



HARTEL COMMERCIAL REAL ESTATE

FALMOUTH - QUINCY

17 WALKER STREET

FALMOUTH



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

17 Walker Street
Downtown Falmouth, MA
728± SF Retail/Office Building
5,445± SF Lot



- * **.125± ACRE WITH APPROXIMATELY 17± PARKING SPACES**
- * **RARE DOWNTOWN LOCATION JUST OFF MAIN STREET**
- * **B1 ZONED - BUSINESS 1 DISTRICT - AUL USE LIMITATIONS**

Offered For Sale at \$499,000



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
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508-444-0172
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B1- Business 1 District

Zoning Jurisdiction: Town of Falmouth

Zoning Designation: B1 - Business 1

Permitted Uses: Retail sales not more specifically listed.

Business or professional offices, bank, medical clinic, computer center.

Personal and household services.

Restaurant or other place for serving food, except fast-food restaurants.

Class I restaurants in all Business Districts; Class II restaurants in Business 2 and Business 3 only, Class III restaurants in Business 2 only.

Arts & Crafts, without continuous production.

Agriculture, horticulture and floriculture including farms, cran berry bogs, dairies, truck gardens, greenhouses and natural ice harvesting activities.

Marinas: landings and wharves for party boats not exceeding 33 feet in length at the waterlines; renting of rowboats, sailboats, motorboats and fishing tackle; retail sale of fish bait; marine railways; boatbuilding, repairs & storage.

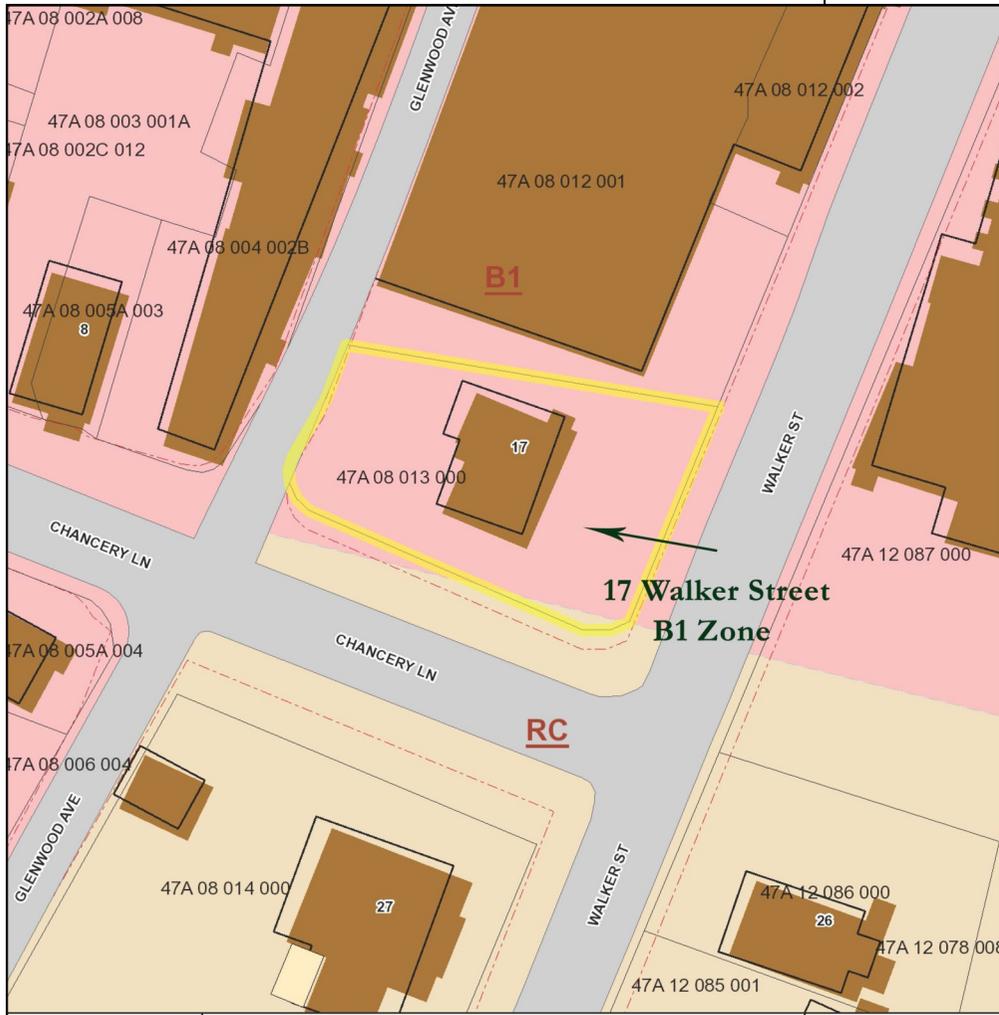
Churches, schools, libraries, museums, parish houses, hospitals, sanatoria, educational, research and philanthropic institutions, cemeteries.

