



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

17 Walker Street

Downtown Falmouth, MA

400± SF Retail/Office Building

5,445± SF Lot

Offered for \$1,200/Month Plus Utilities



- * **.125± ACRE WITH APPROXIMATELY 9-10± PARKING SPACES**
- * **RARE DOWNTOWN LOCATION JUST OFF MAIN STREET**
- * **B1 ZONED - BUSINESS 1 DISTRICT**

Unique Opportunity For Lease



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230 Jones Road
Suite 6
Falmouth MA 02540

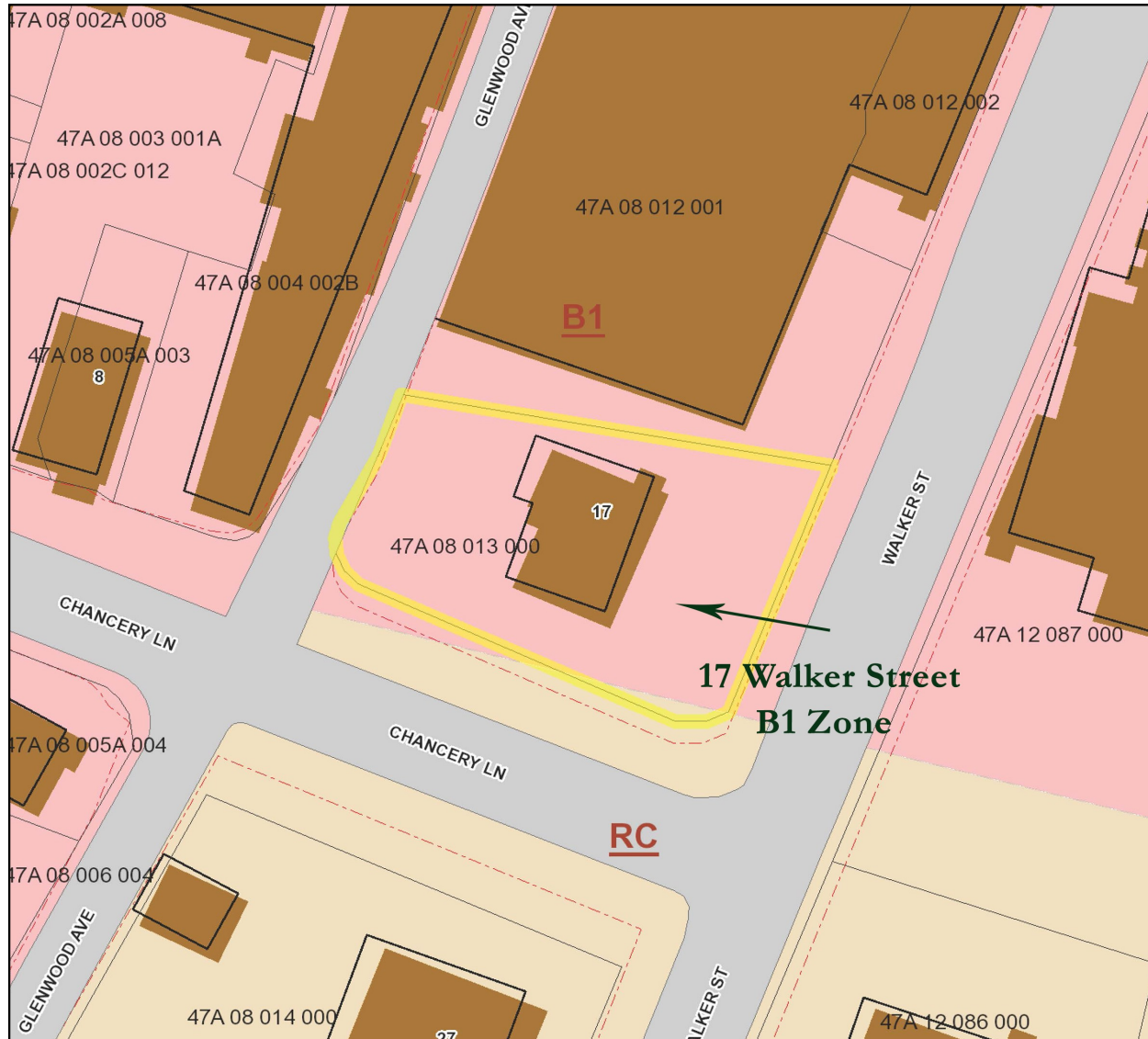
40 Willard Street
Suite 207
Quincy MA 02169

