



HARTEL COMMERCIAL REAL ESTATE

FALMOUTH - QUINCY

38 AND 44 SCRANTON AVENUE

FALMOUTH, MA



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Strategic Real Estate Services

Property Details

38 Scranton Ave

- * 672± SF Office Space
- * .16± Ac Site
- * B2 Zone: Business 2
- * FY 2020 Assessment: \$254,300
- * FY2020 Tax: \$2,184
- * 4 Offices/Lobby/Storage
- * Built 1930
- * FHW Gas

44 Scranton Avenue

- * 2,897 SF First Floor Office Space
- * 2,897± SF Lower Level Office Space
- * .19± Ac Site
- * B2 Zone: Business 2
- * FY 2020 Assessment: \$709,500
- * FY 2020 Tax: \$6,095
- * 11 Plus Offices/Lobby/Conference Room/
Kitchenette/Reception Area
- * 20 Parking Spaces
- * Built 1960
- * FHW Gas

38 & 44 Scranton Avenue

- 6,466± Combined SF
- * Combined .35± Ac Site
- * Combined FY 2020 Assessment: \$963,800
- * Combined FY 2020 Tax: \$8,279
- * Just off Heavily Traveled Route 28 - Adjacent to Falmouth Harbor
- * Year Round Activity - Town Water & Town Sewer

Offered For Sale at \$1,295,000



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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

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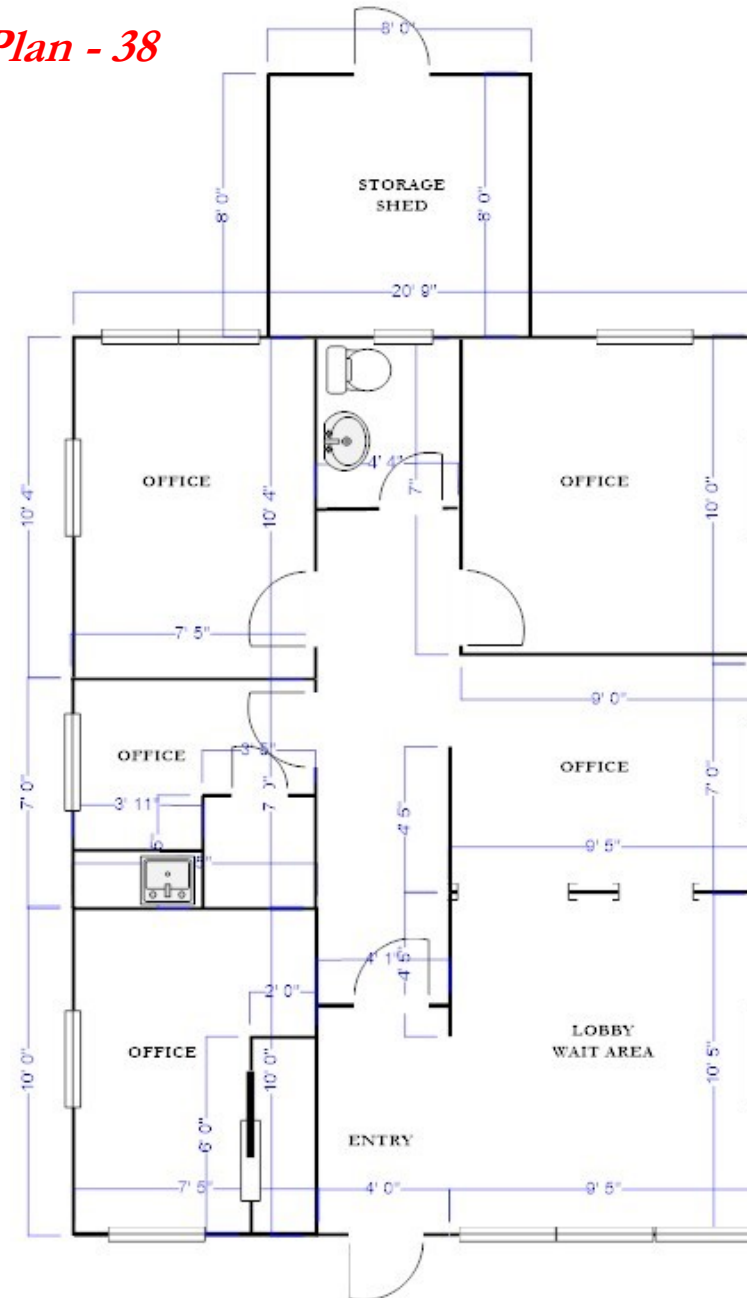
Main Office
508-444-0172
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1st Floor Plan - 38



