



HARTEL COMMERCIAL REAL ESTATE

FALMOUTH - QUINCY

*227 Clinton & 352 Scranton Avenue*

*Falmouth, MA*



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

**227 Clinton Avenue & 352 Scranton Avenue - Falmouth, MA**

**Rare Falmouth Waterfront Opportunity - Commonly Referred as "The Corner"**  
**Retail & Dock Use - 2,479± & 13 Boat Slips w/Parking on .41± Acre**



- \* **WATERFRONT LOCATION ON FALMOUTH INNER HARBOR - UNIMPEDED WATERVIEWS**
- \* **2,479± SF RETAIL SPACE WITH UPPER & LOWER DECKS - BOAT DOCK**
- \* **ZONED B3 - BUSINESS 3**
- \* **13 BOAT SLIPS WITH 38 PARKING SPACES**
- ZONED: RC - RESIDENTIAL C**

**Offered at \$3,695,000**



**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



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

---

## \* **227 Clinton Avenue**

- \* WATERFRONT LOCATION ON FALMOUTH INNER HARBOR - UNIMPEDED WATERVIEWS
    - \* 2,479± SF RETAIL SPACE WITH OUTSIDE UPPER & LOWER DECKS
  - \* BOAT DOCK FOR PASSENGER AND SMALL FREIGHT BOAT TO MARTHA'S VINEYARD (YEAR ROUND)
    - \* AND 70' PASSENGER SAILBOAT FOR DAY AND EVENING CRUISES (SUMMER)
      - \* 120 FEET WATER FRONTAGE AT WHARF
      - \* ZONED B3 - BUSINESS 3
- 

## \* **352 Scranton Avenue**

- \* Small Boat Marina
  - \* 13 BOAT SLIPS WITH 38 PARKING SPACES UTILIZED BY MARINA, RETAIL, FERRY & SAILBOAT
    - \* 75 FEET BULKHEAD WATER FRONTAGE
    - \* 140 FEET RIP RAP WATER FRONTAGE
- ZONED: RC - RESIDENTIAL C
- 

