



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

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**157 & 167 Teaticket Hwy - 10 Maravista Ave, Falmouth, MA**

**157 Teaticket Hwy - 2,316± SF Building on .14± Ac**

**167 Teaticket Hwy - 3,015± SF Building & 1,214± SF Multi Family on .45± Ac**

**10 Maravista Ave - 640± SF Building on .07± Ac**

**.66± Combined Ac - 7,185± Combined GBA in Four Buildings**



\* **LOCATED IN THE HEART OF TEATICKET VILLAGE - DIRECT ON ROUTE 28 AKA TEATICKET HWY**

\* **RETAIL USE OPPORTUNITIES & 3-UNIT MULTI FAMILY BUILDING**

\* **ACROSS FROM THE USPS**

**ZONED: B2 - BUSINESS 2**

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**Offered at \$2,199,900**

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**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

**FIRST TIME COMMERCIAL OPPORTUNITY STRATEGICALLY LOCATED  
ON THE BUSY CORNER OF TEATICKET HWY (RTE 28) & MARAVISTA AVE**



 **HARTEL COMMERCIAL REAL ESTATE**  
Falmouth ~ Quincy

*157 & 167 Teaticket Hwy*  
*10 Maravista Ave*



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## Satellite View



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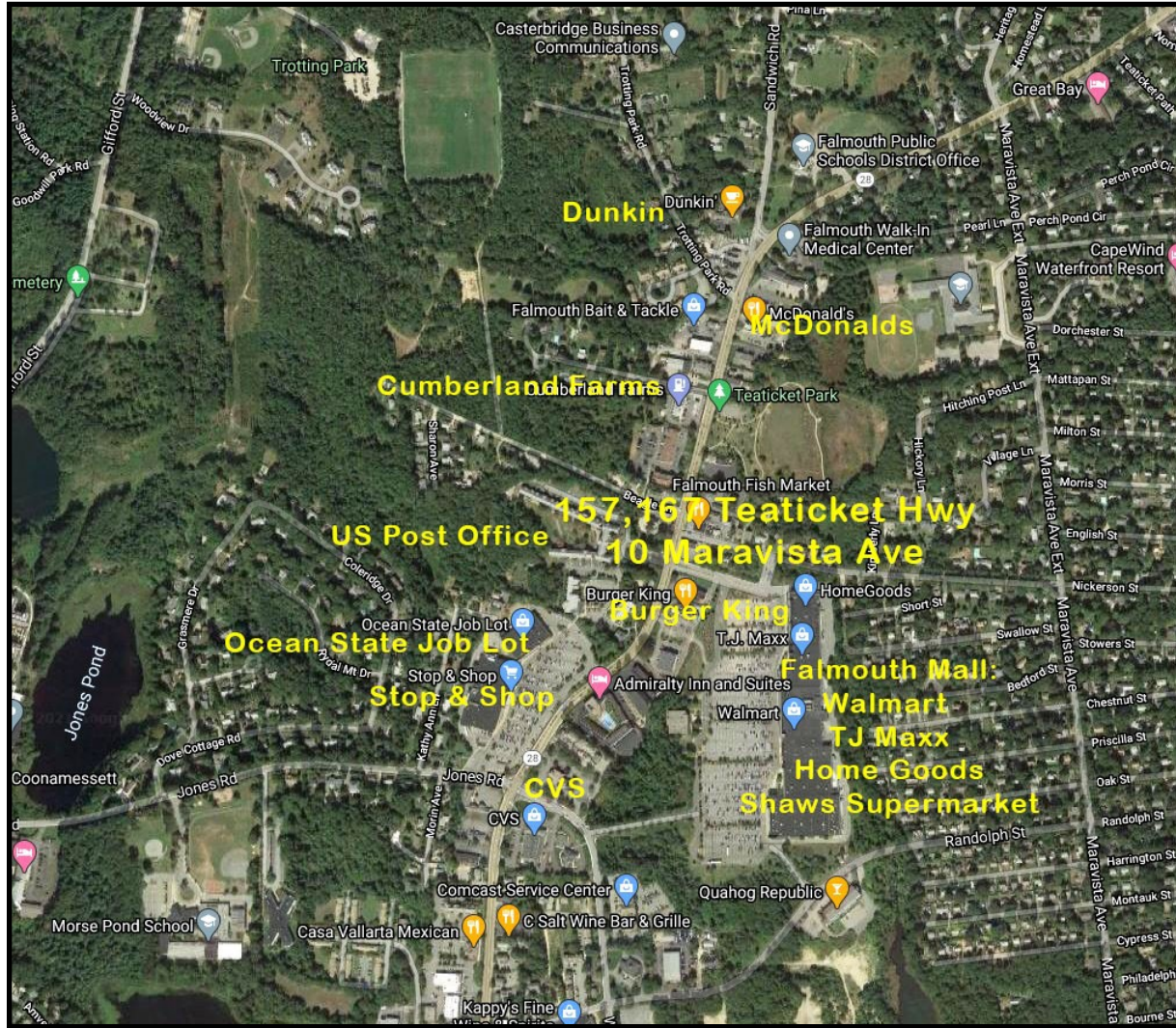
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## Panoramic Satellite View



