



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

419 Main Street, Falmouth, MA

Service Shop/Retail Use Opportunity

2,100± SF Building

For Sale



- * **LOCATED IN THE HEART OF DOWNTOWN FALMOUTH - DIRECT ON ROUTE 28 AKA MAIN STREET**
- * **2,100± SF RETAIL SPACE FORMER SERVICE SHOP USE - NEW ROOF IN 2014**
- * **ADJACENT TO FALMOUTH FIRE STATION**
- * **.31± Acre Site**
- ZONED: B2 - BUSINESS 2**

Offered at \$1,895,000



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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
508-566-3556
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Main Office
508-444-0172
www.HartelRealty.com



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Satellite View



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Neighborhood View



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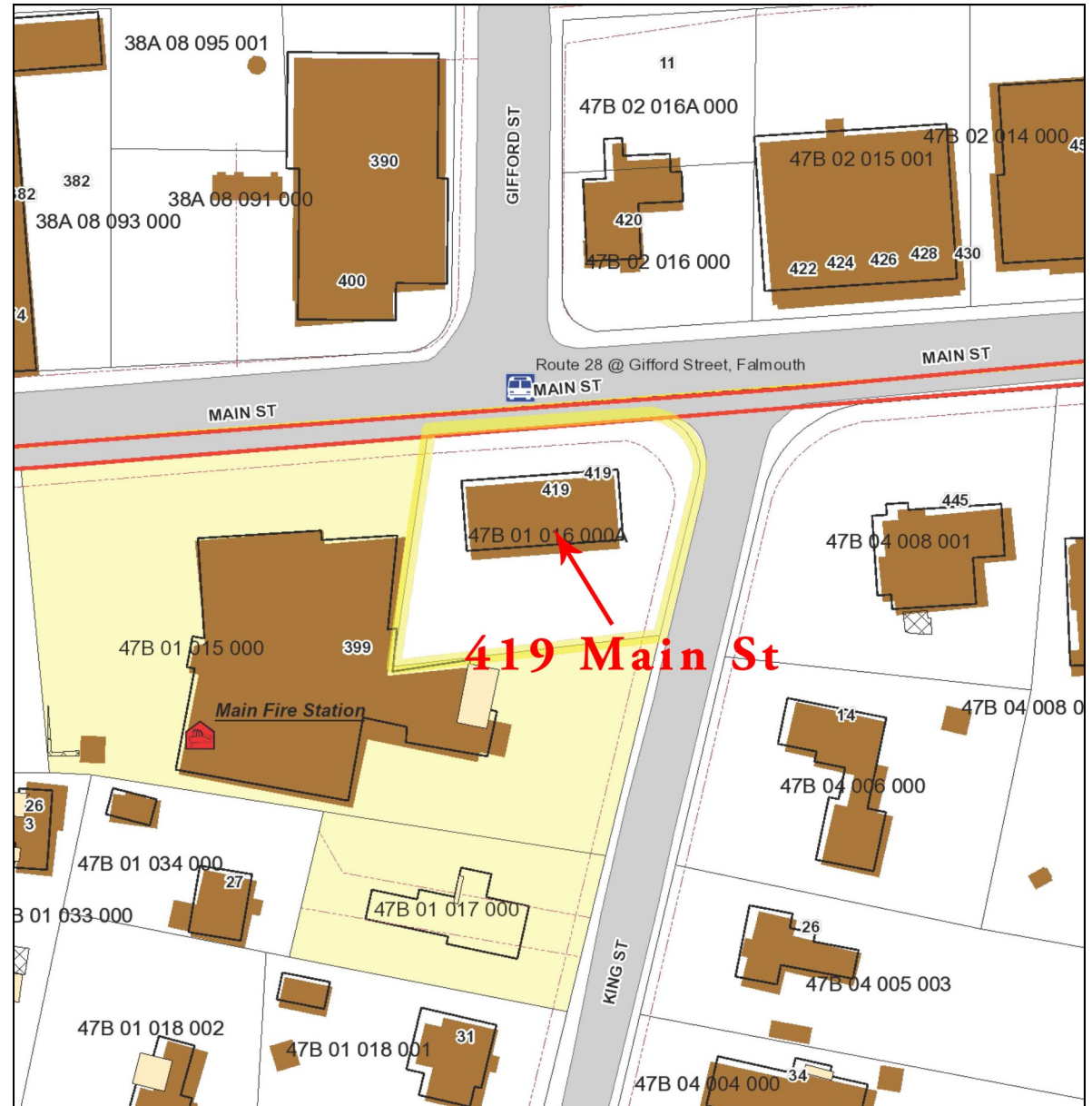
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Assessor Map

