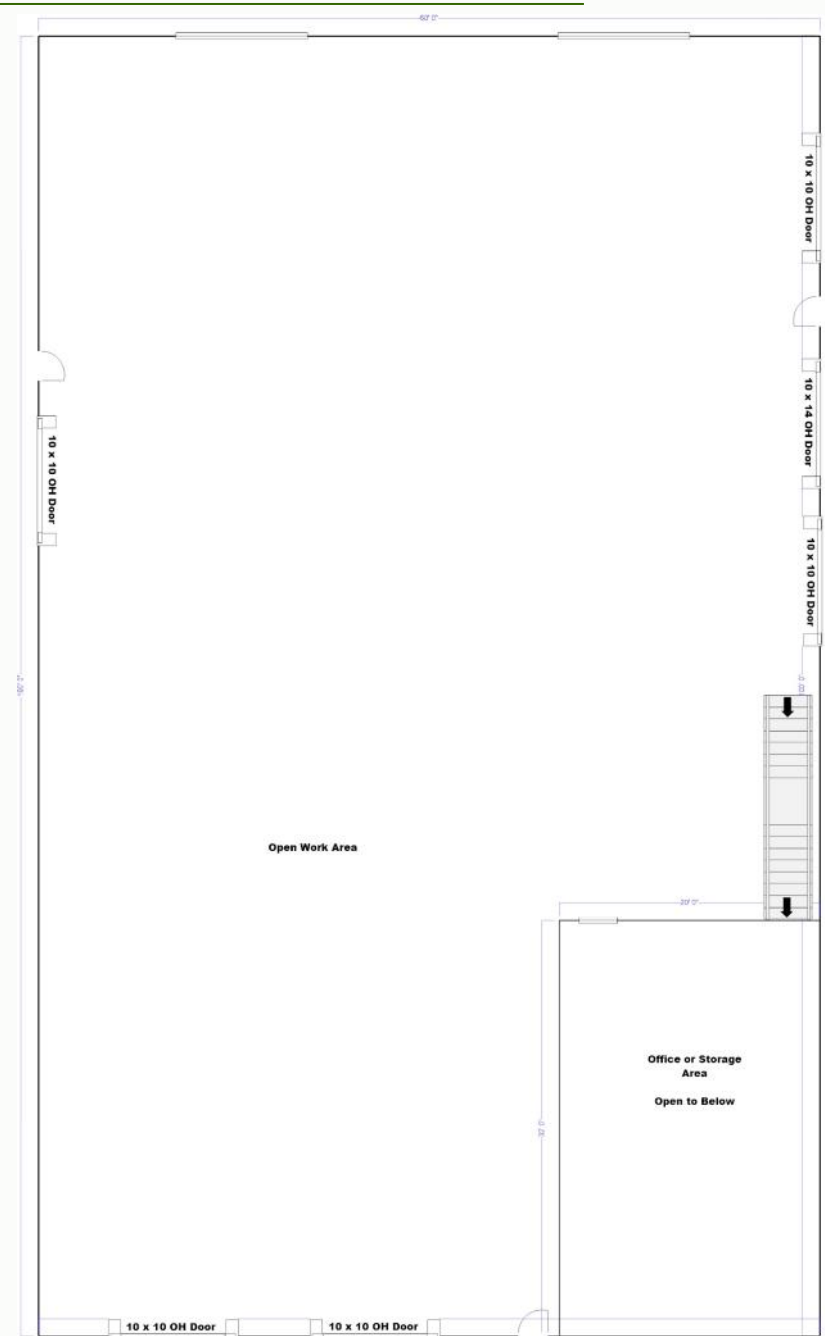
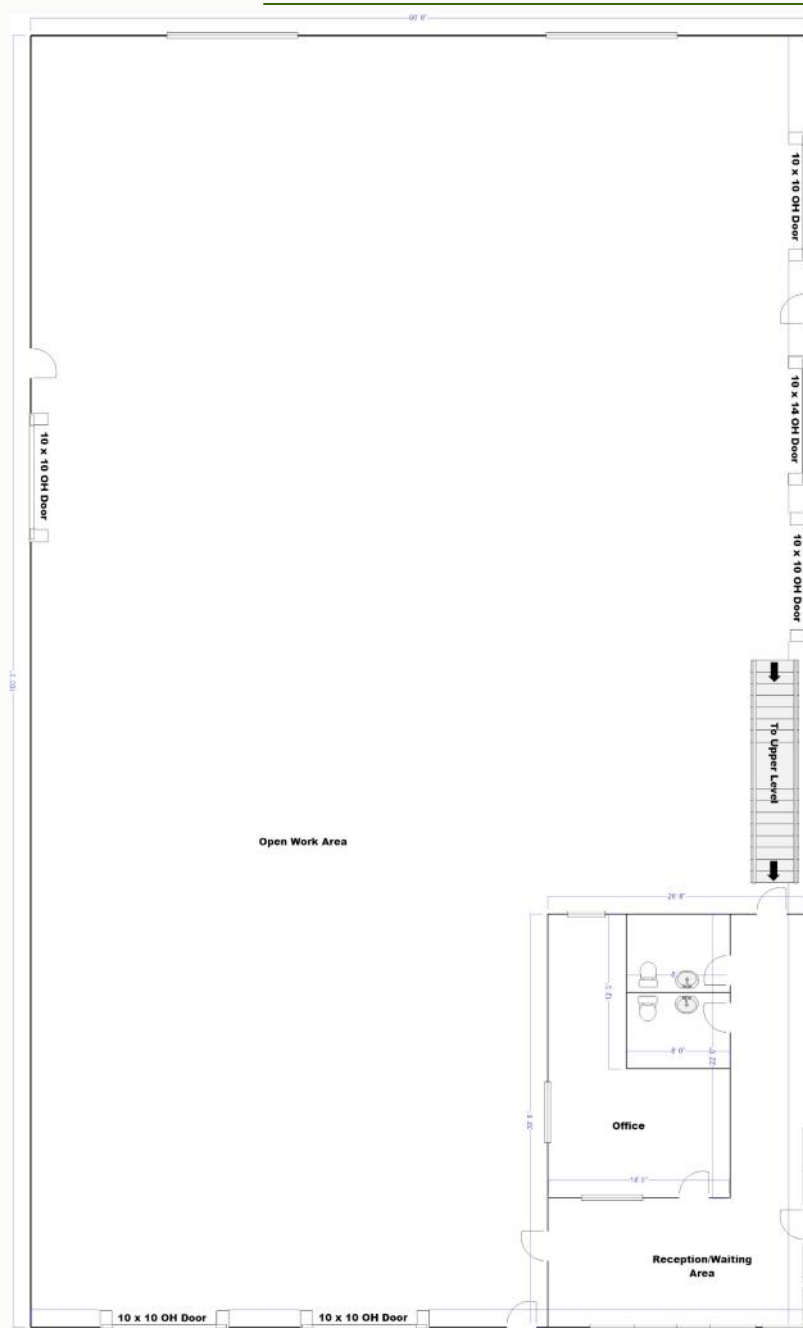


