



HARTEL COMMERCIAL REAL ESTATE

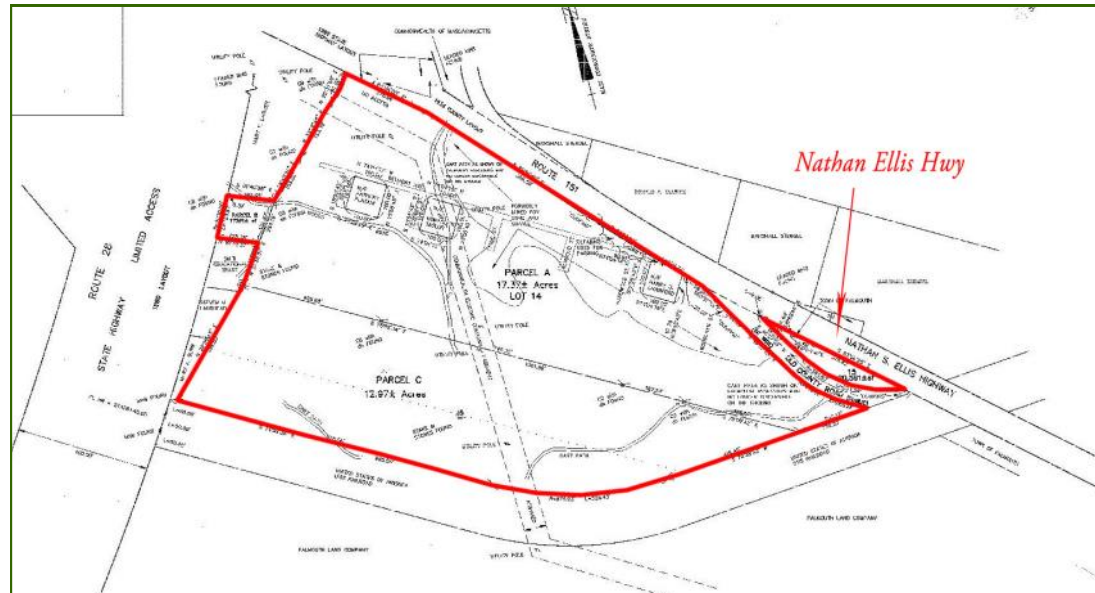
Strategic Real Estate Services

31± ACRES ON NATHAN ELLIS HIGHWAY - E FALMOUTH, MA

OPPORTUNITY FOR DEVELOPMENT POTENTIAL

ZONED AGAA & SCRD

OFFERED FOR \$2,995,000



LESS THAN 1/4 MILE FROM ROUTE 28 MACARTHUR BLVD

POSSIBILITIES ARE ABUNDANT - VARIOUS DEVELOPMENT OPTIONS FOR ANY ALLOWED USE

LARGEST TRACK OF LAND AVAILABLE FOR SALE ON ROUTE 151