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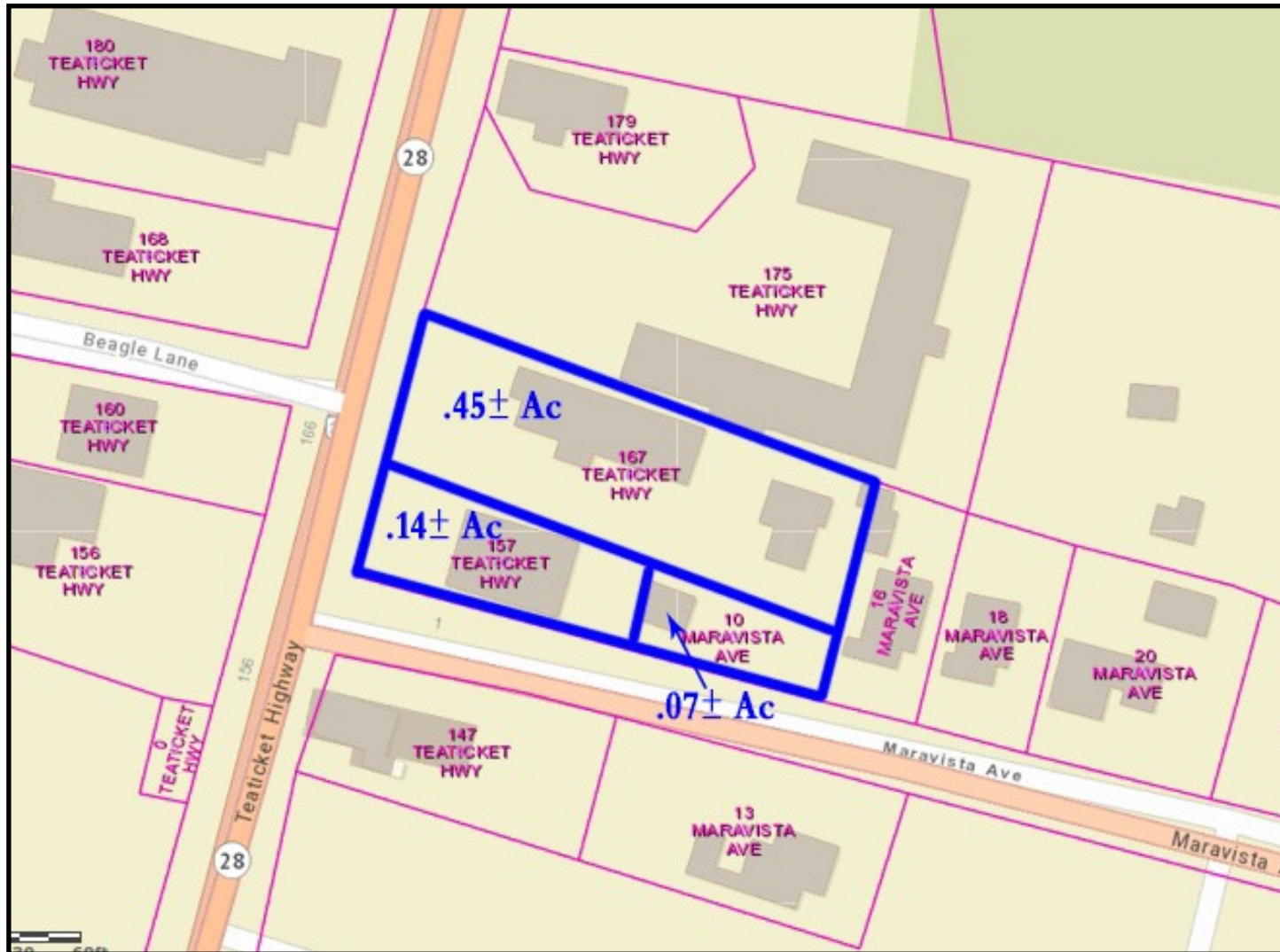
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## Assessor