All municipal purposes, including the administration of government, parks, play grounds, recreation buildings, Town Forests, watershed, water towers and reservoirs, beaches, fire and police stations and armories.

Passenger stations, Town wharves and landings.

One Family detached houses, semidetached and two family dwellings.

Public or nonprofit housing for the elderly.





Property Details & Assessor Map

- .125± Acres or 5,445
- 728± SF Building
- Rare Downtown Location
- Zoned B1 - Business 1 District

Minimum Lot Size - No Minimum Required

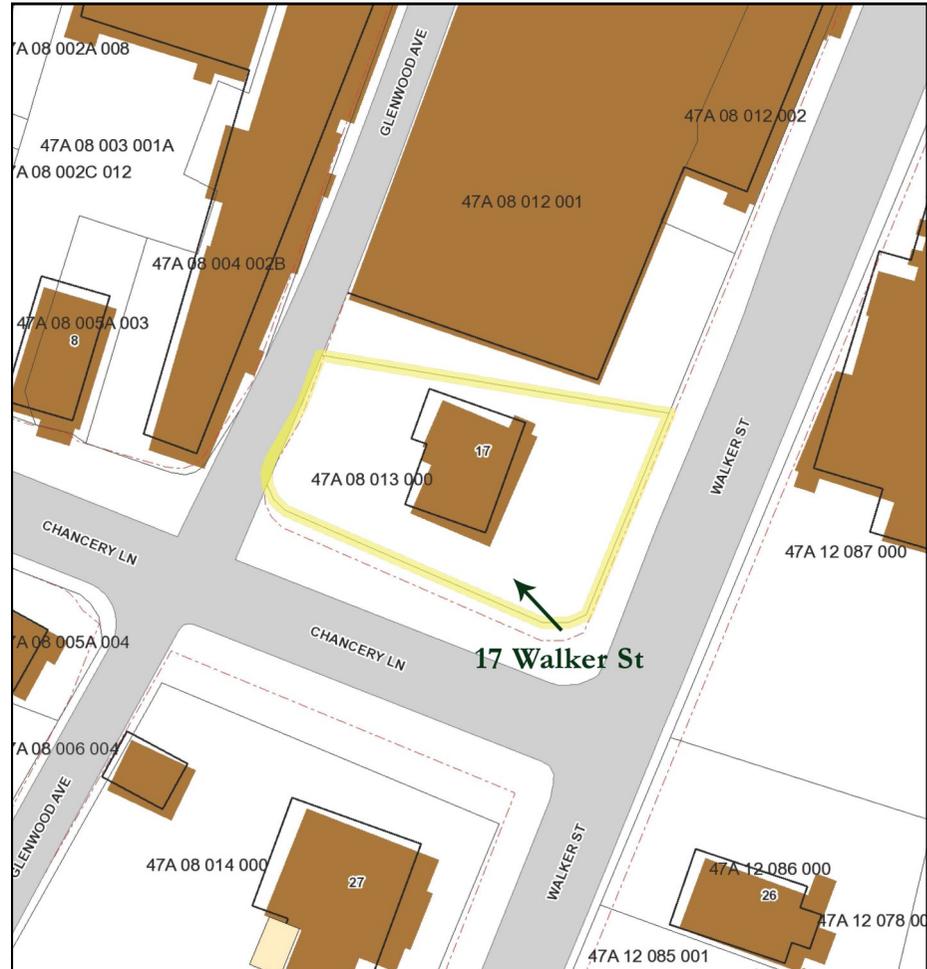
- * Abundant Potential Uses

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.