Satellite

# Easement Plan



## Lots 106 & 104





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Neighborhood



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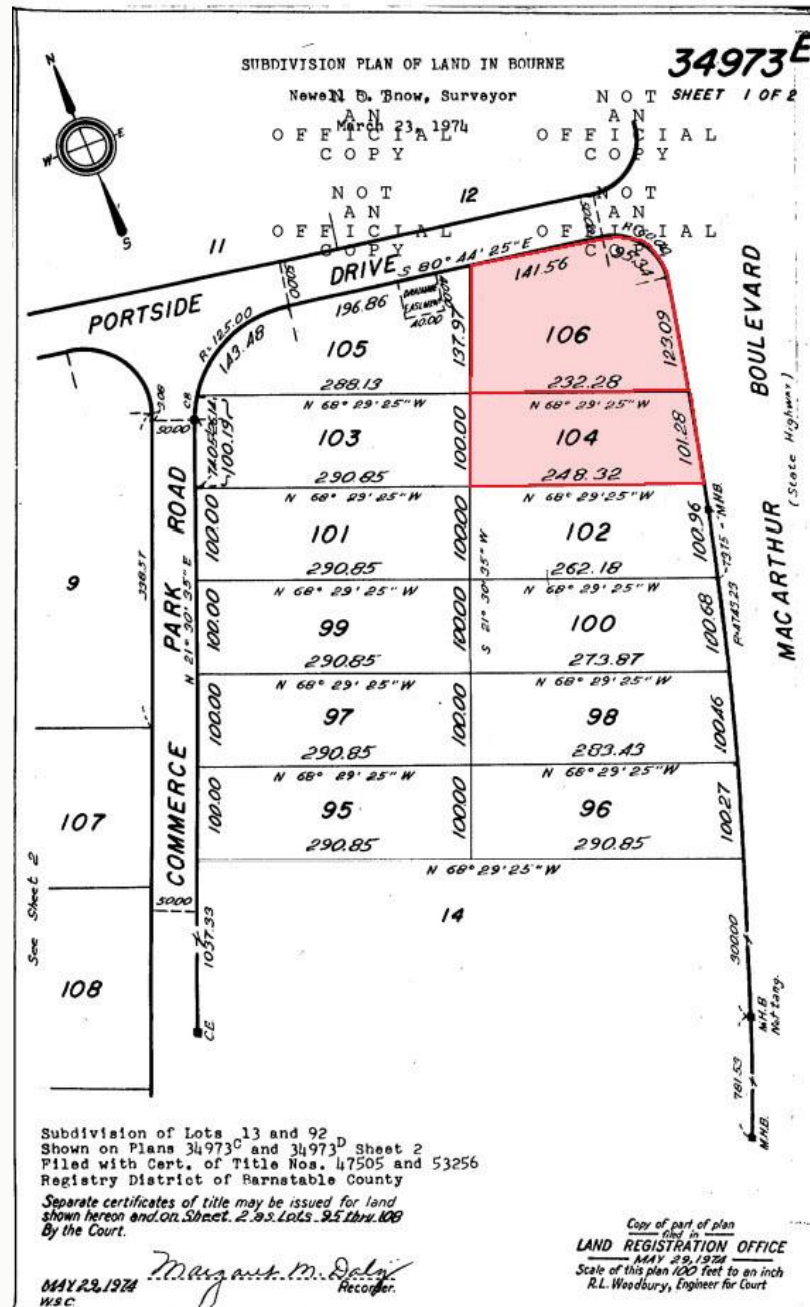
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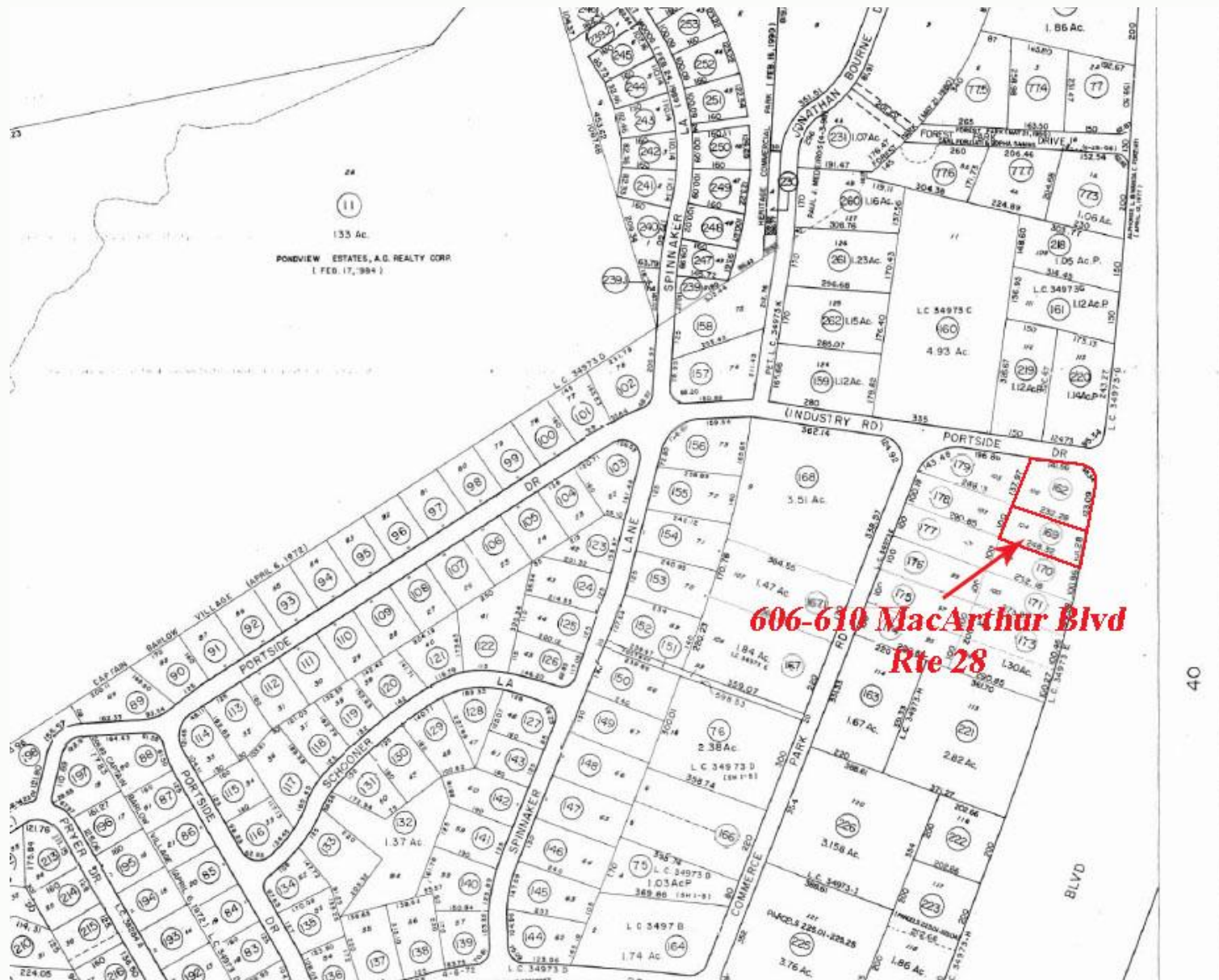