## **Property Detail Summary**

---

### 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



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*



## Satellite View



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



# HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



## Neighborhood View



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



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## *Assessor Map*

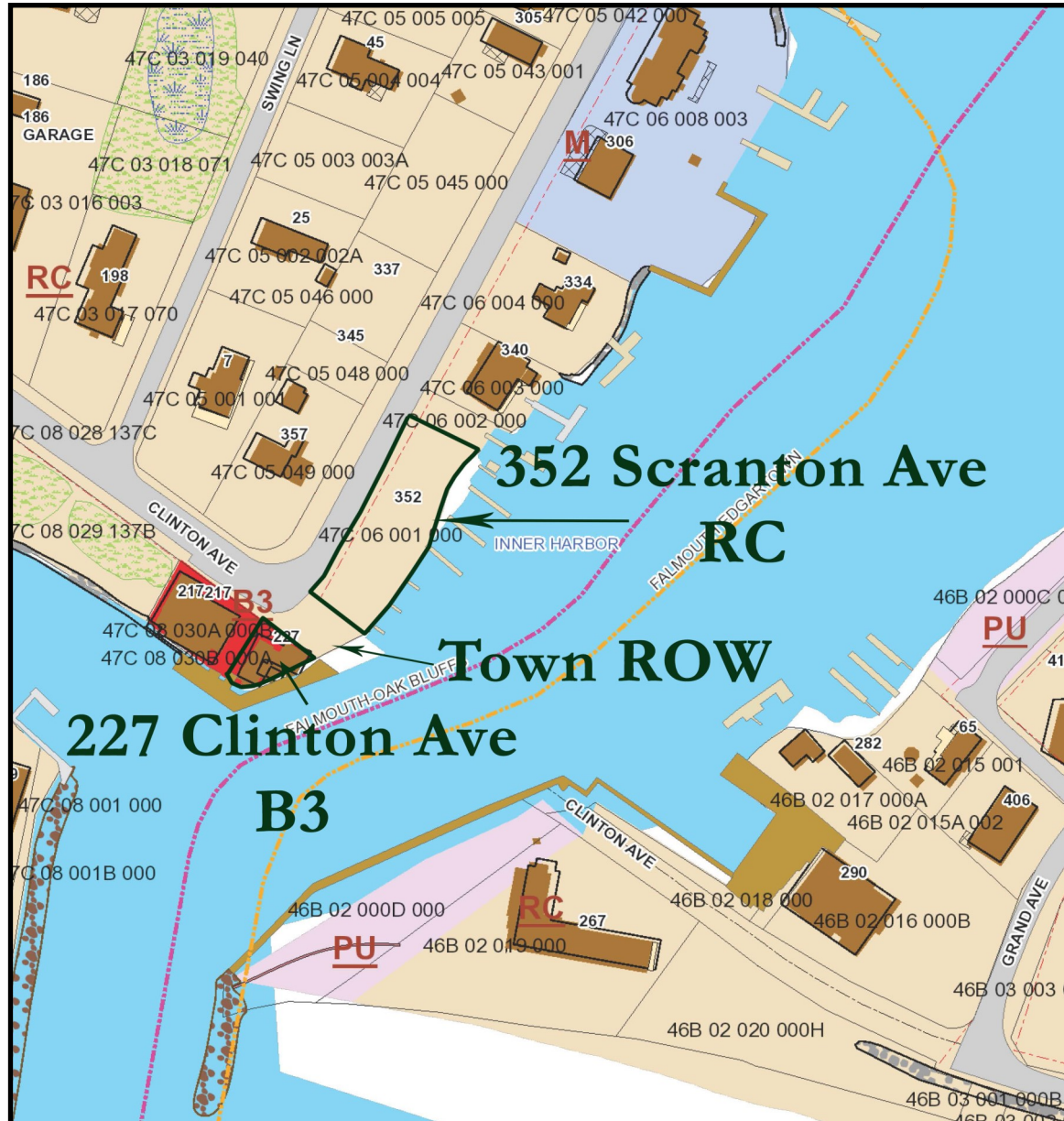




# HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

## Zoning Map

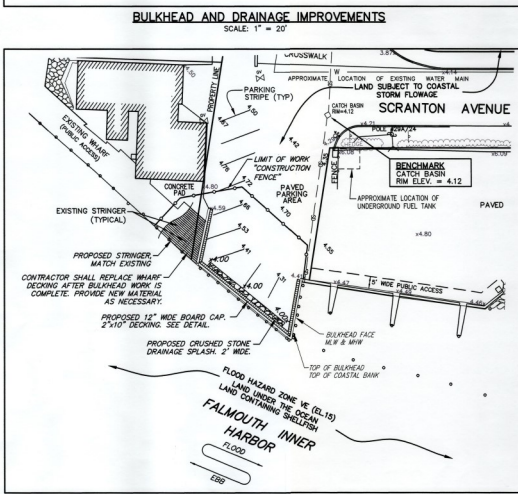
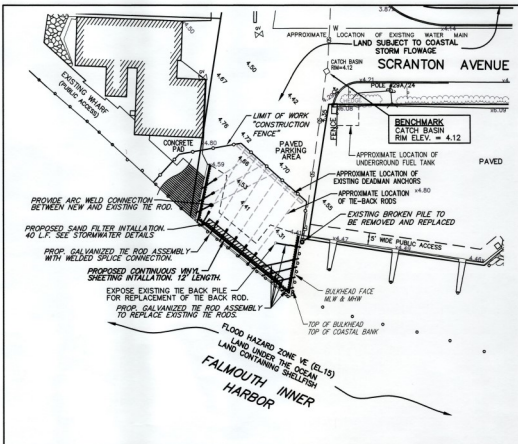
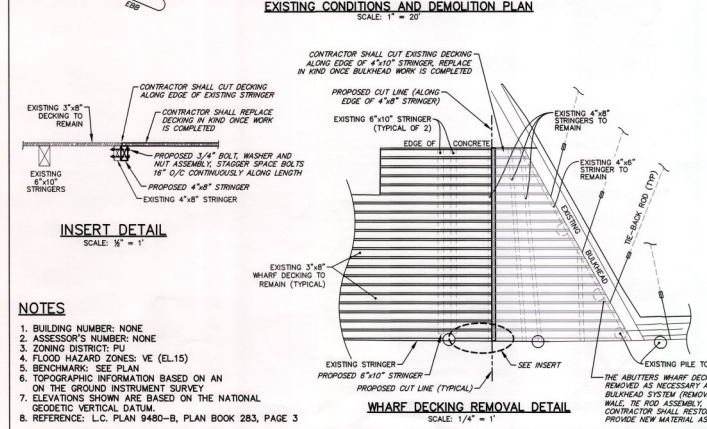
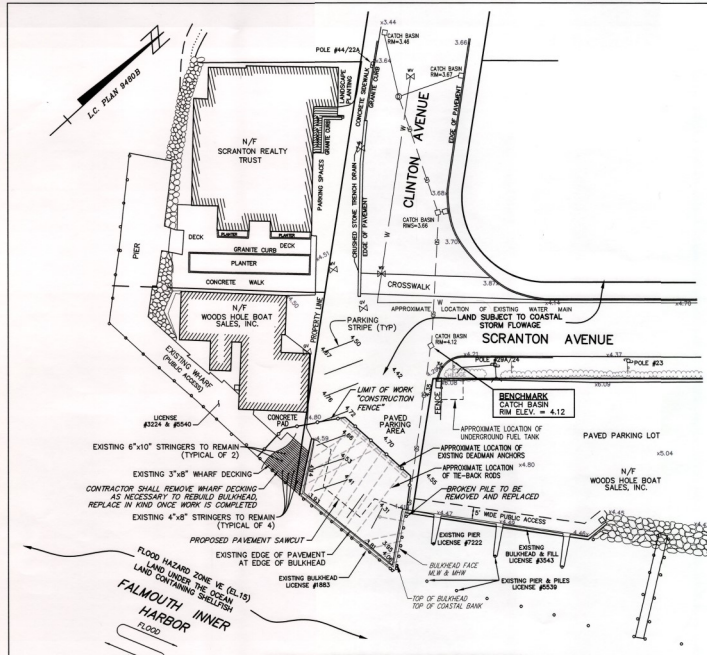




# HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Site Plan Check to see if completed as Site Plan



**STAGING AREA NOTES:**

- BECAUSE OF THE LIMITED AREA AVAILABLE ON THIS SITE AND THE PROXIMITY TO THE PRIVATE COMMERCIAL PROPERTIES THE CONTRACTOR SHALL NOT USE THE SITE FOR STAGING OF MATERIAL OR FOR PLACEMENT OF EXCAVATED MATERIAL.
- THE CONTRACTOR SHALL USE THE AVAILABLE SPACE ON THE PARKING LOT AT #180 SCRANTON AVENUE (OFFICE OF THE HARBORMASTER) FOR STAGING AND STORAGE OF MATERIALS.
- THE CONTRACTOR SHALL PROVIDE FOR TRANSPORTATION OF MATERIALS BETWEEN THE SITE AND #180 SCRANTON AVENUE.

**LOCUS MAP**  
NOT TO SCALE

**DEMOLITION PROTOCOL/METHODOLOGY:**

The contractor shall install a 6 feet high chainlink fence isolating the areas of construction from the general public. The fence posts shall not be driven but rather shall rest on the surface.

Sawcut pavement to a straight edge as shown. The Contractor shall devise whatever technique is suitable to prevent the cut edge from cracking or crumbling. Removed pavement shall be disposed in a suitable disposal area or recycled at a Department of Environmental Protection (DEP) accepted plant.

The Contractor shall remove faulty bulkhead connections consisting of bolts, washers, plates and nuts. The elements removed at faulty connections are not to be reused within the proposed work and are to be properly disposed off-site. Not all connections are in need for replacement. There is 1 upper and lower wale beam splice connections.

Remove the upper and lower rear wale beams from the existing bulkhead. Contractor shall take care in removal of these components as to reuse them during the new installation (see details). Contractor shall contact the Engineer to note the conditions of these components and to determine reusability of wale beams for construction.

The contractor shall install a dewatering basin and sump pumps for the task requiring lowering the level of the water table within the excavation. Dewatering pumps shall only operate when the work to be performed requires it. (see details)

**CONSTRUCTION PROTOCOL/METHODOLOGY:**

Install vinyl sheeting, set out elevation, cut-off excess and smooth tops

Install new or replace upper and lower rear wales and install the new longer bolts and reset or replace plates clamping the entire assembly together.