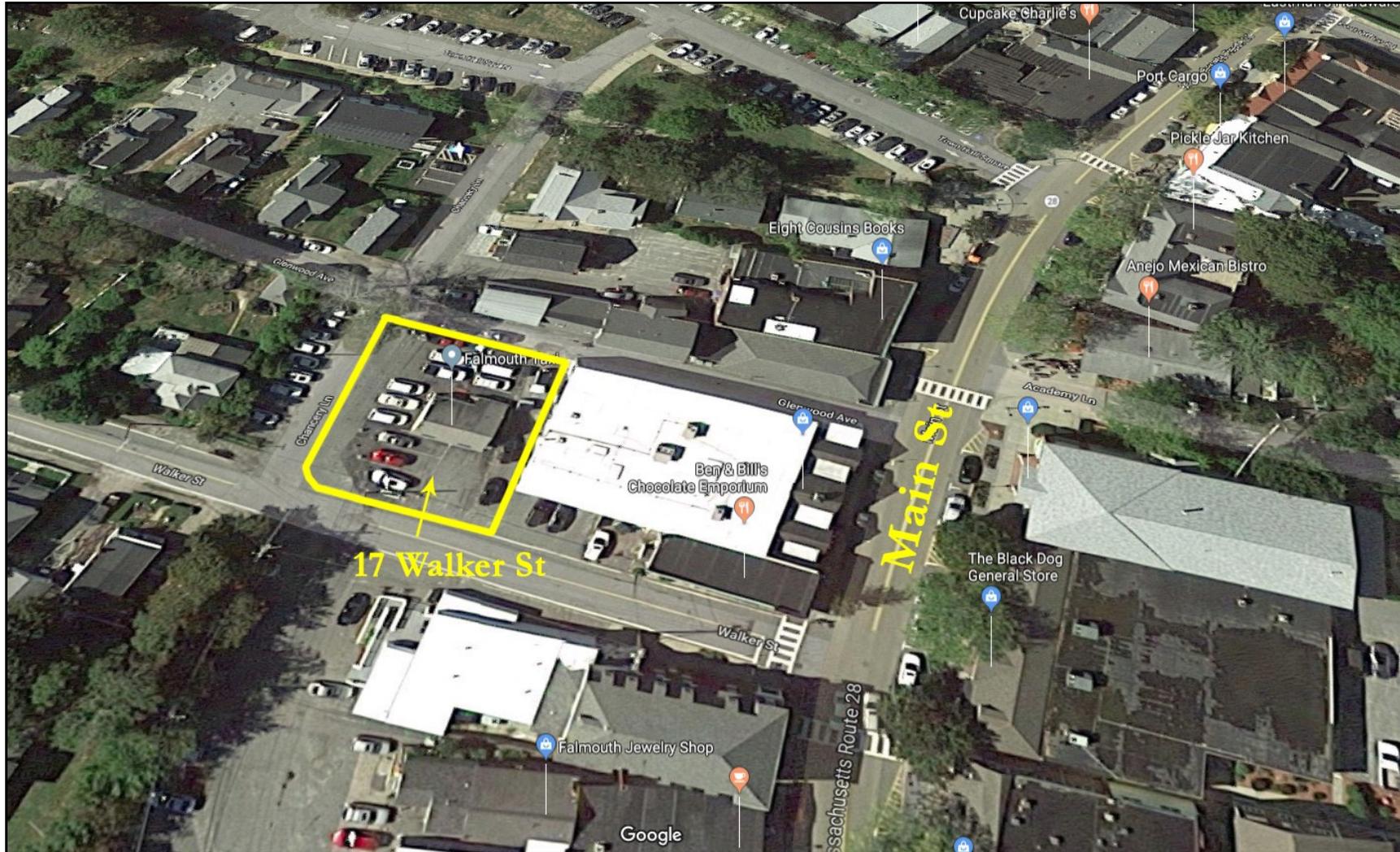
Parking Downtown has always been scarce. Potential use for Valet or Lot Parking for area restaurants and shops.





