



# FOR SALE ~ \$450,000

*31 Teaticket Highway, Tataketa Square  
Rte. 28, Falmouth, MA*

**3,022± SF Retail / Restaurant Space “As Is”**

Excellent Visibility in High Traffic Area  
Highway Route 28 Traffic Counts: 21,400/Cars/Day

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*Retained to Market by:*



**Hartel Commercial**

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# PROPERTY DETAILS

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<b><i>Property Address</i></b>	31 Teaticket Highway, Route 28 Tataket Square Falmouth, MA
<b><i>Land Area</i></b>	43,560± SF
<b><i>FY 2014 Assessment</i></b>	\$349,100
<b><i>FY 2014 Taxes</i></b>	\$2,845
<b><i>Town/Well Water</i></b>	Municipal
<b><i>Town/Private Septic</i></b>	Municipal
<b><i>Zoning</i></b>	BU
<b><i>Unit Location</i></b>	Mid-Section of Buildings
<b><i>Unit Size</i></b>	3,022± SF
<b><i>Floor</i></b>	2-Level
<b><i>Parking</i></b>	Common Lot – Ample Parking
<b><i>Amenities</i></b>	Great Location on Route 28 Heavily Travelled Road Vanilla Box Build Out Elevator Servicing All Floors

# PROPERTY SITE OVERVIEW

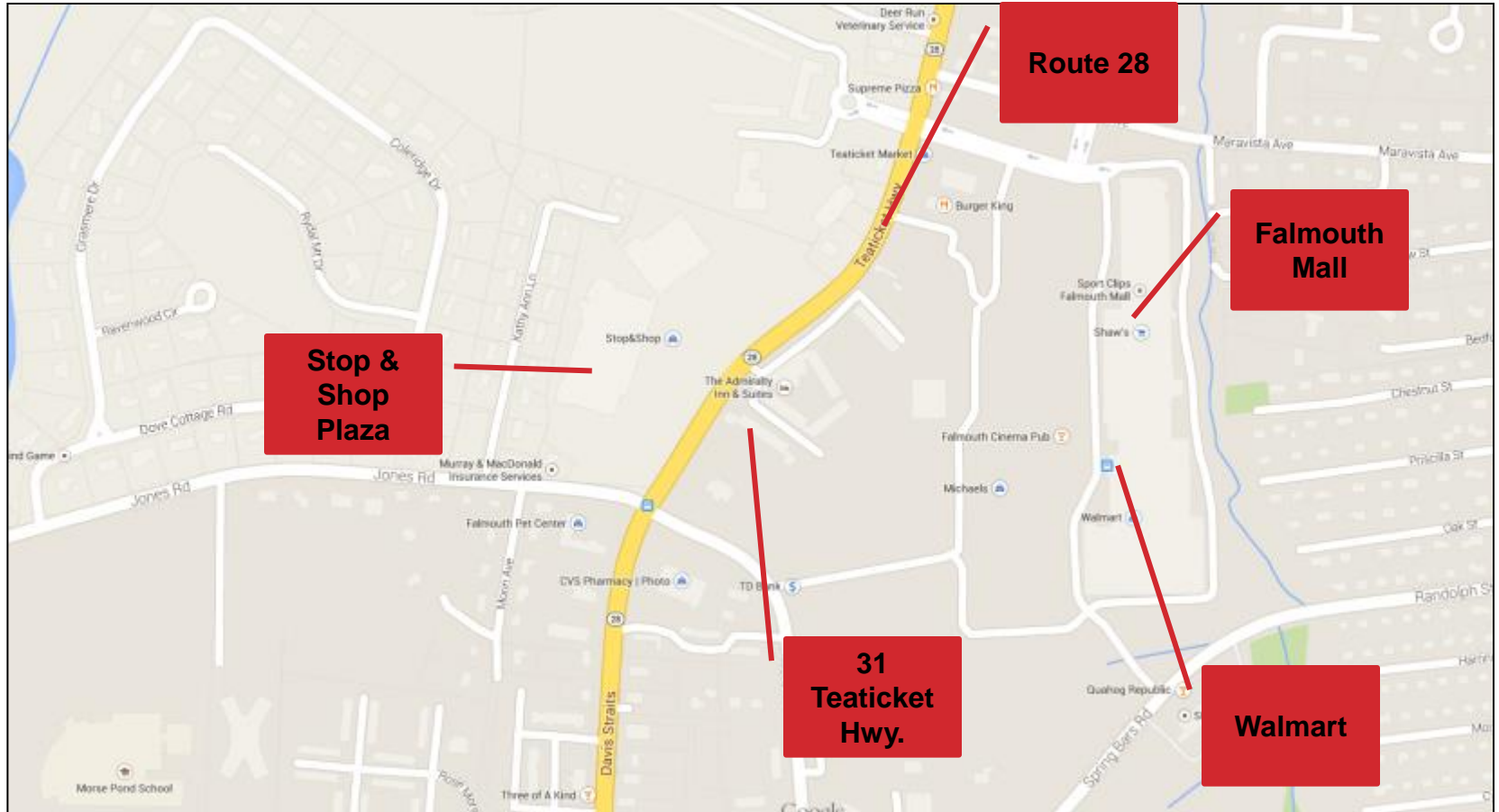
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The town of Falmouth is located at the double highway's end and continues in an easterly fashion along Route 28. To the west is Buzzards Bay, the village of Woods Hole to the south, east by the town of Mashpee and north by the town of Bourne. Along Route 28 is a mix of both commercial and residential winding through downtown Falmouth and points beyond.

