



108 Trotting Park Road - East Falmouth, MA

Zoned AGB - Agricultural B

Former Family Residence and Business - Teaticket Auto

FOR SALE - \$1,625,000

Jody Shaw
Greg Hartel

508-566-3556 Jody@HartelRealty.com
617-256-3169 Greg@HartelRealty.com



HARTEL COMMERCIAL REAL ESTATE
Falmouth

108 Trotting Park Road, East Falmouth, MA

Property Details

- * **Prime Residential/Commercial Space For Sale - Due Diligence for Allowed Uses**
Former Family Run Teaticket Auto for Over 60 Years
- * **3.23± Acre Site and Zoned AGB - Agricultural B**
- * **1,497± SF Single Family Residence Includes 6 Rooms, 3 Bedrooms, 2 Full Baths**
- * **Rear Buildings Include 2 Garages at 3,390± SF and 2,000± SF (5,390± SF)**
- * **Built in 1963, 1982 and 1986**

Property Description

108 Trotting Park Road, East Falmouth, MA offers a rare opportunity to acquire a versatile residential/commercial property with a long-standing local presence. Formerly residence and business location of Family Run “Teaticket Auto” for more than 60 years, this 3.23± acre site presents exceptional potential for owner-users, investors, and redevelopment-minded buyers, subject to due diligence on permitted uses. The property includes a 1,497± SF single-family residence featuring 6 rooms, 3 bedrooms, and 2 full baths, along with two substantial rear garage/shop buildings totaling approximately 5,390± SF (3,390± SF and 2,000± SF). This unique combination of residential living area and functional accessory commercial improvements creates flexibility for a variety of future applications. Positioned in East Falmouth with strong visibility and ample outdoor space, the site stands out as a prime opportunity for those seeking a distinctive mixed-use asset in a desirable Cape Cod location.

Offered For Sale - \$1,625,000 “As Is”

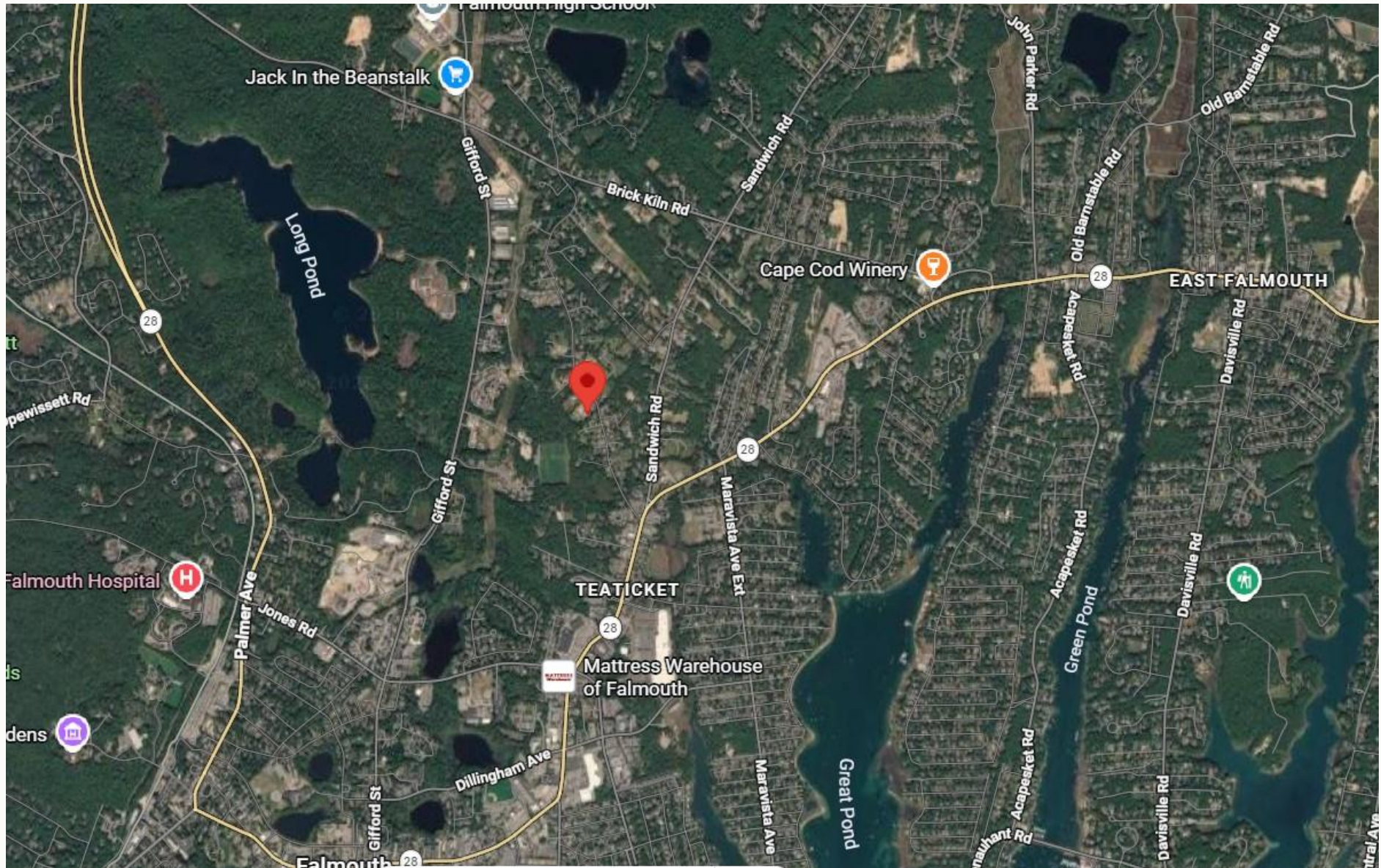
Note: Trucks are not Included in Sale Price - But are Available For Sale - Inquire for Pricing