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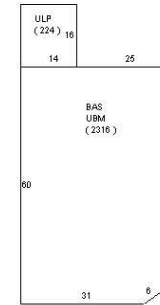
## Assessor Data

### 157 Teaticket Hwy FY 2021 Assessment

Land: \$301,200  
 Building: \$207,800  
**Total Assessment: \$509,000**

FY 2021 Taxes: \$ 4,327±

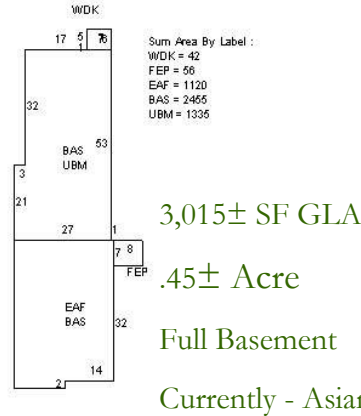
2,316± SF GLA  
 .14± Acre  
 Full Basement with Office  
 Currently - Successful Fish Market



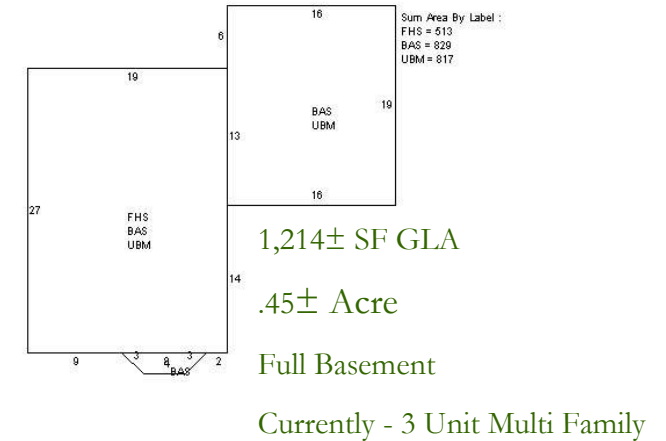
### 167 Teaticket Hwy FY 2021 Assessment

Commercial:  
 Land: \$375,500  
 Building: \$283,600  
 Residential: 3-Family Multi Family  
 Land: N/A  
 Building: \$179,700  
**Total Assessment: \$838,800**

FY 2021 Taxes: \$ 7,130±



3,015± SF GLA  
 .45± Acre  
 Full Basement  
 Currently - Asian Restaurant



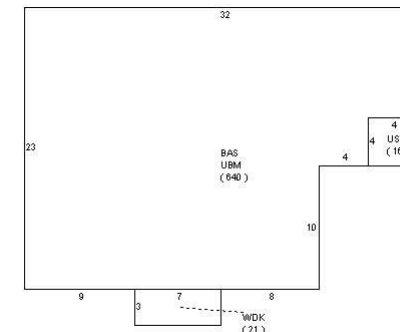
1,214± SF GLA  
 .45± Acre  
 Full Basement  
 Currently - 3 Unit Multi Family