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

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

Zoning - B1- Business 1 District

- Allowed Uses Include:
- Industrial and Commercial uses allowable by Town of Falmouth





Property Details & Assessor Map

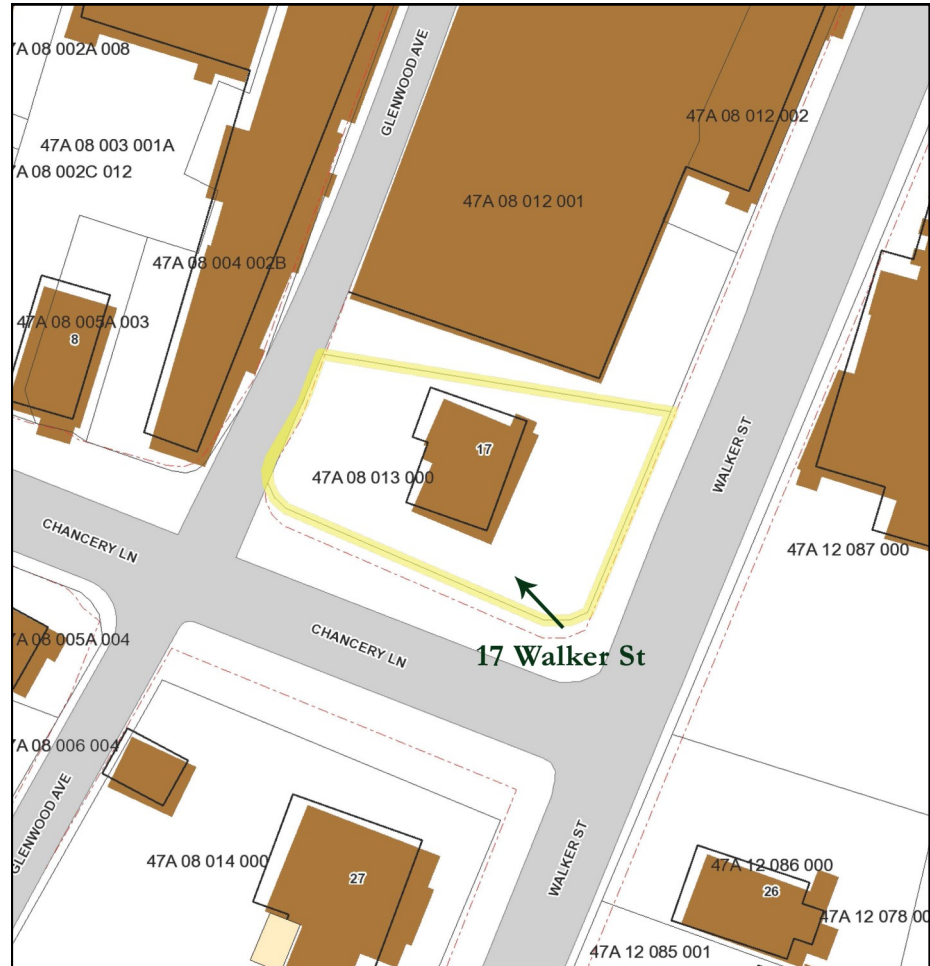
- .125± Acres or 5,445± SF
- 400± SF Unit A
- Rare Downtown Location
- Zoned B1 - Business 1 District

17 Walker Street is located off Main Street in Downtown Falmouth, a major business district in Falmouth on the main route to many resort areas of town. Traffic on Main Street is year round and steady as this is a major route to all points east and south.

Uses in the area include retail/professional and mixed-use buildings. Retail stores and restaurants line the Downtown street. The Library, Municipal offices and Post Office are less than 500 feet.

The Falmouth Green is located at the entrance to Downtown and is lined with Bed & Breakfast Inns.