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Satellite View



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Neighborhood View



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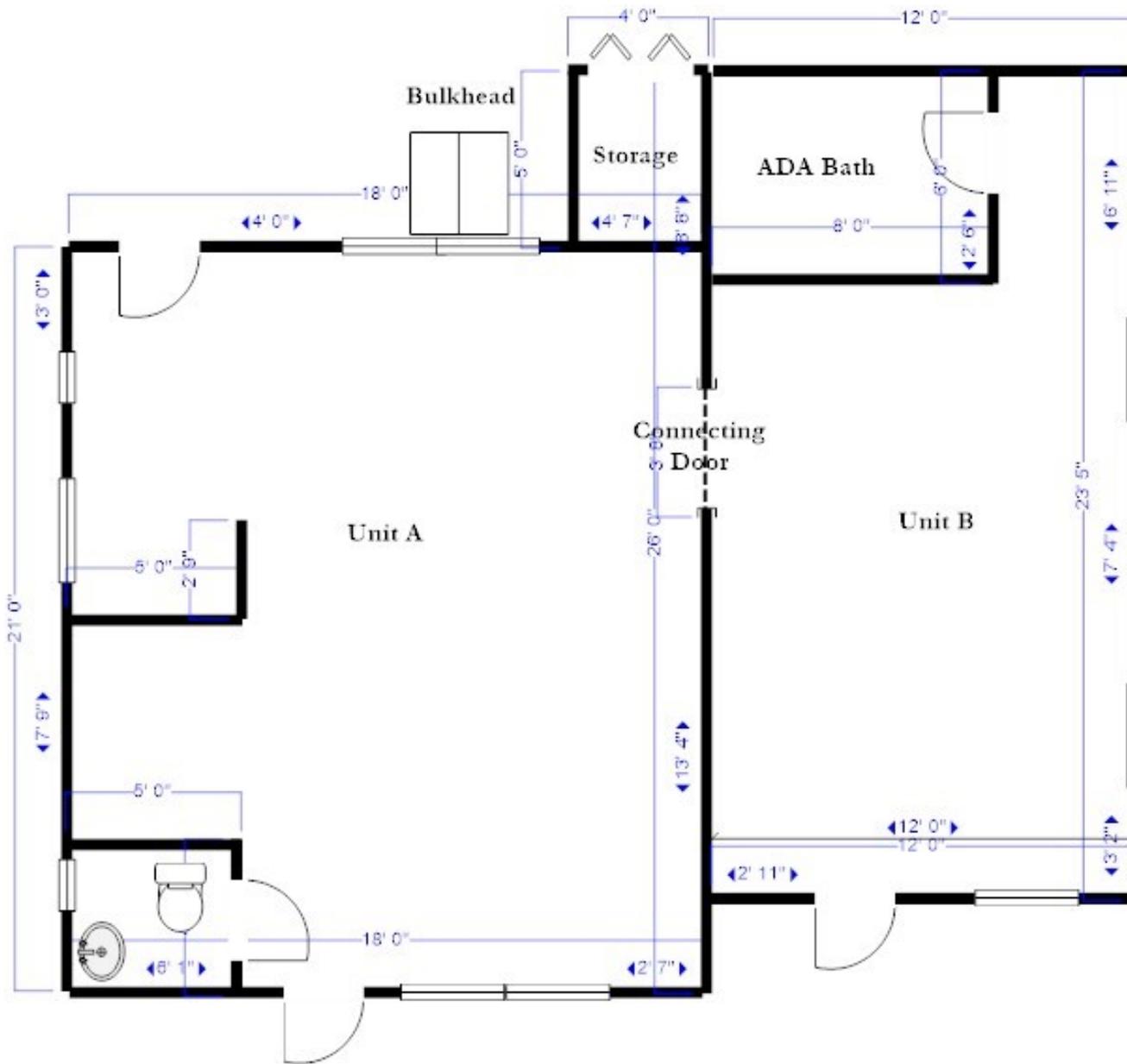
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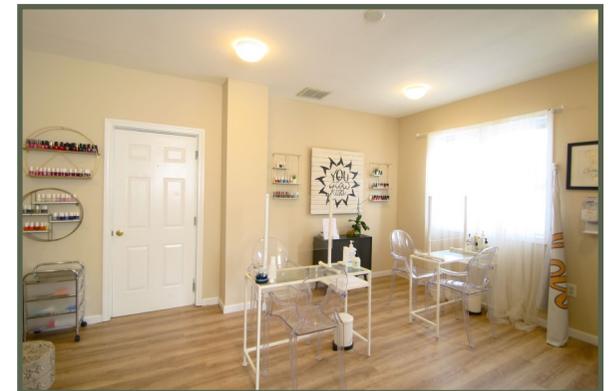
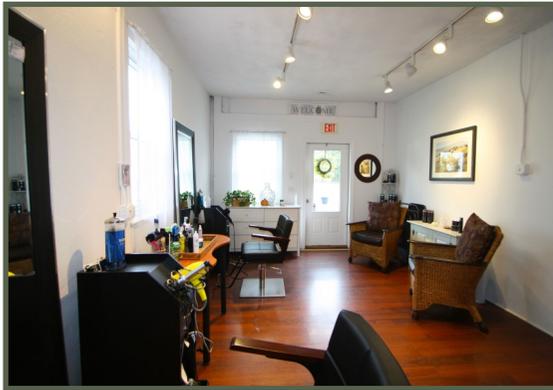
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Floor Plan



Photographs

