

Falmouth Harbor



HARTEL COMMERCIAL REAL ESTATE

FALMOUTH - QUINCY

38 AND 44 SCRANTON AVENUE

FALMOUTH, MA



Property Details

38 Scranton Ave

- * 672± SF Office Space
- * .12± Ac Site
- * B2 Zone: Business 2
- * FY 2021 Assessment: \$254,200
- * FY2021 Tax: \$2,161
- * 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 2021 Assessment: \$709,500
- * FY 2021 Tax: \$6,031
- * 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 .31± Ac Site
- * Combined FY 2021 Assessment: \$963,800
- * Combined FY 2021 Tax: \$8,192
- * Just off Heavily Traveled Route 28 - Adjacent to Falmouth Harbor
- * Year Round Activity - **Connected to Town Water & Town Sewer**

Offered For Sale at \$1,095,000

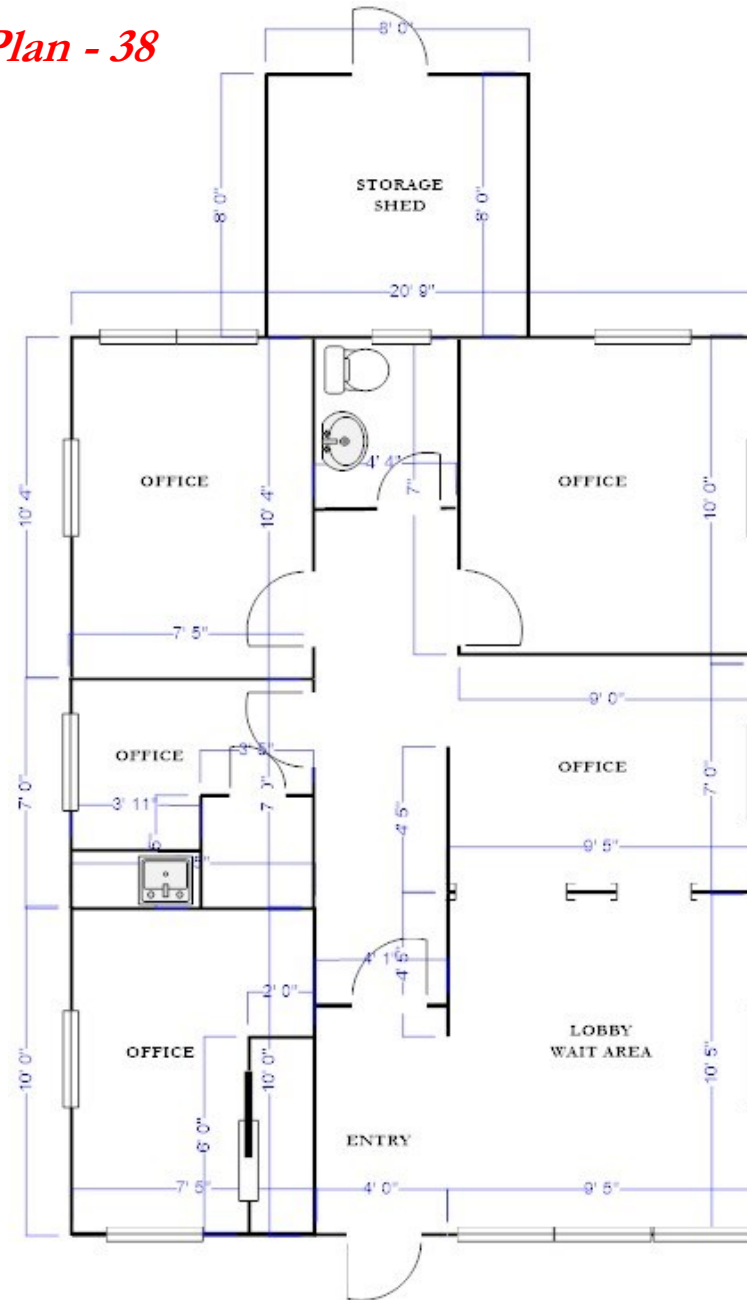




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1st Floor Plan - 38



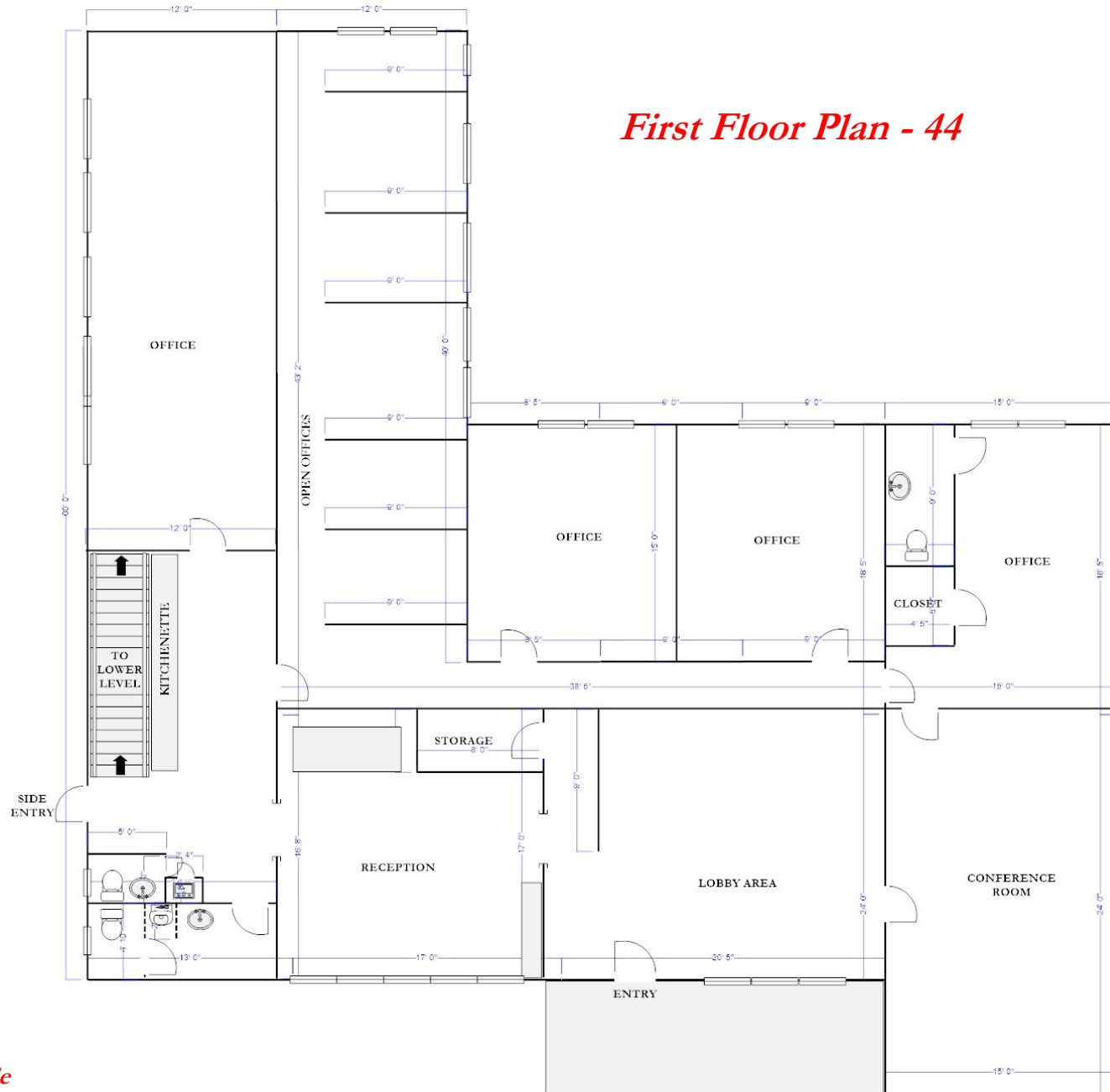
Measurements Not to Scale



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First Floor Plan - 44



Measurements Not to Scale



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Measurements Not to Scale



Main Street

38 & 44 Scranton Ave

Falmouth Harbor







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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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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