ADJACENT TO BALLYMEADE ESTATES AND TWO CHAMPIONSHIP GOLF COURSES



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

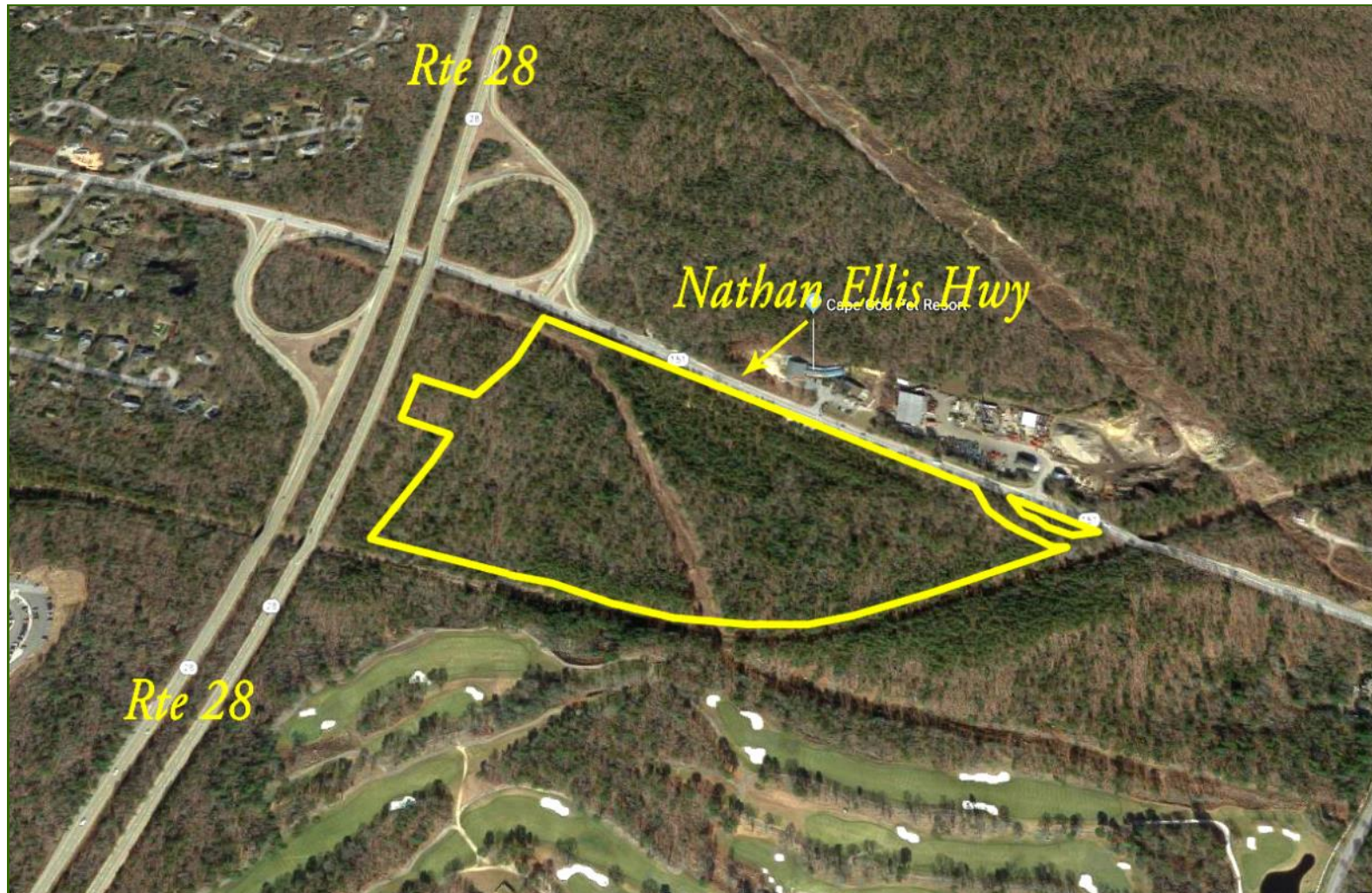
Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



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Neighborhood View



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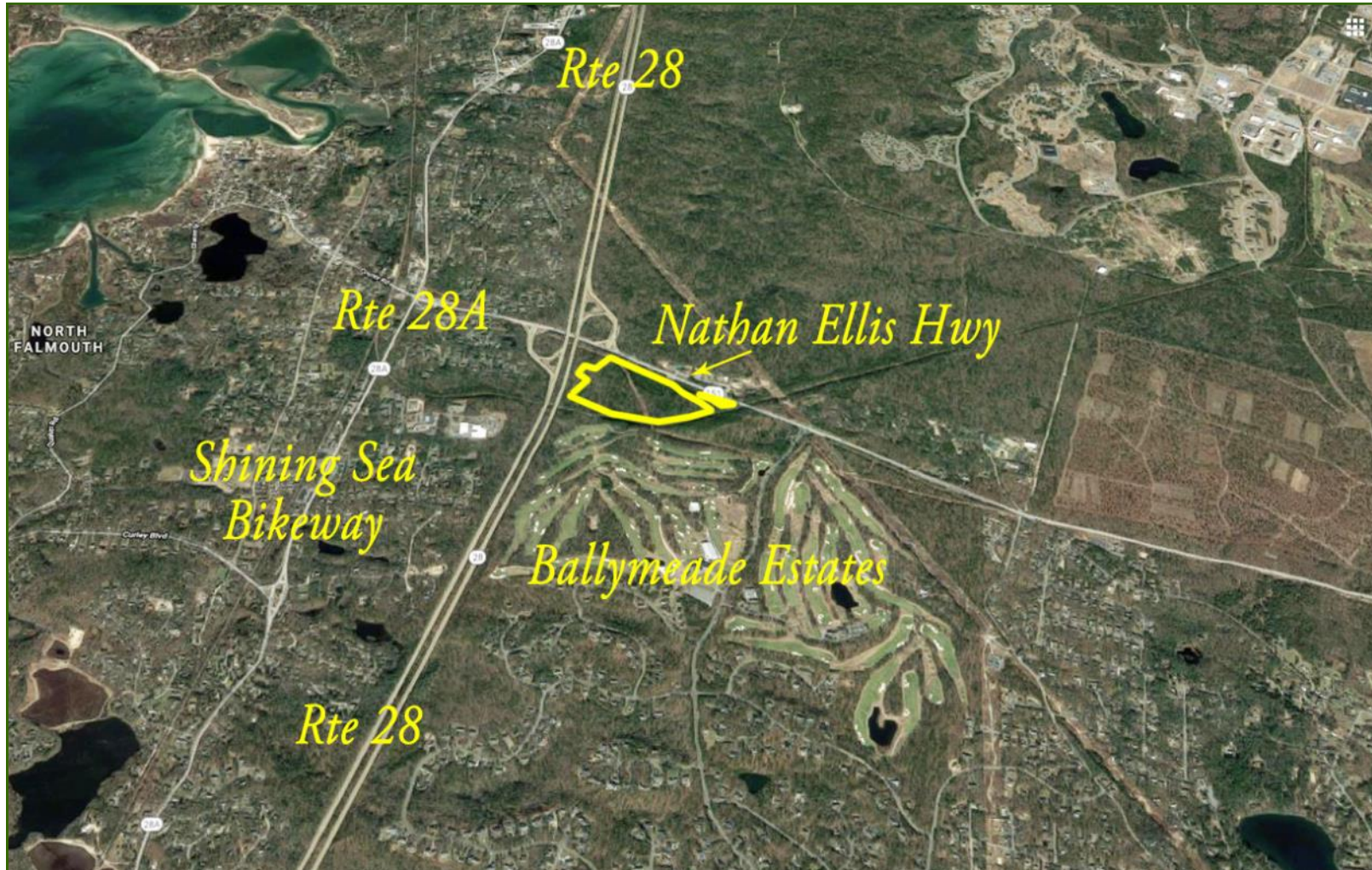
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Satellite View