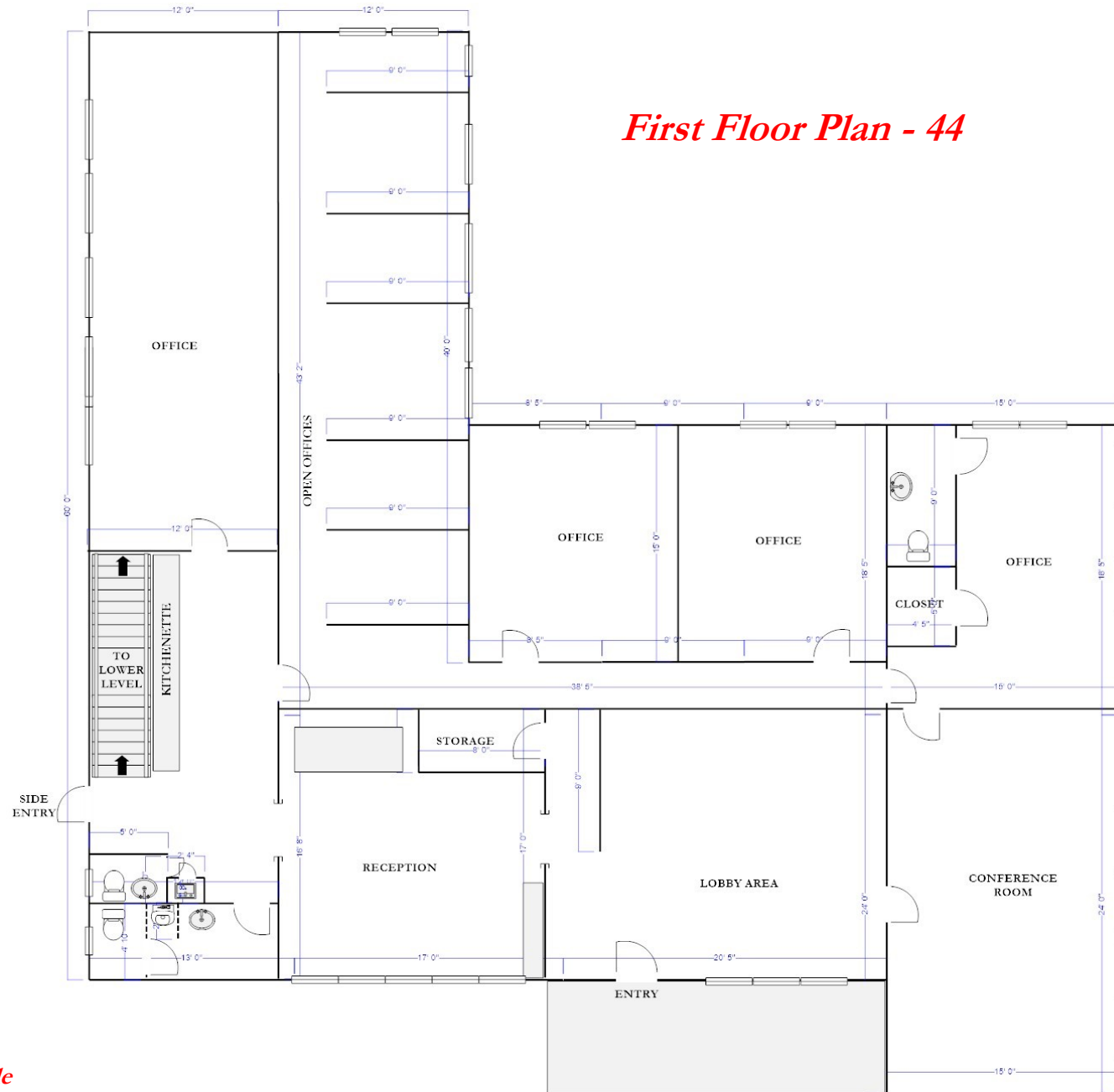
Measurements Not to Scale



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First Floor Plan - 44



Measurements Not to Scale



Lower Level Floor Plan - 44

The floor plan includes the following areas and dimensions:

- Offices:**
 - Top Left: 12' 0" x 12' 0"
 - Top Right: 12' 0" x 12' 0"
 - Middle Left: 12' 0" x 12' 0"
 - Middle Right: 12' 0" x 12' 0"
 - Bottom Right: 12' 0" x 12' 0"
 - Bottom Center: 12' 0" x 12' 0"
- Open Office:** 12' 0" x 12' 0"
- Restrooms:** 12' 0" x 12' 0"
- Storage:** 12' 0" x 12' 0"
- Mechanical:** 12' 0" x 12' 0"
- Staircase:** 12' 0" x 12' 0"

Measurements Not to Scale



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Photographs - 38 Scranton Ave





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Photographs - 44 Scranton Ave





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Satellite View



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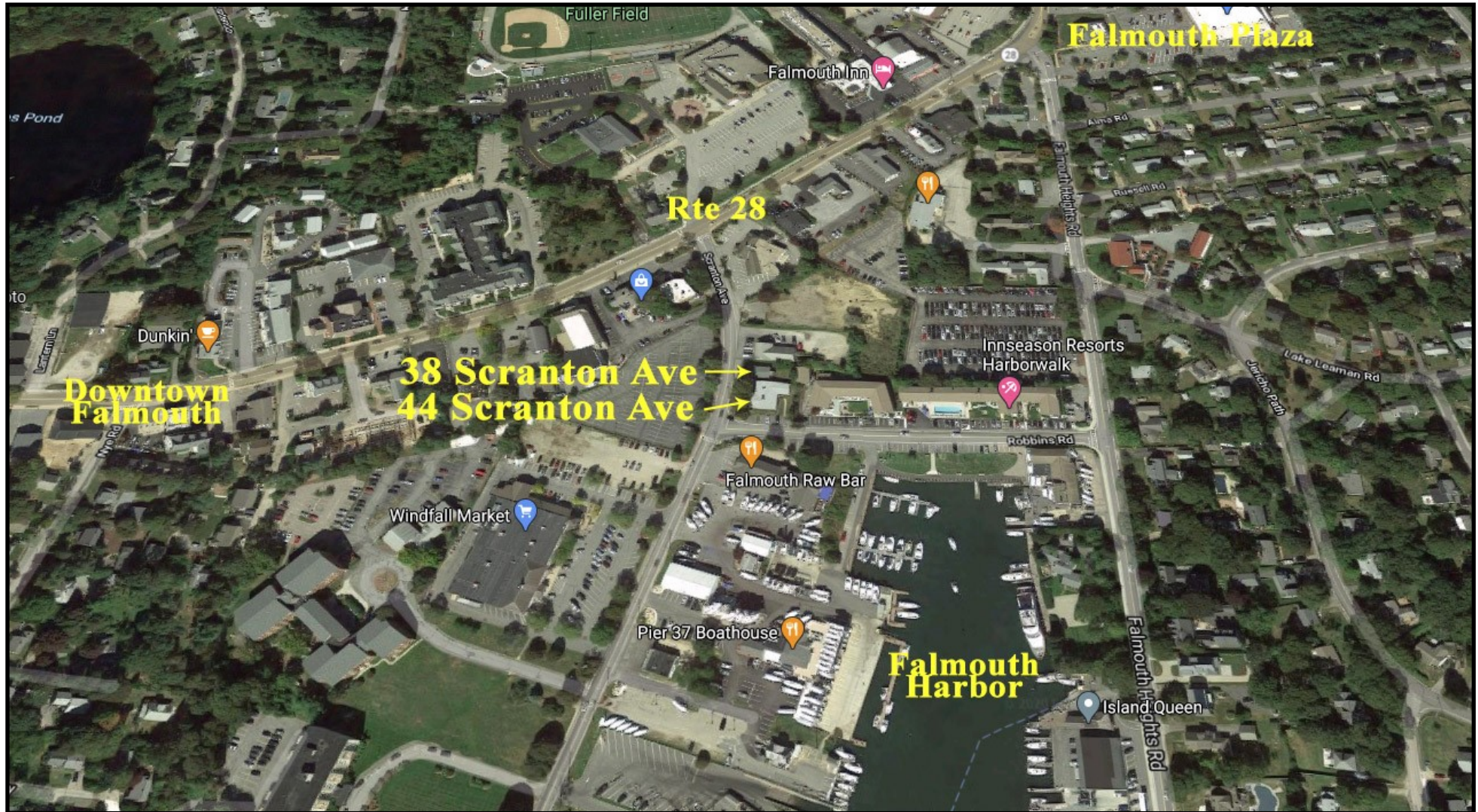
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Neighborhood View