Run the new tie-rod assemblies in, marking and drilling thru the vinyl sheeting and connecting to the existing tie-rod studs that run to the deckman.

Verify plumb alignment of bulkhead served by tie-rod (piles & sheathing). Adjust, as required with cable pull or compression strut. Prepare the tie-rod connection, weld, apply zinc point and seal assembly with mastic.

Mark alignments and drill holes to receive the 4" PVC outlet drain pipes spaced as shown. Install connector section of pipe.

Contractor/Engineer to perform final component inspection before 2"x10" cap boards are installed.

Shape the backgrade and level the bottom bedding. Install the impervious membrane and secure. Set the remaining drainage manifold piping and place and compact the crushed stone.

Place the filter fabric barrier and construct the sand filter along with the gravel pavement structure - steel edging, geogrid and crushed stone. Shape the pavement surface to meet the asphalt pavement repair work.

Install asphalt pavement structure and striping.

NOTE: Although this work is fairly straight-forward (DIG-OUT, BUILD and FILL) working with the tides makes sense to prevent excess loss of material to wale wash-out. Sections of work should be undertaken so that enough sheeting gets put in so as to prevent excessive washouts prior to cessation of days work. Any storm notices and projected high tides should be accounted for during this project.

DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_ Drawn/Checked: \_\_\_\_\_

**REVISIONS**

**SITE IMPROVEMENTS**

**SIMPSON'S LANDING SITE PLAN**

**OF FALMOUTH INNER HARBOR MODIFICATIONS**

PREPARED FOR:

**TOWN OF FALMOUTH**

FALMOUTH, MA

SCALE: 1" = 20' DATE: DEC. 14, 2017

**holmes and mcgrath, inc.**  
civil engineers and land surveyors  
205 westerly court suite 401 - Falmouth, MA 02540  
508-548-2654 www.holmesandmcgrath.com