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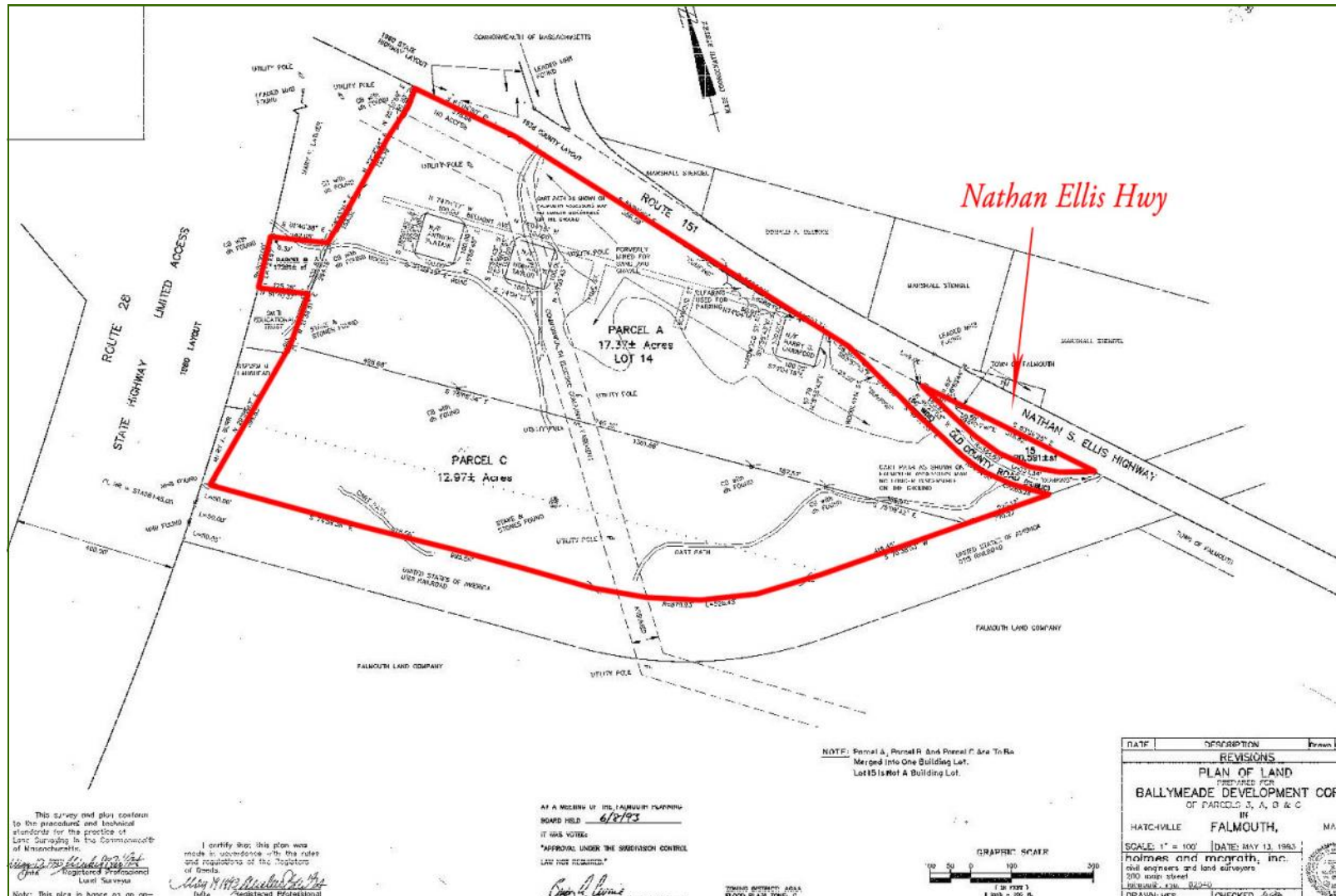
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Plan of Land



