



HARTEL COMMERCIAL REAL ESTATE

FALMOUTH - QUINCY

194 TEATICKET HWY AKA RTE 28

EAST FALMOUTH



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**194 Teaticket Highway aka Route 28
Driftwood Plaza - Falmouth, MA**

Leasing Opportunity



- * **RENOVATIONS & UPDATES INCLUDE: NEW MECHANICALS, BATHS, ELECTRIC, ROOF, STRUCTURAL IMPROVEMENTS AND MORE!**
- * **FRONT UNIT AVAILABLE - FACES ROUTE 28 - EXCELLENT EXPOSURE**
- * **ADJACENT TO CUMBERLAND FARMS GAS STATION AND CONVENIENCE STORE**
 - * **BUILDING ZONED B2- COMMERCIAL - YEAR ROUND ACTIVITY**

1,250± SF Available ~ \$20/SF Modified Gross



HARTEL COMMERCIAL REAL ESTATE

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
www.HartelRealty.com



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Satellite View



HARTEL COMMERCIAL REAL ESTATE

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
www.HartelRealty.com



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Neighborhood View



HARTEL COMMERCIAL REAL ESTATE

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

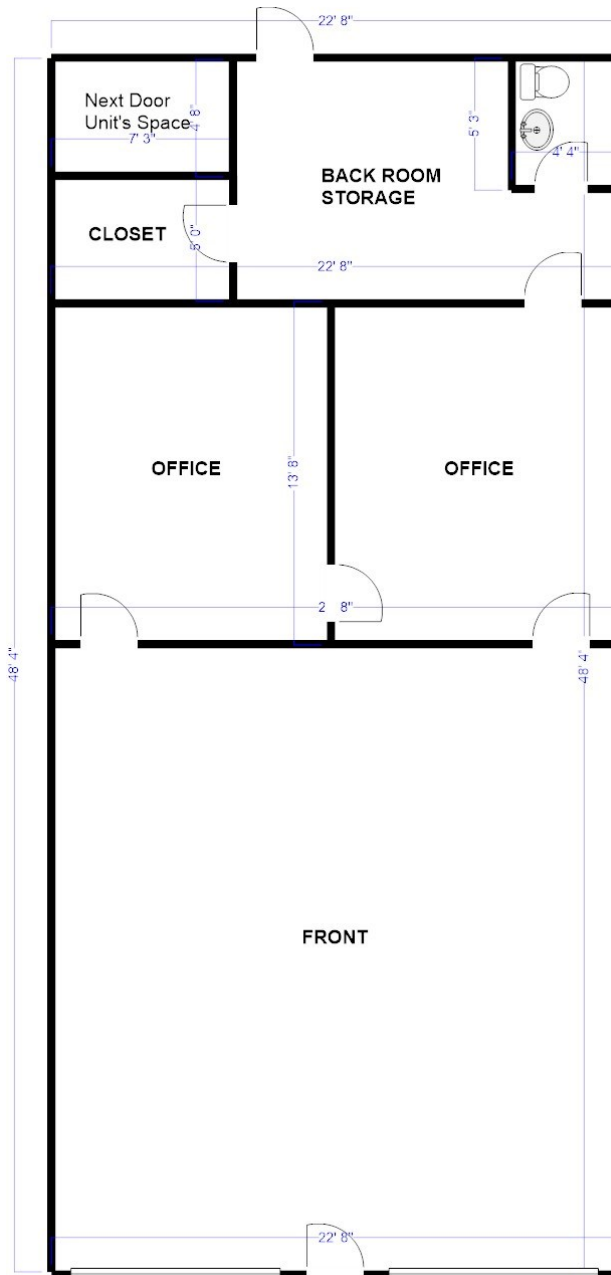
Main Office
508-444-0172
www.HartelRealty.com