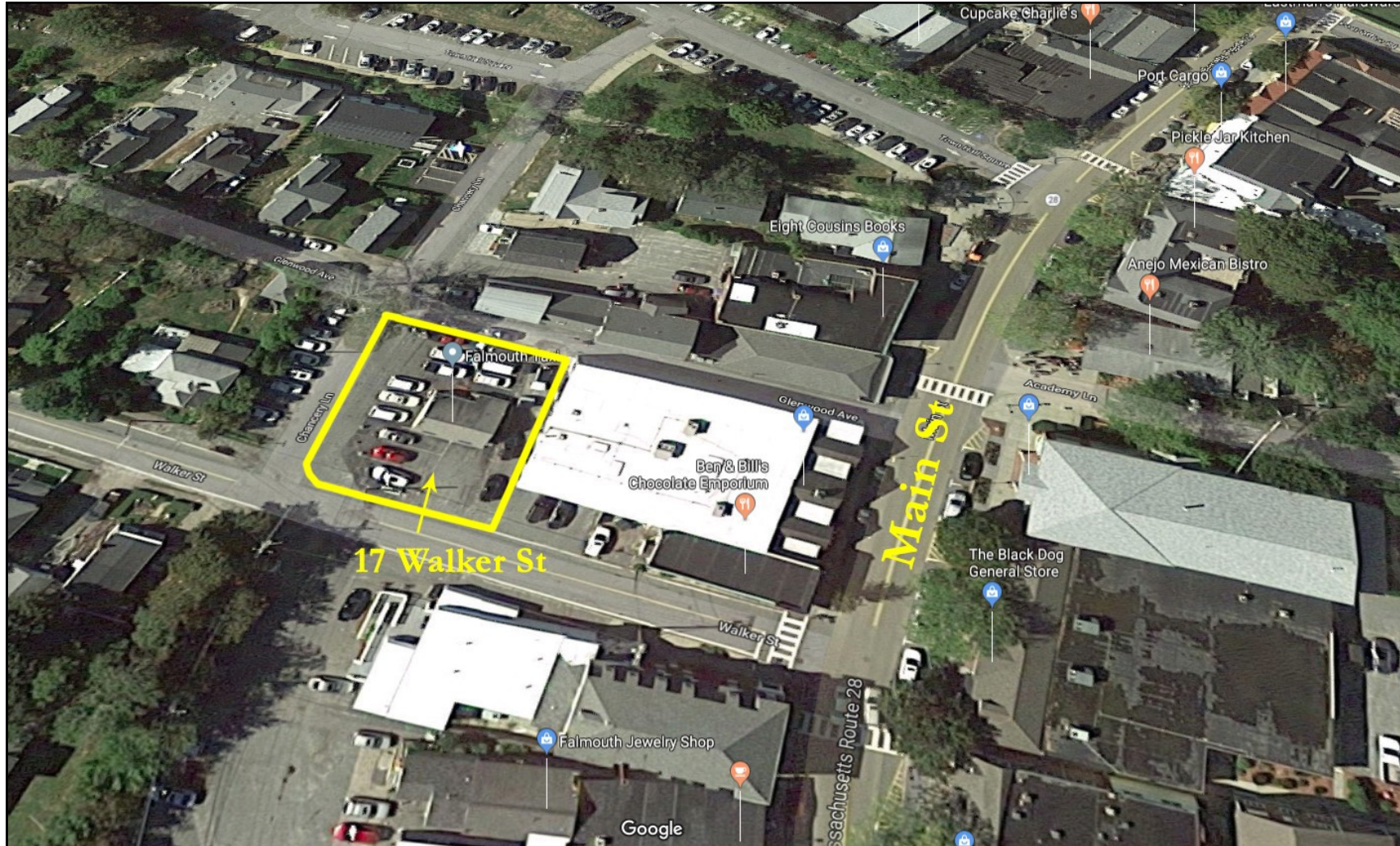
Parking Downtown has always been scarce. Potential use for Valet or Lot Parking for area restaurants and shops.