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Assessors Map



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Conceptual Map w/Senior Care Facility



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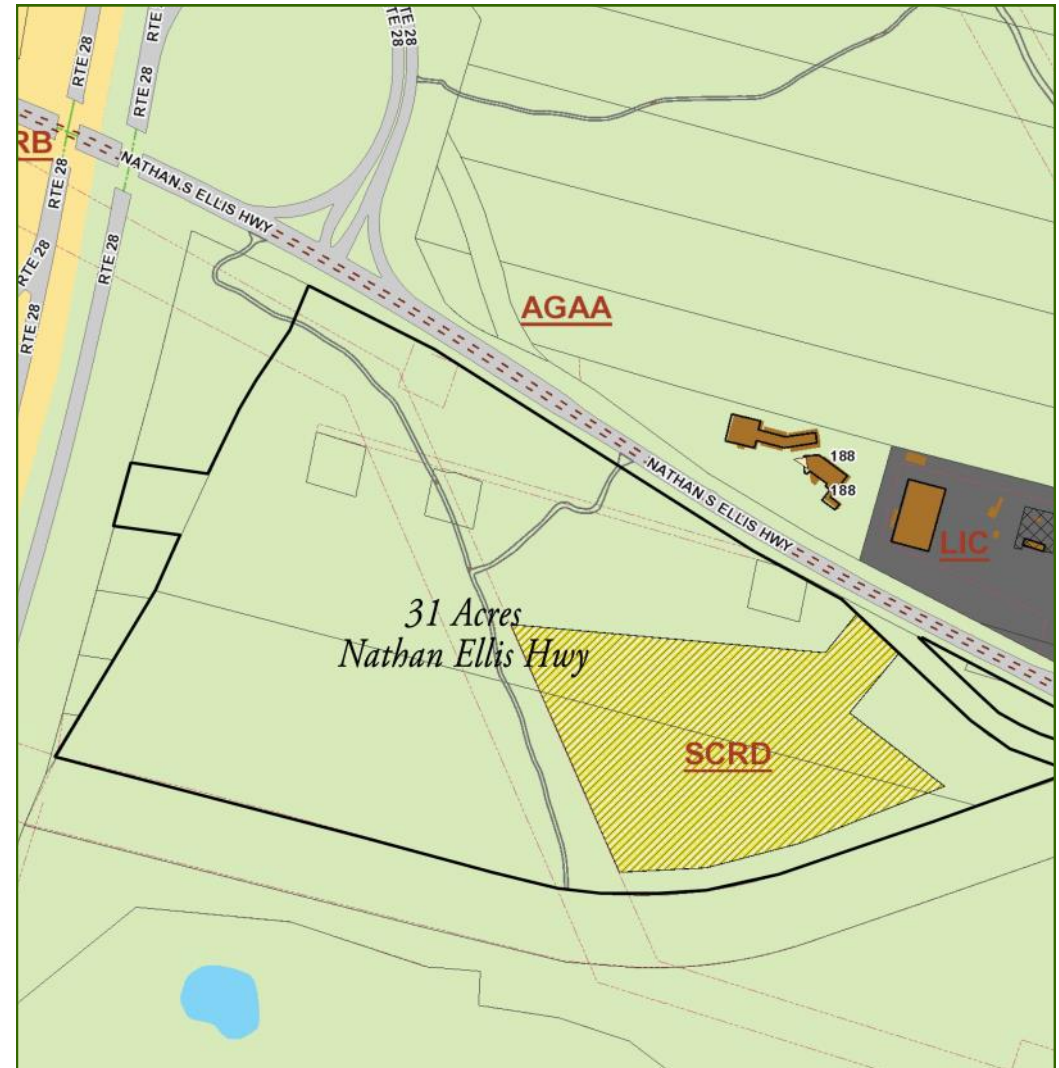
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DETAILS

- * LESS THAN 1/4 MILE TO RTE 28
- * AREA OF RESIDENTIAL / COMMERCIAL USES
- * VARIOUS DEVELOPMENT OPTIONS
- * 31± ACRES AVAILABLE
- * LARGEST TRACK OF LAND FOR SALE ON RTE 151
- * ALLOWED FOR 125 UNIT -
SENIOR CARE RETIREMENT FACILITY
- * ZONED AGAA & SCR D
- * Adjacent to Ballymeade Estates and
Two Championship Golf Courses

Offered for \$2,995,000



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