108 Trotting Park Road, East Falmouth, MA



Satellite

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Neighborhood

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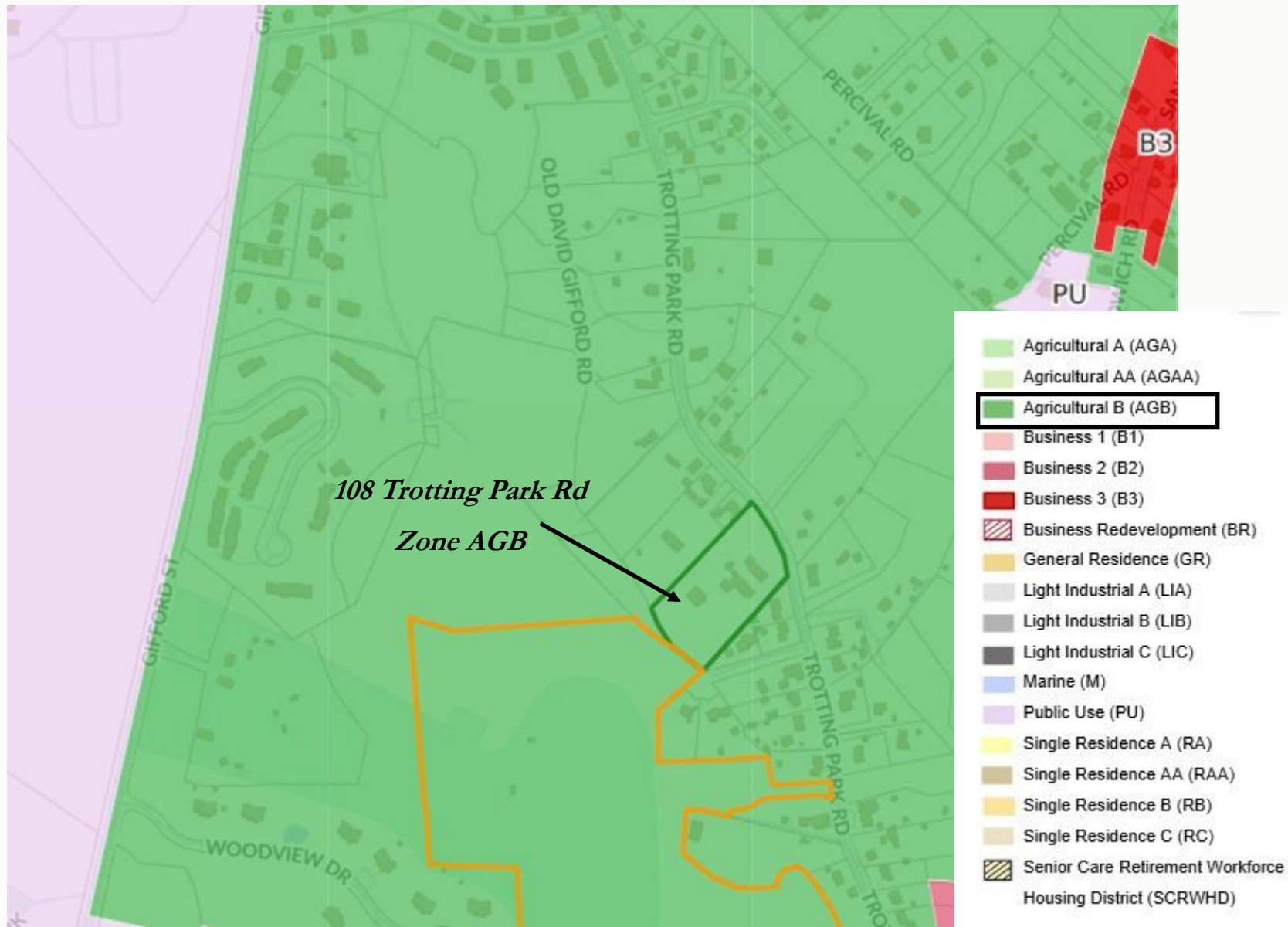
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Zoning - AGB Agricultural B District

108 Trotting Park Road, East Falmouth, MA

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FALMOUTH

**230 Jones Road
Suite 6
Falmouth MA 02540**

Greg Hartel
617-256-3169
Greg@HartelRealty.com

Jody Shaw
508-566-3556
Jody@HartelRealty.com

Main Office
508-444-0172
www.HartelRealty.com

Contacts

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