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

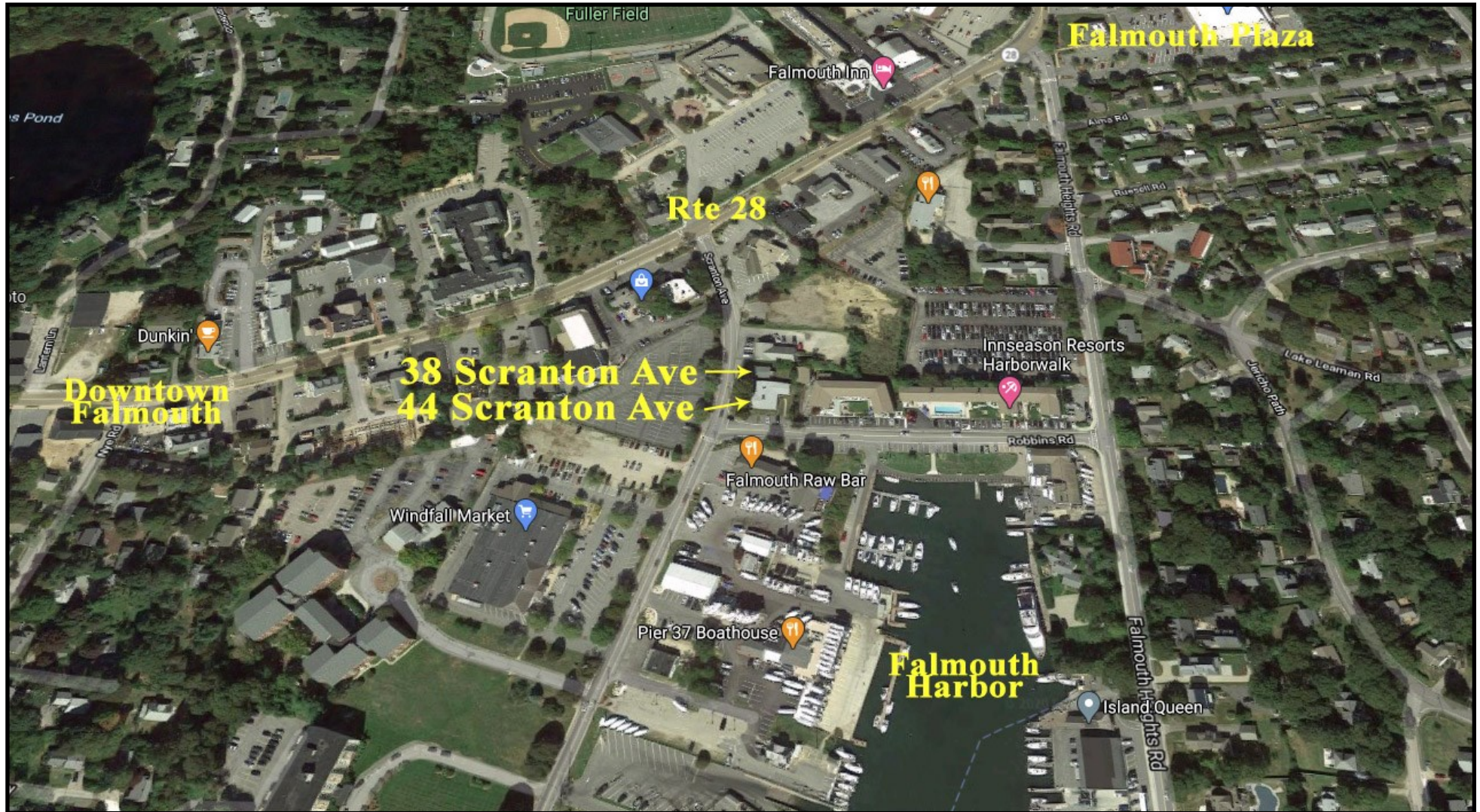
Jody Shaw
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Neighborhood View



