



Cottage

**Bad Martha
Farmer's Brewery**

**Commercial
Development
Potential**

876 East Falmouth Highway, East Falmouth, MA

Offered at \$3,950,000 - REAL ESTATE ONLY - Does NOT Include Business

Development Opportunity Includes Well Established Brewery Building

Located in the Busy Rte 28 Corridor of East Falmouth

2.37± Total Acres - Which Includes 1.04± Acre of Commercial Development Potential

Brewery Total 6,177± SF & 612± SF 2-Bedroom Cottage & 1.04± Acre Commercial Lot Potential

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



HARTEL COMMERCIAL REAL ESTATE
Falmouth, MA

Property Details

Two Buildings:

- * Main Building 6,177± SF & Cottage 612± SF
- * Adjacent Excess Land Included for Commercial Development Potential
- * 2.37± Acres Which Includes 1.04± Acre of Commercial Development Potential
- * Oversized Septic System Currently in Place
- * Heavily Traveled Route 28 Corridor
- * Zoned B2 - Business 2
- * Parking Onsite for 40 Vehicles

Bad Martha's Brewery:

- * 6,177± Total SF Building (4,776± SF Brewery and 1,401± SF Restaurant)
- * 94 Licensed Seating for Indoor/Outdoor Seat Restaurant
- * Licensed for Farmer's Brewery and Farmer's Winery
- * **Owner Seeks Sale - Leaseback**
Develop Parcel while Generating Cash Flow from Existing Business & Cottage
- * **Bad Martha's - \$10/SF NNN w/5 Yr Lease & 3 5 Yr Options**

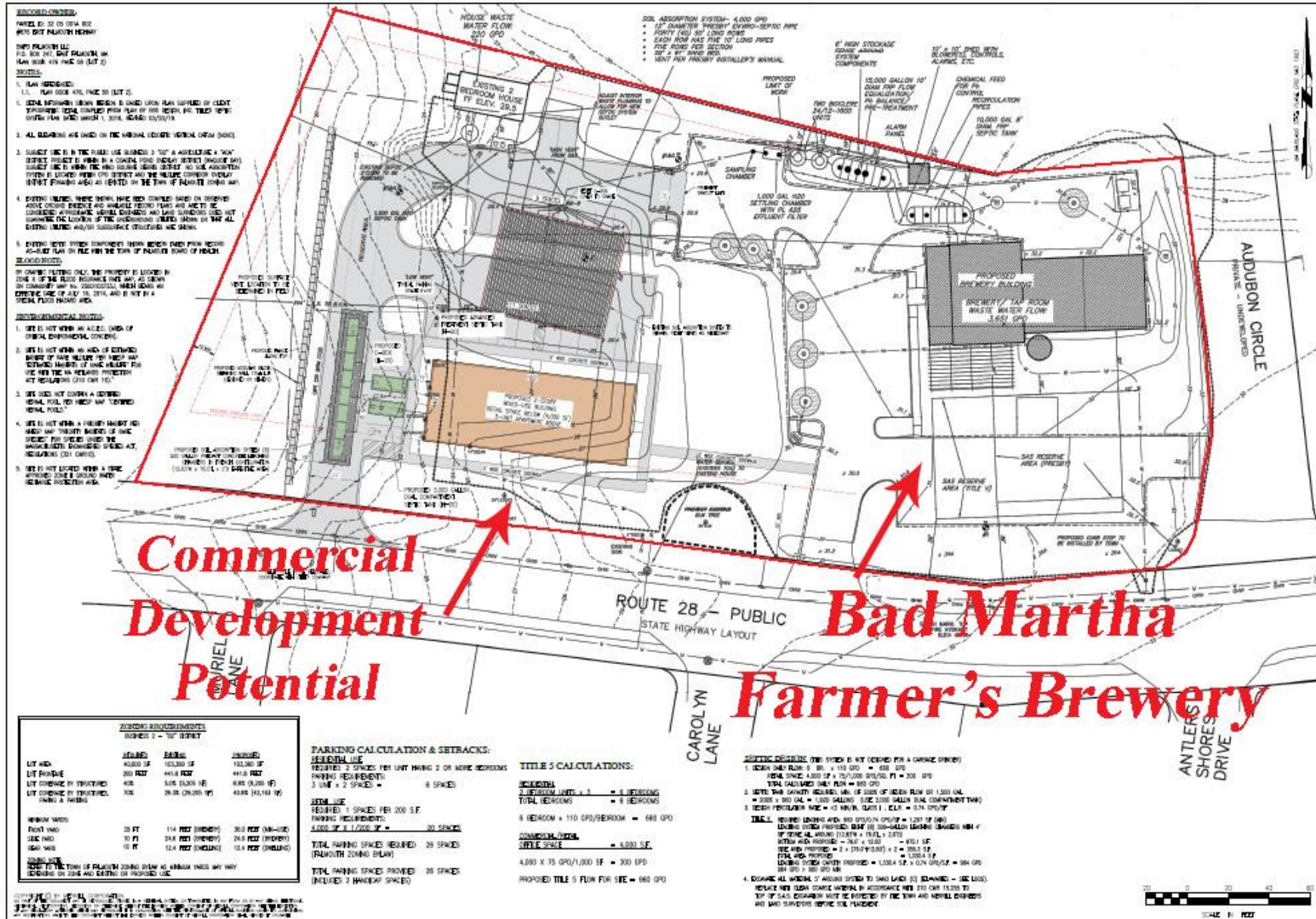
Excess Land Included:

- * 1.04± Acre Excess Adjacent Land Offers Commercial Development Potential
- * 4,000± SF Proposed Mixed Use Building/Retail Space Below-3-Unit Apt. Above
- * Separate Parking and Utilities

Cottage Included:

- * 612± SF Cottage
 - * Four Rooms - Two Bedrooms & One Bath
-

876 E. Falmouth Hwy - East Falmouth, MA



PROPOSED SITE PLAN

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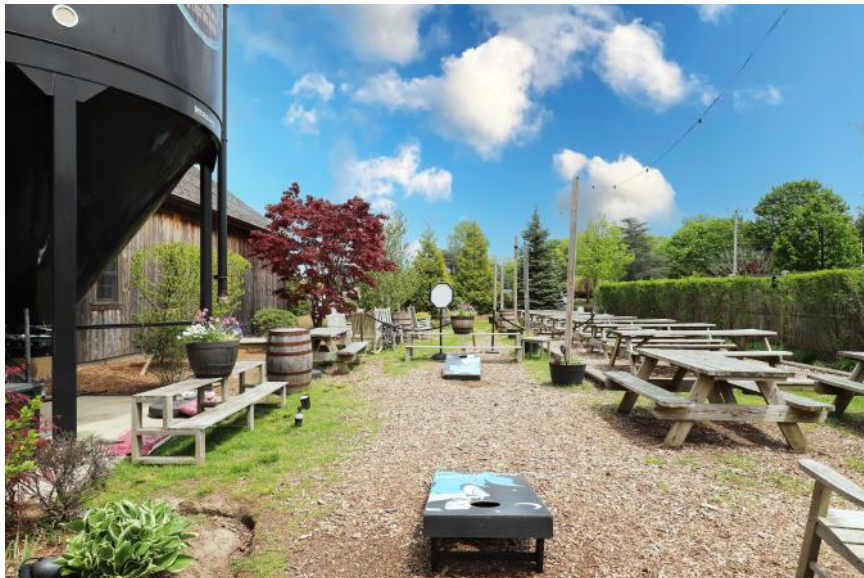