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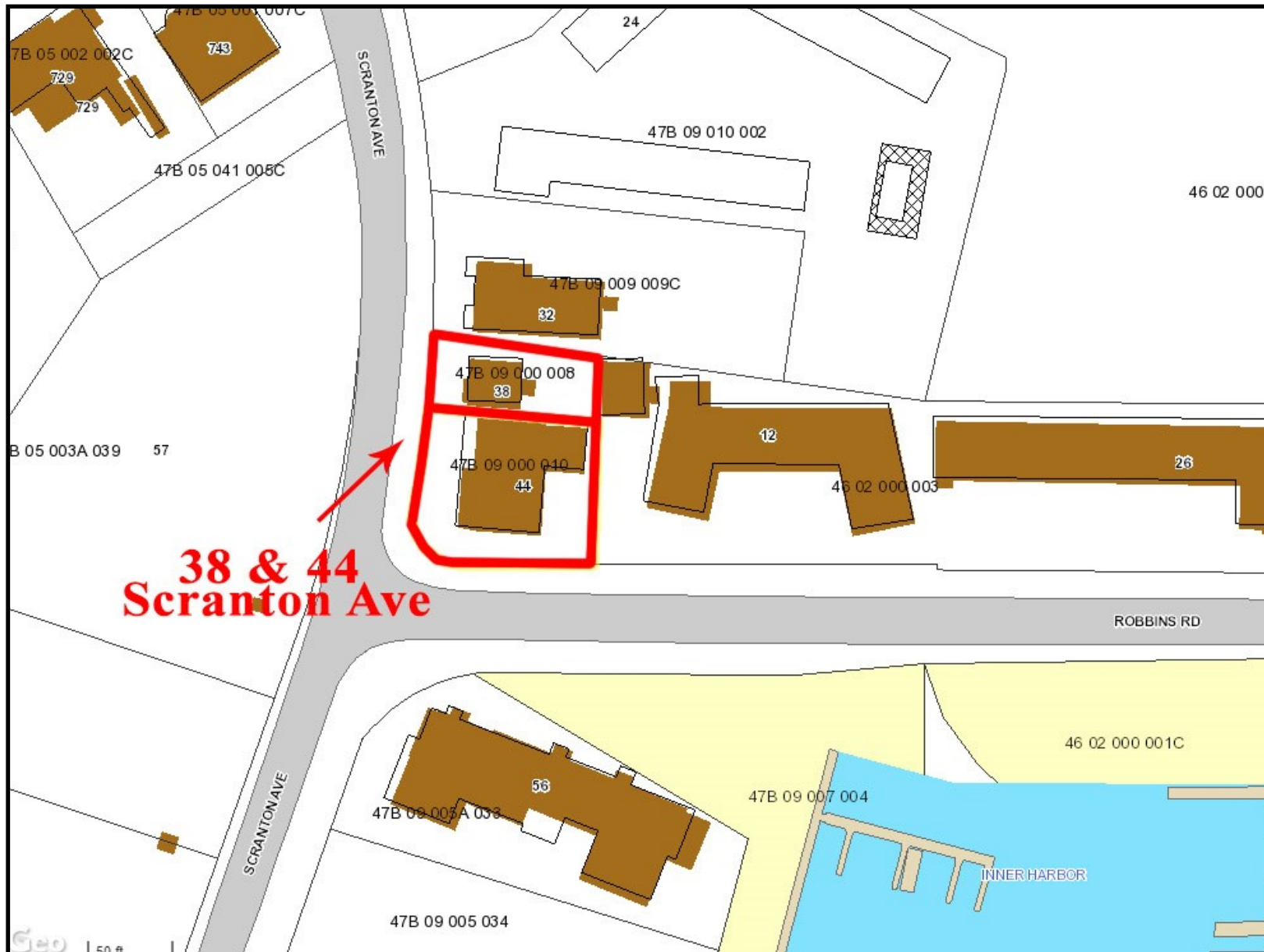
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Assessor Map





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Zoning Map