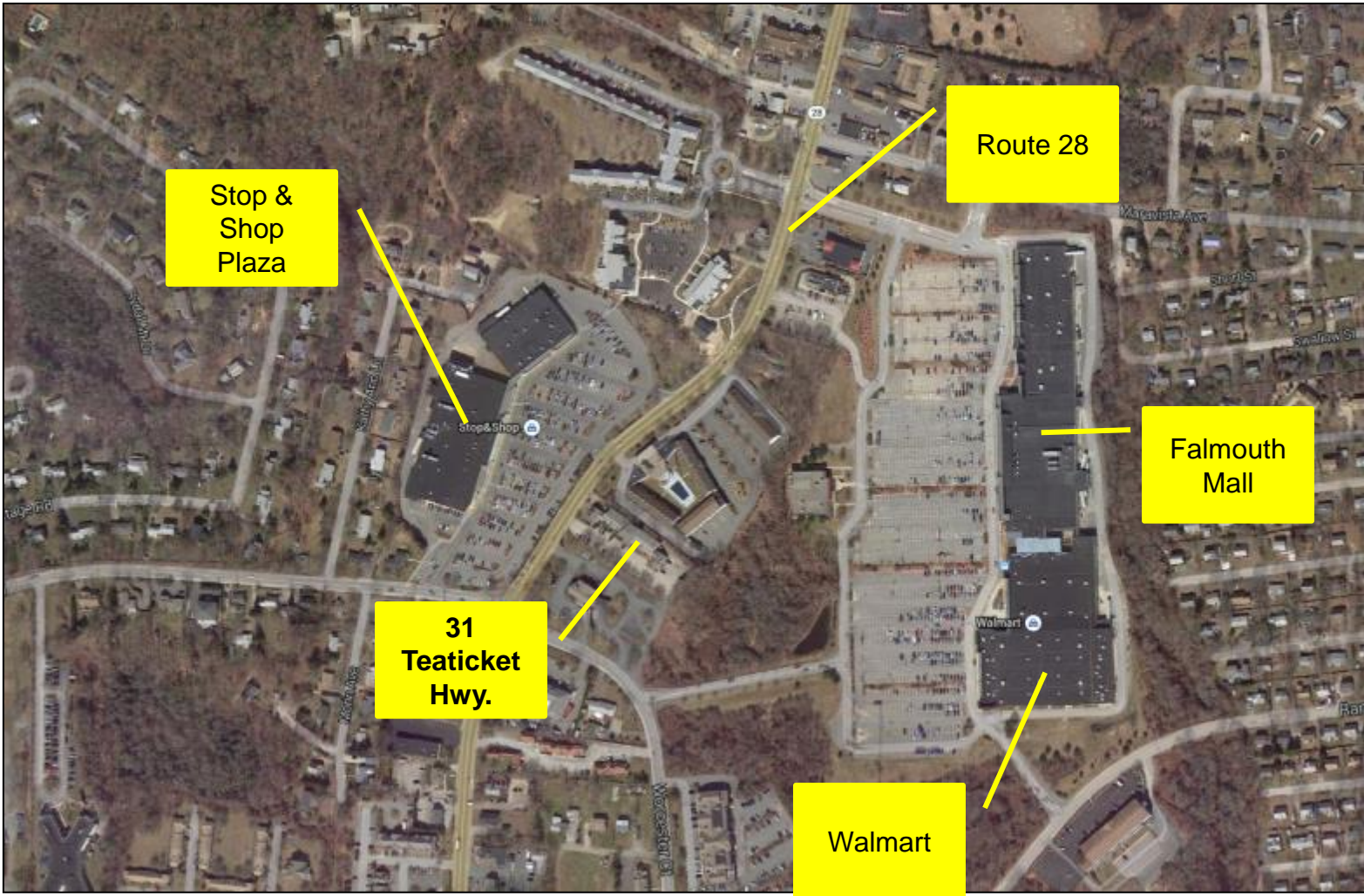
The immediate area surrounding our property is comprised of Stop & Shop Grocery Store, Several Banks, Falmouth Plaza, Falmouth Mall, Walmart, Shaw's Supermarket, small retail shops, the 99 Restaurant, Starbucks, several small eating establishments and residential dwellings. In the immediate plaza as our property is Procuts, a dental office, mortgage company and an eyeglass shop.