### 10 Maravista Ave FY 2021 Assessment

Land: \$128,900  
 Building: \$ 81,200  
**Total Assessment: \$210,100**

FY 2021 Taxes: \$ 1,786±

2,316± SF GLA  
 .14± Acre  
 Full Basement  
 Currently - Hair Salon

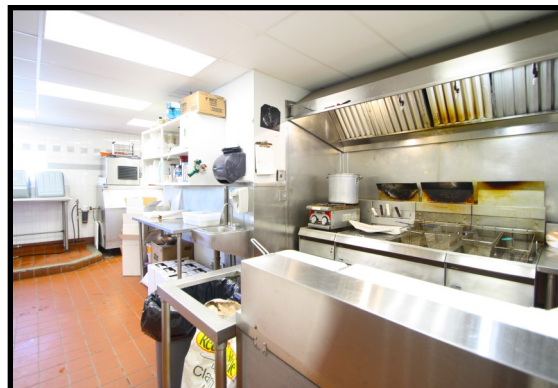
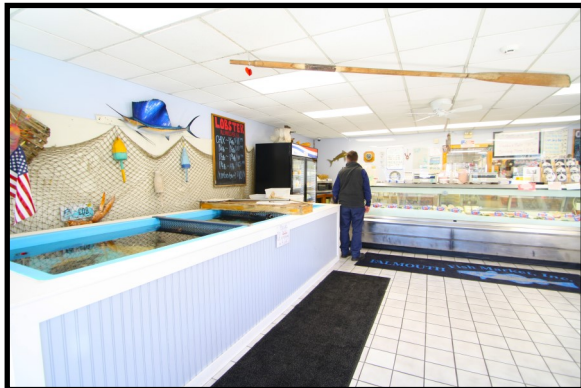




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**157 Teaticket Hwy - E Falmouth, MA**





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157 Teaticket Hwy - E Falmouth, MA







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**167 Teaticket Hwy - E Falmouth, MA**





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## 167 Teaticket Hwy - E Falmouth, MA



## 167R Teaticket Hwy - E Falmouth, MA

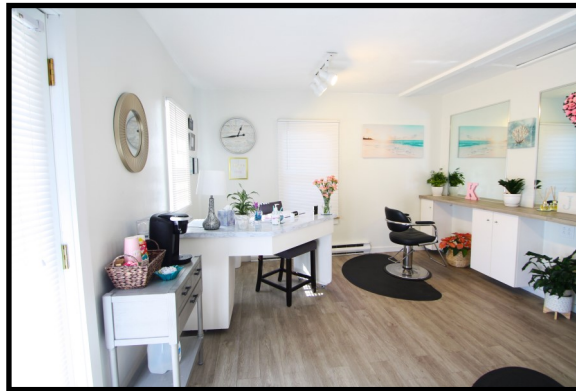
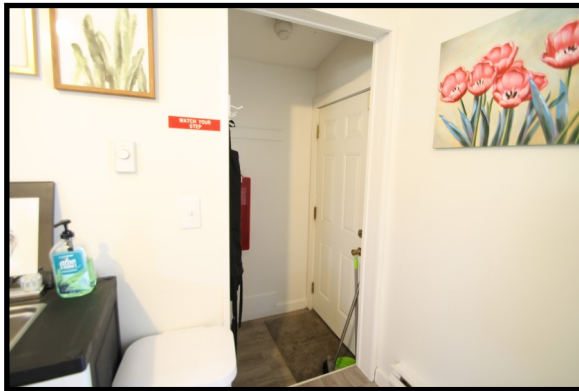
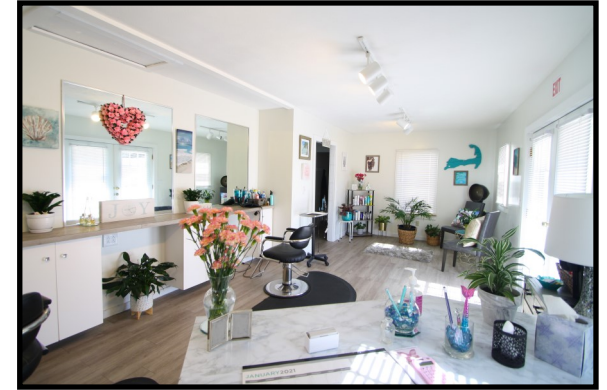




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**10 Maravista Avenue - E Falmouth, MA**





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***157, 167 Teaticket Hwy & 10 Maravista Ave - Falmouth, MA***

**T**his property is located in the heart of the business district in the village of Teaticket in Falmouth. This rare opportunity is situated on Rte 28, in a high visibility, heavily traveled year round area. There are three lots with four buildings, 2,316± SF, 3,015± SF, 1,214± & 640± SF on a combined .66± Acre. There may be many diverse options with due diligence.

Well established and complimentary businesses are located within immediate neighborhood, including the USPS, Supreme Pizza, Teaticket Market, Falmouth Mall to the rear, restaurants, medical facility, retail stores and many more.