Site Plan

Lots 106 & 104



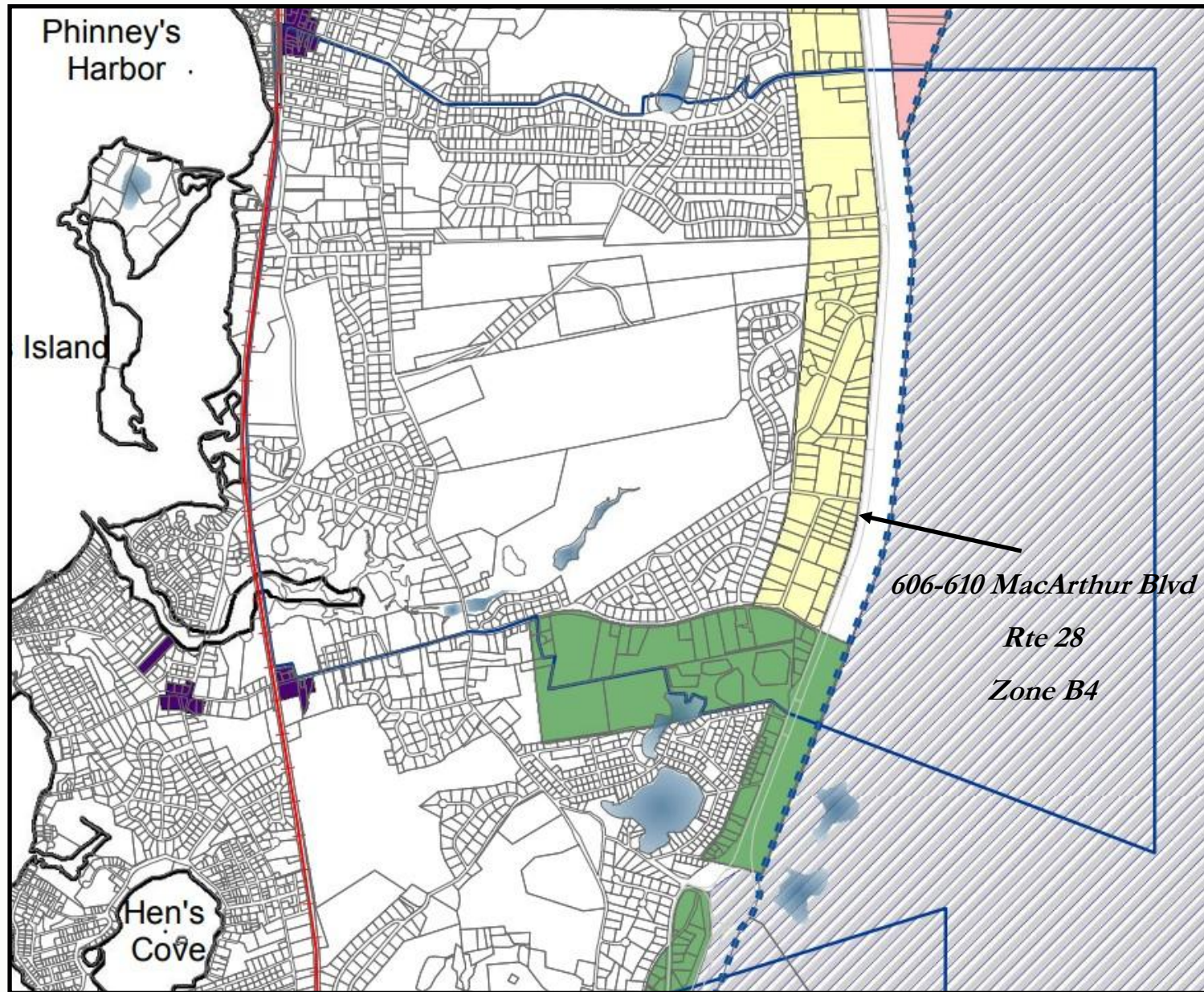
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Assessor Map