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

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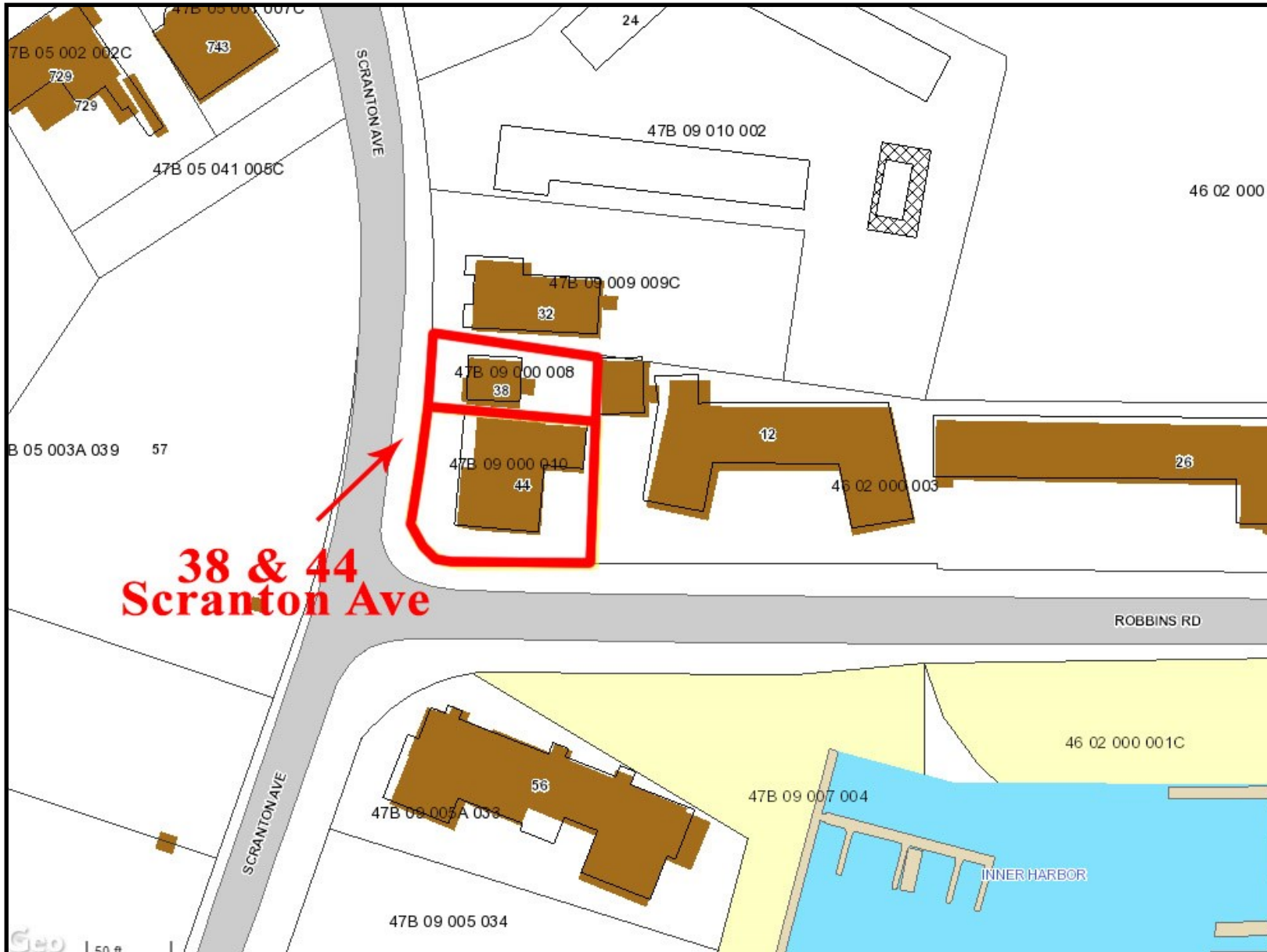
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Assessor Map





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Zoning Map