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Satellite View



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Neighborhood View



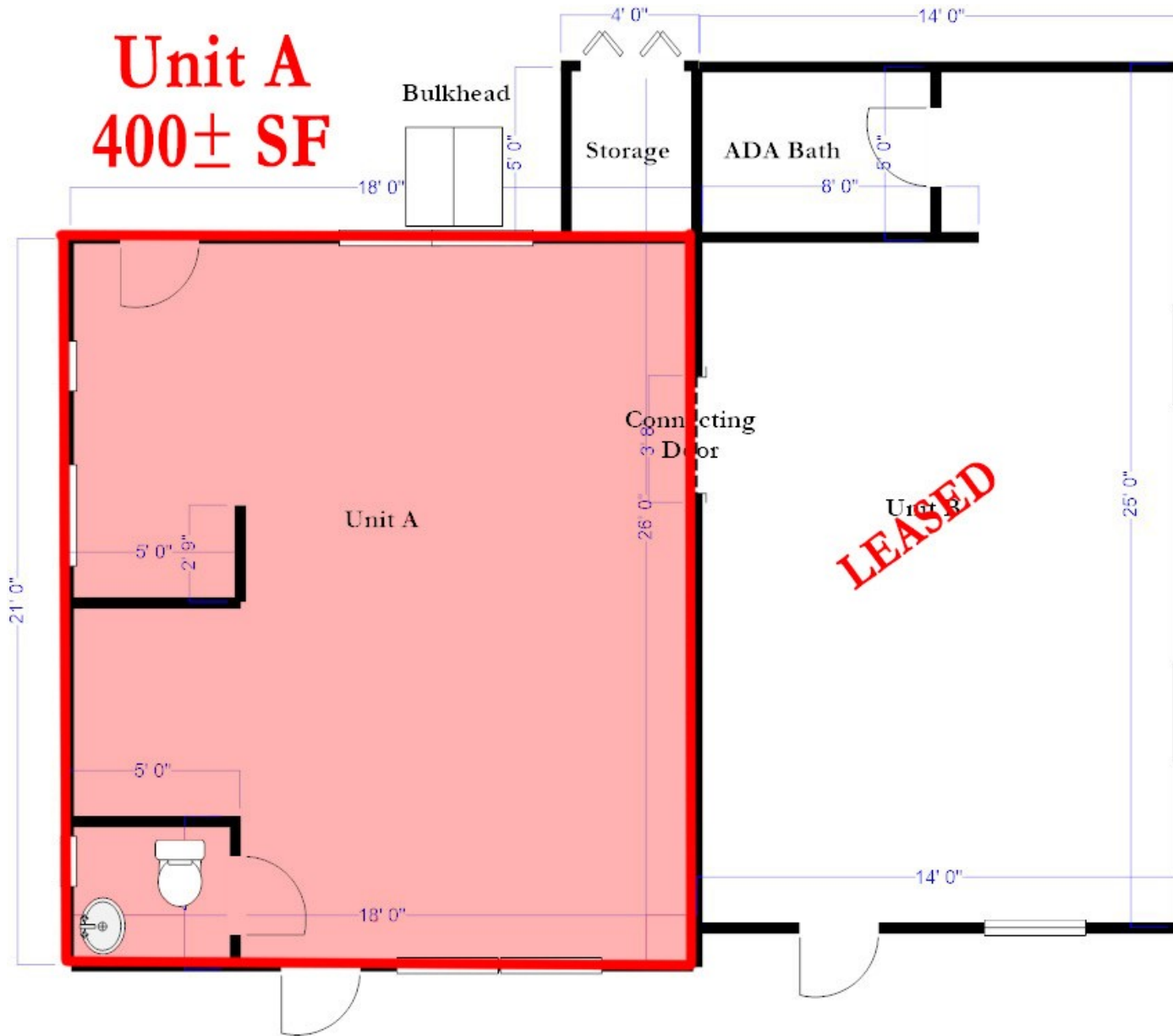
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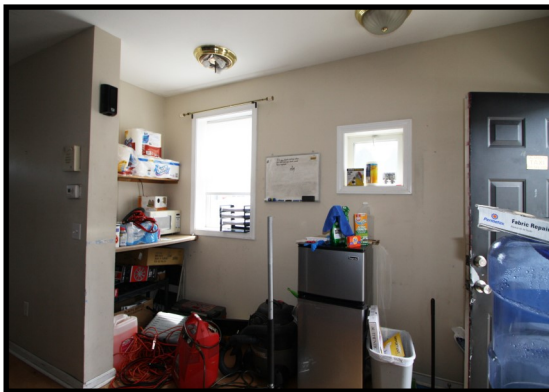
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Floor Plan - Unit A



**Photographs
Note: Interior
Presently
being Renovated**