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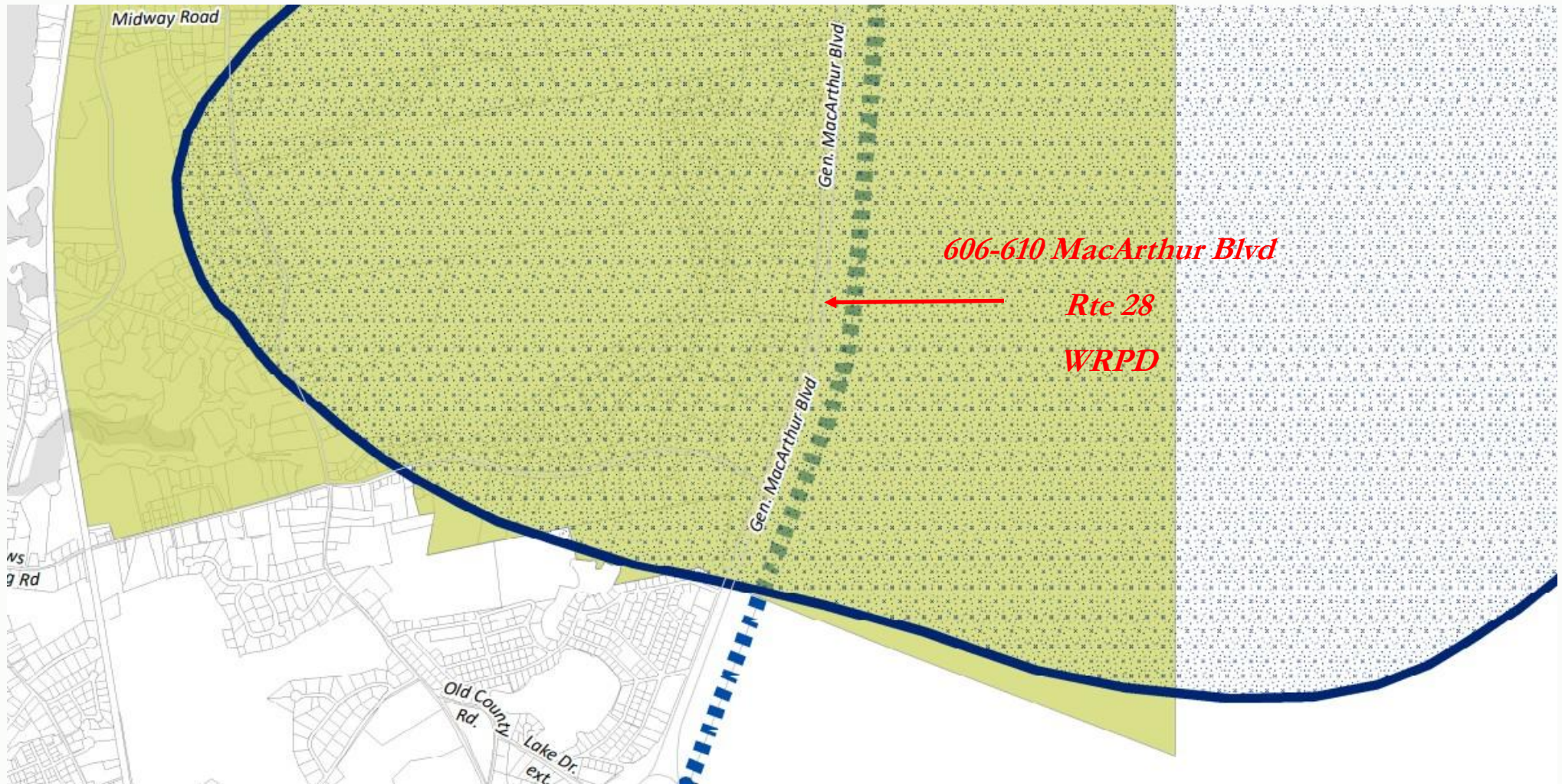


**Zoning - B4 Business 4 District**



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Overlay Zoning - WRPD - Water Resource Protection District



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FALMOUTH

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## Contacts

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