DRAWN: LAC CHECKED: \_\_\_\_\_

JOB NO: 217393 DWG. NO: 87-3-29F SHEET 2 OF 4





# HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

## License Plan

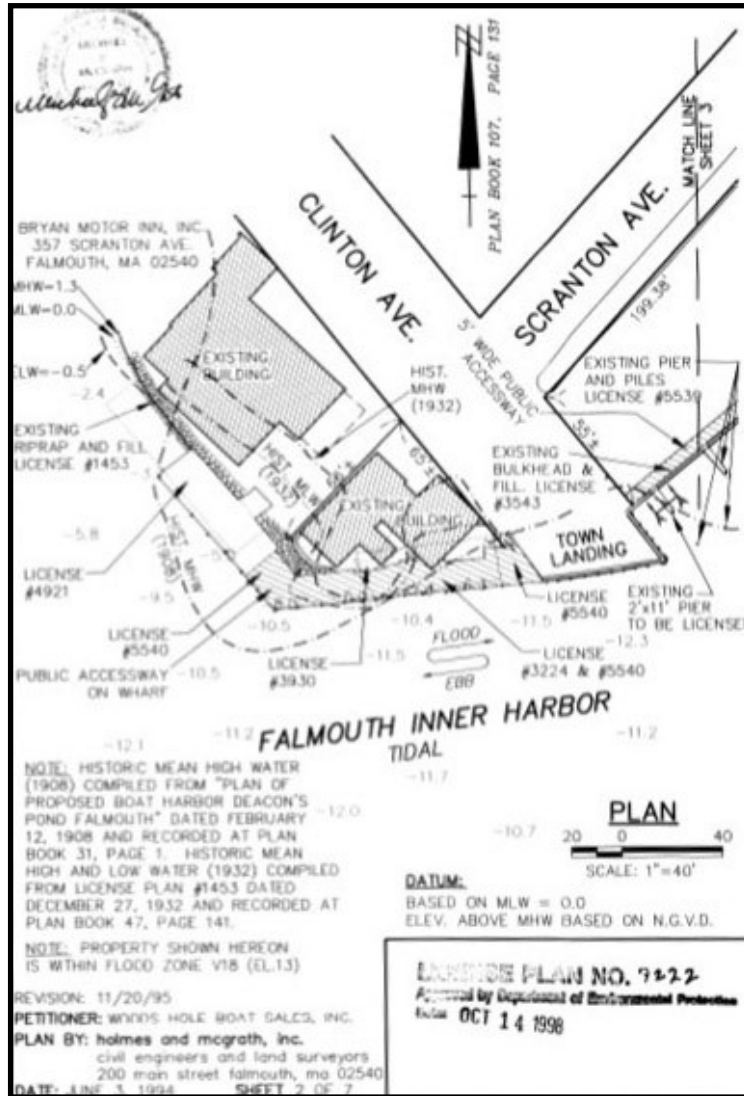




# HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

## Dock Plans





# HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

## Flood Map:

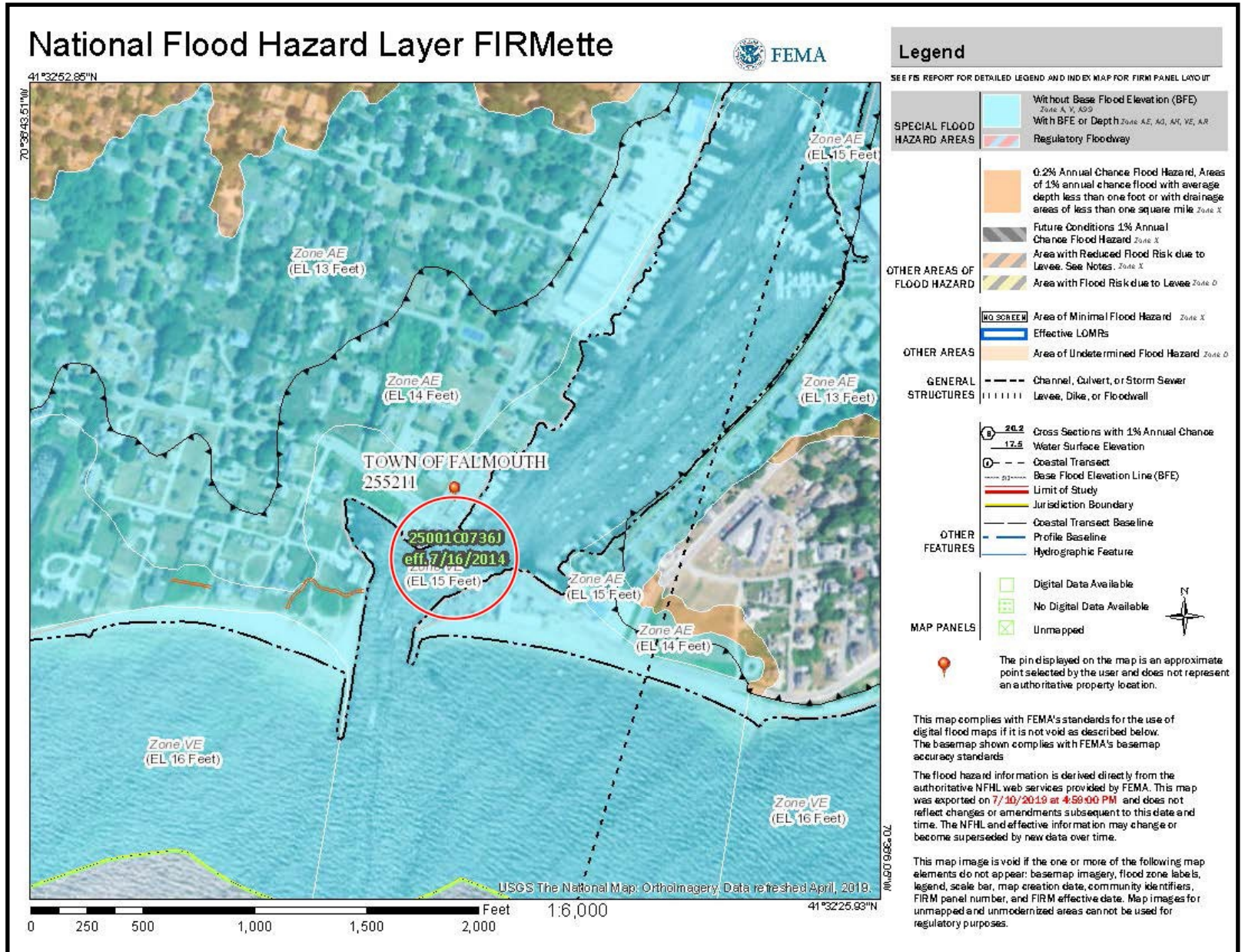
#25001C0736J

## Dated:

July 16, 2014

Zone: AE

Special Flood Hazard Area -  
Elevation 14'





# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## *Photographs*



## 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

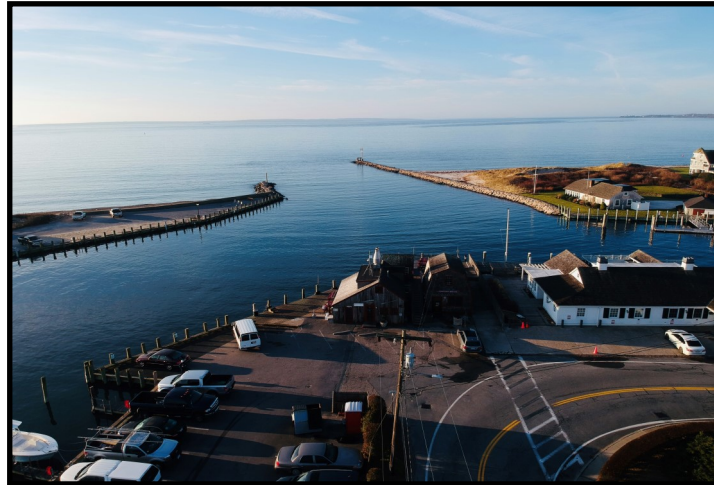
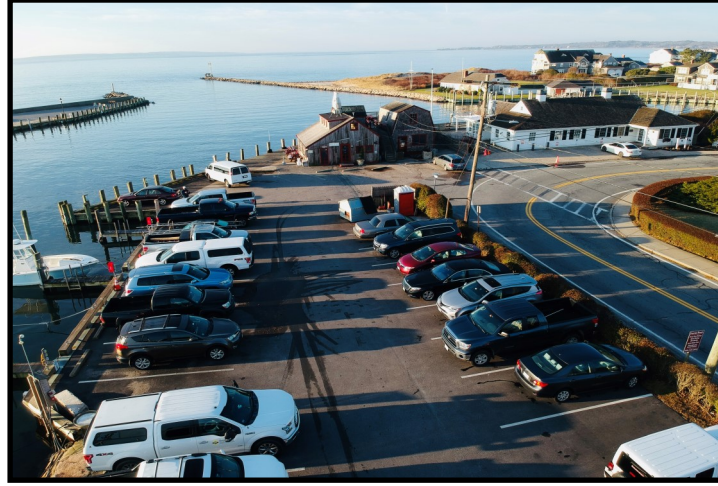


# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

---

## *Photographs*



**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

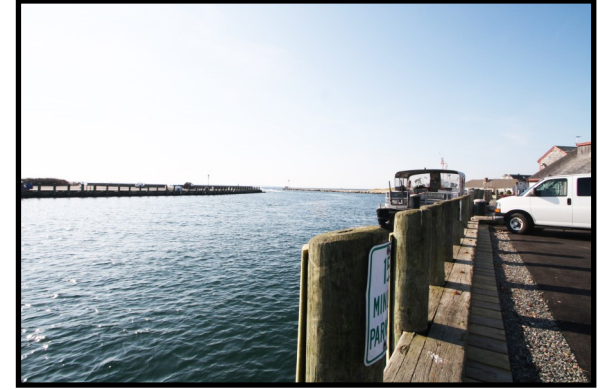


# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

---

## *Photographs*



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



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## *Photographs*



## 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



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

***227 Clinton Avenue & 352 Scranton Avenue - Falmouth, MA***

**T**his property is located directly on Falmouth Inner Harbor and Nantucket Sound, across from the island of Martha's Vineyard. This very rare and unique opportunity is offered For Sale in the heart of the waterfront district, in a high visibility, heavily traveled year round area.

**W**ell established retail establishment, also know as "The Corner", with boat dock and highly sought after boat slips with parking lot, all located at the mouth of the Falmouth Inner Harbor. There is a 100 year wait list for boat slips on Falmouth Harbor as turnover is very slow.