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PHOTOGRAPHS

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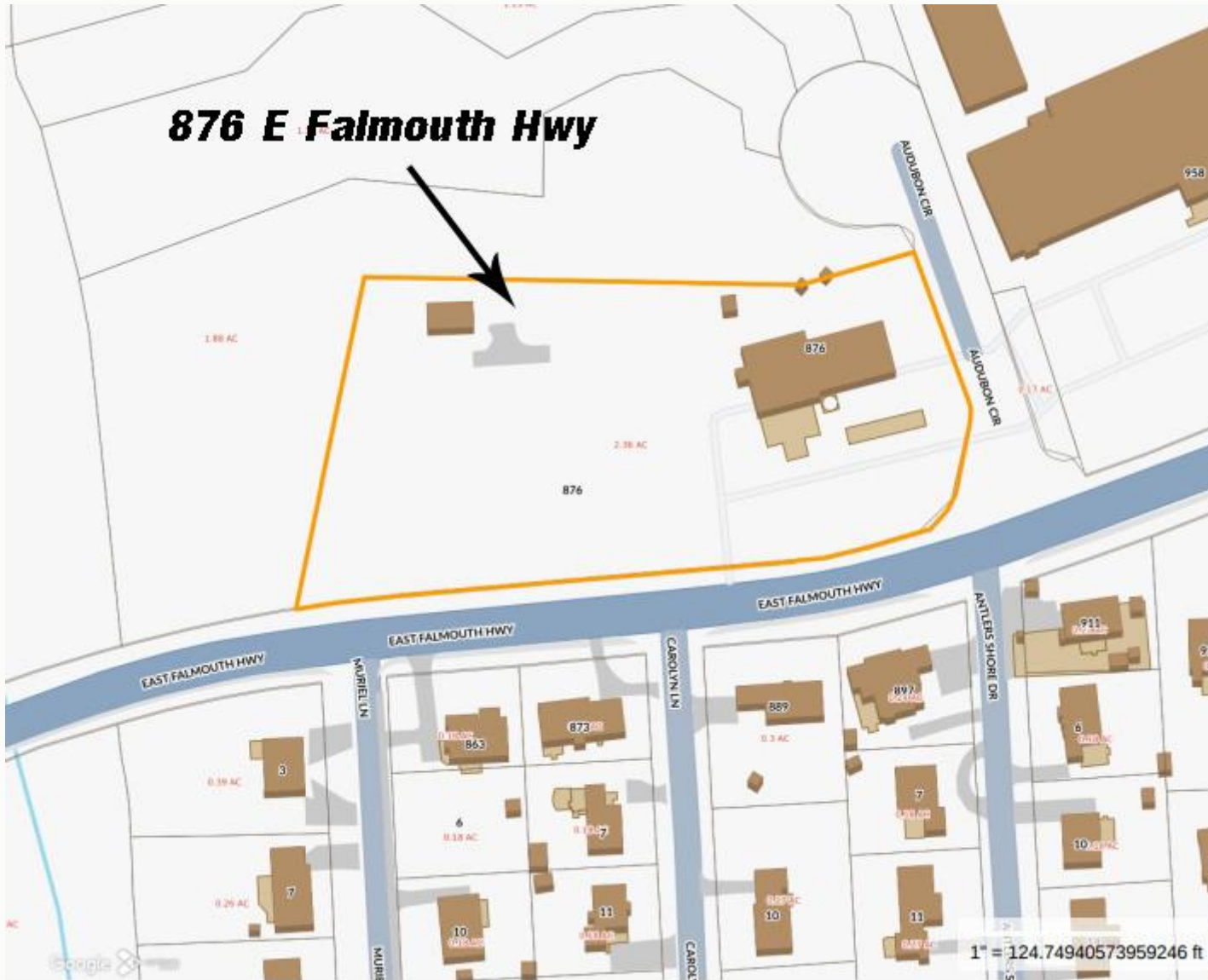
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Assessor Map

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HARTEL COMMERCIAL REAL ESTATE

FALMOUTH, MA

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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