31 Teaticket Highway, aka Route 28 location is the Tatakot Square. Within this locus is a strip of adjoining retail/office shops. Our property is the largest in the plaza and was formerly the Iguana's Restaurant. Presently this space has a total of 3,022± SF on the first and second floors with a third floor office and full basement included with the lease. Additionally, there is an elevator that services the basement, first and second floors. This is a great opportunity to purchase a vanilla box build-out with utilities in place and road signage. Being sold "As Is".

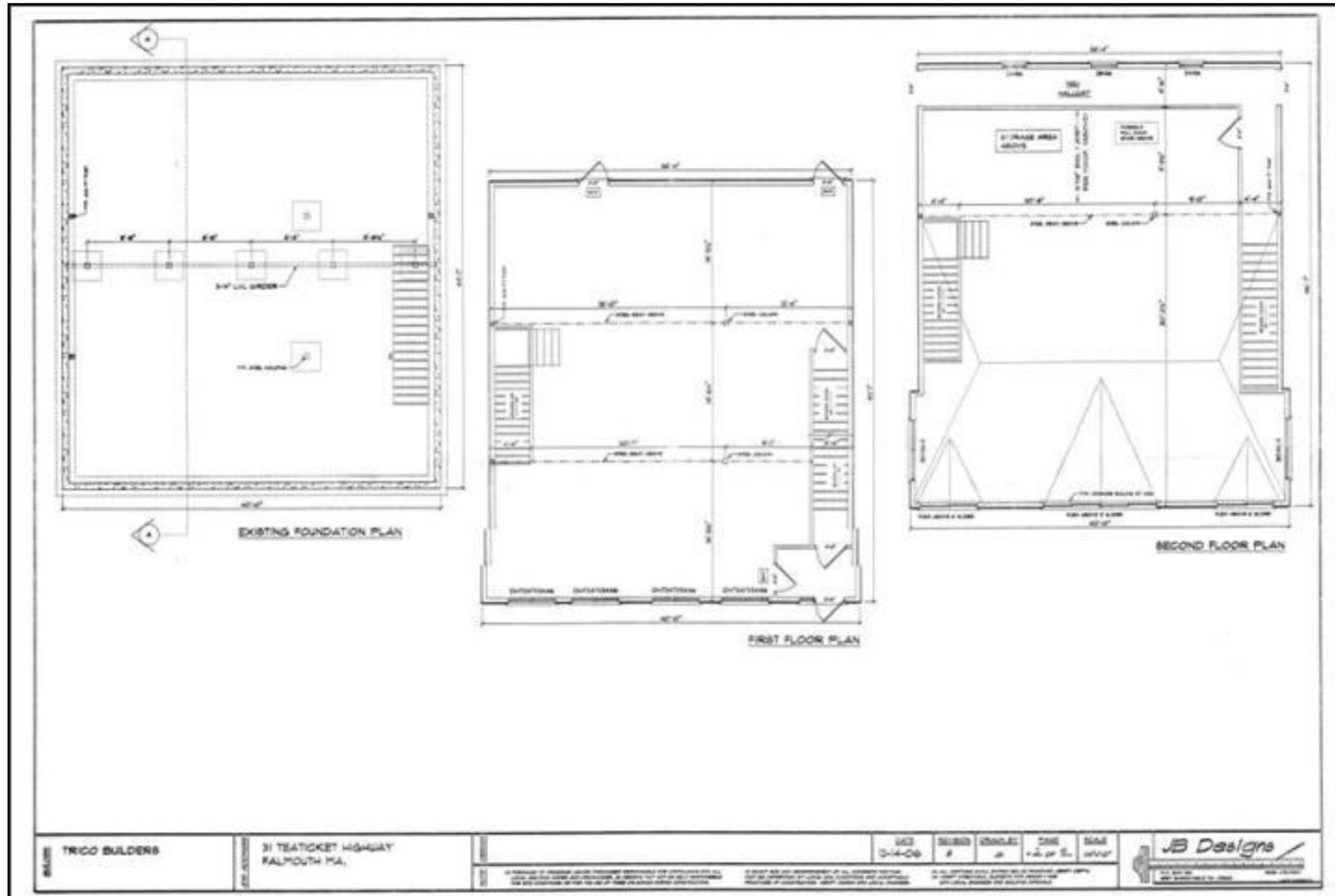
# MAP



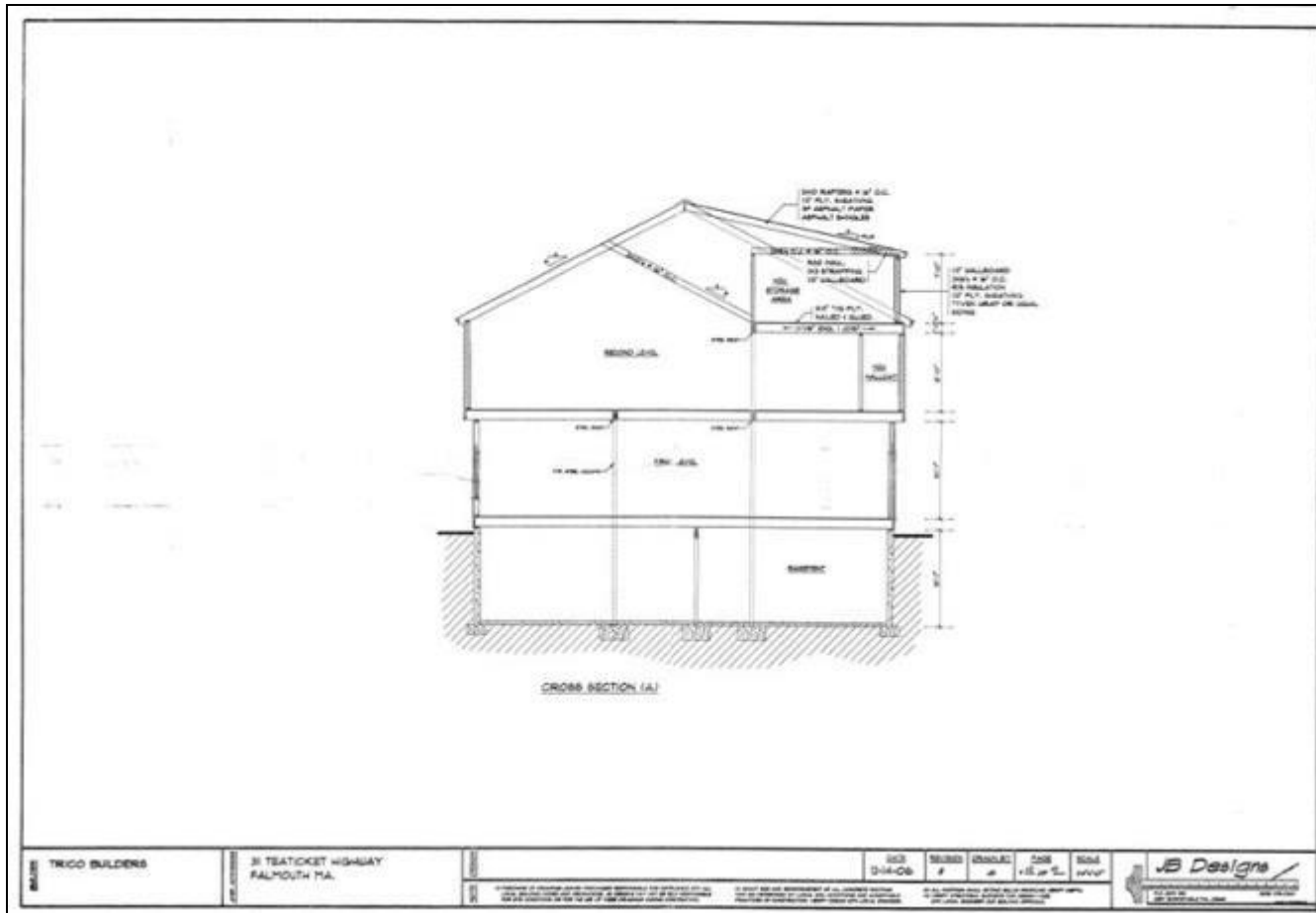
# SATELLITE



# PROPERTY 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR PLANS



# PROPERTY ELEVATIONS



# PROPERTY 3<sup>RD</sup> FLOOR PLANS