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Floorplan

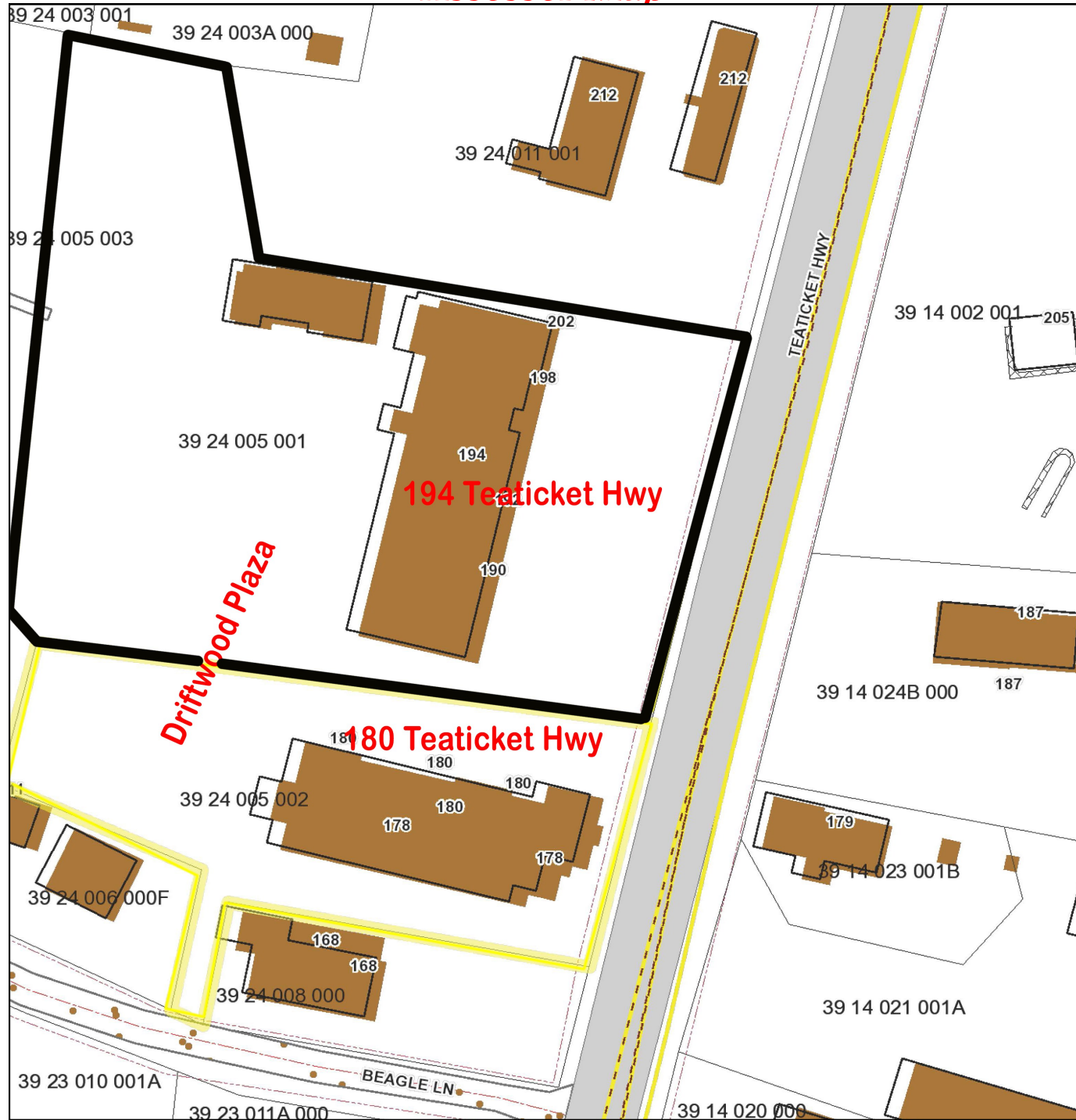


Teaticket Hwy

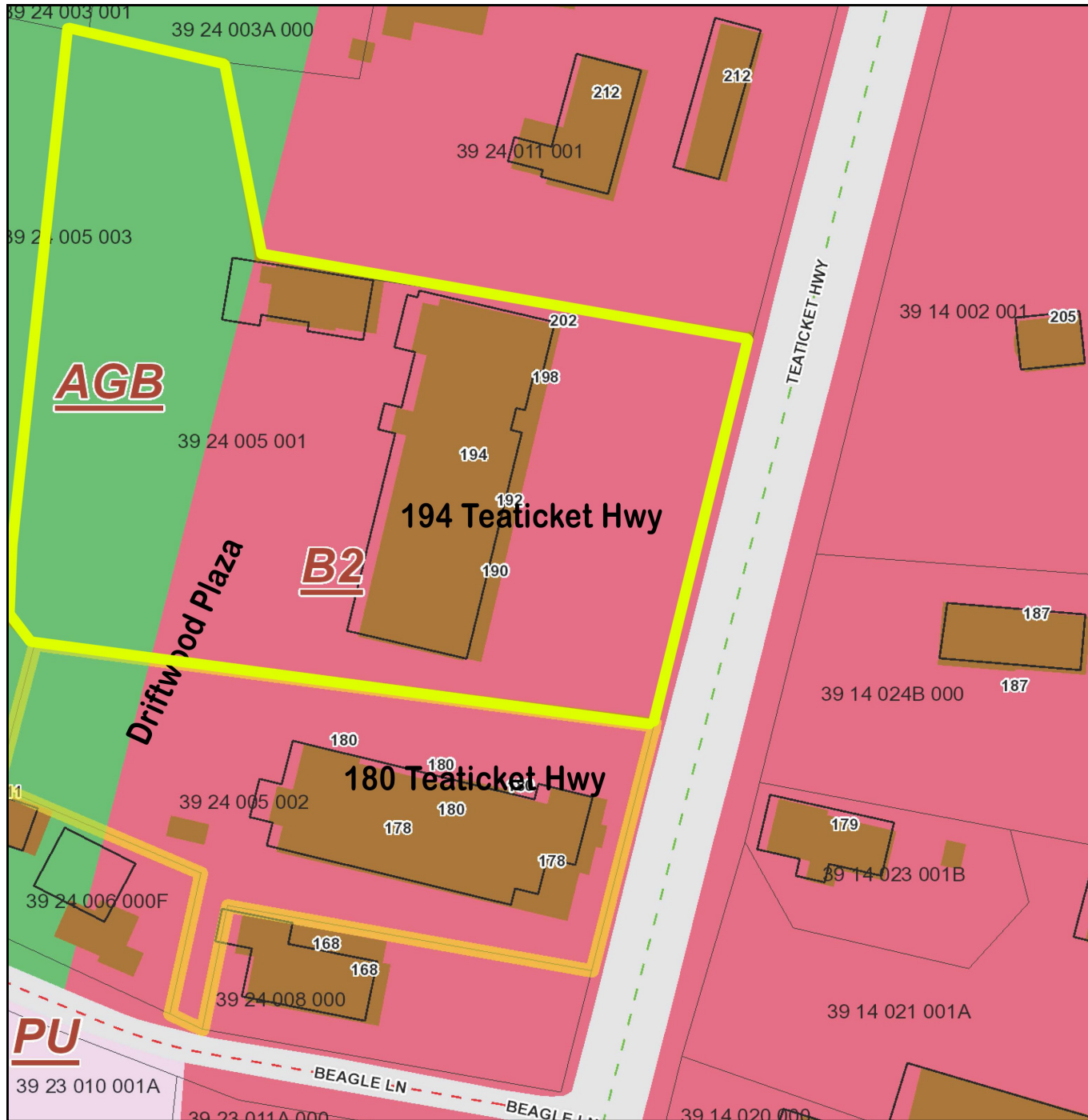
Route 28



Assessor Map



Zoning Map





HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

194 Teaticket Hwy aka Rte 28 - East Falmouth

The 1,250± SF unit is located in the Driftwood Plaza which is located in the Teaticket business district of East Falmouth in the town of Falmouth. There is one unit available in the 194 front building and there are five units available in the 180 building which is located adjacent to the 194 building and both are adjacent to the new Cumberland Farms gas station and convenience store. This is a high visibility, heavily traveled year round area. Complimentary businesses are located in the immediate neighborhood. Turnover is very low with tenants.

Long Term Leases - Available. Offered at \$20/SF NNN