419 Main Street FY 2018 Assessment

Land:	\$331,900
Building:	\$284,400
Total Assessment:	\$616,300
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FY 2018 Taxes:	\$ 5,300±



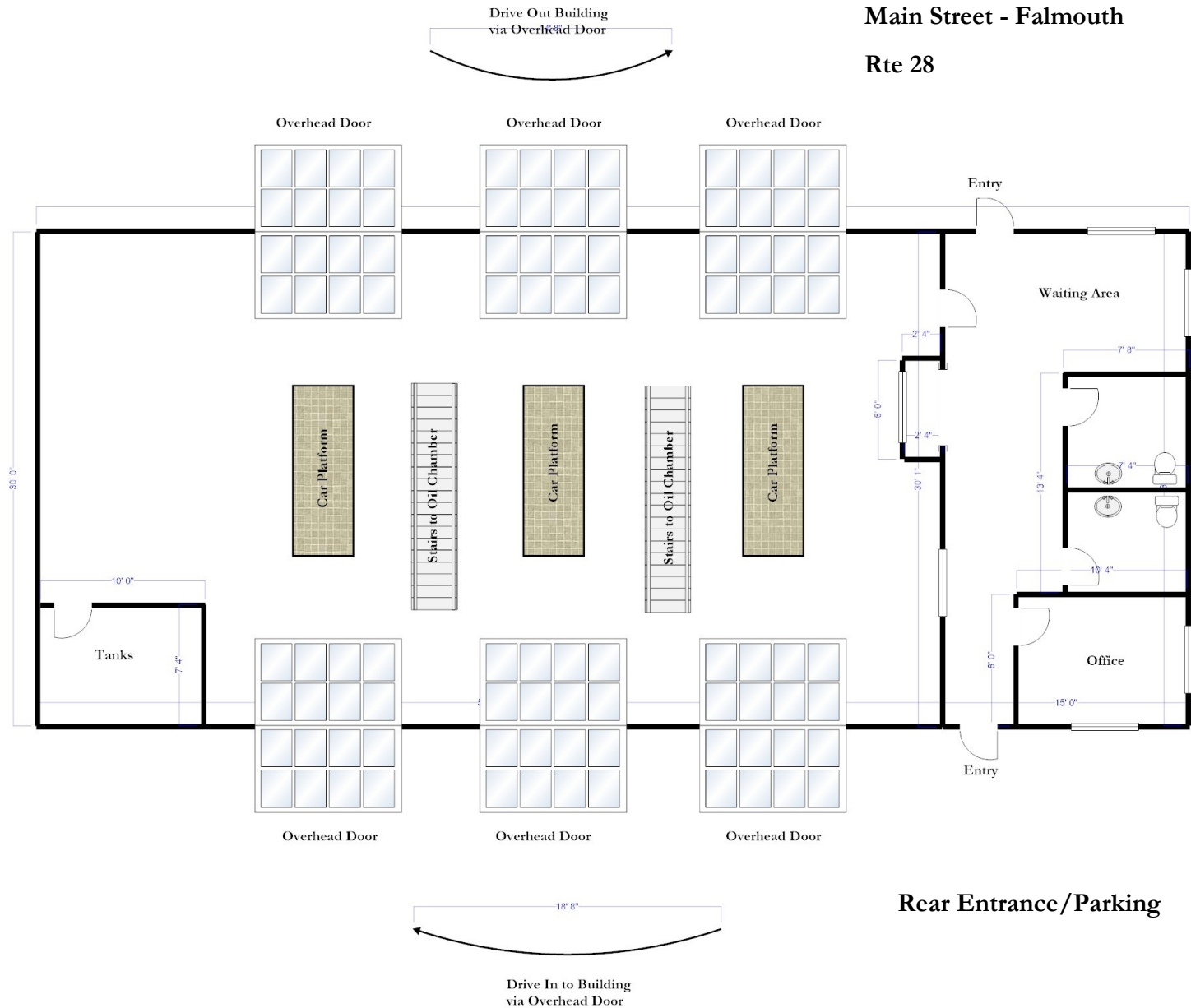


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Floor Plan

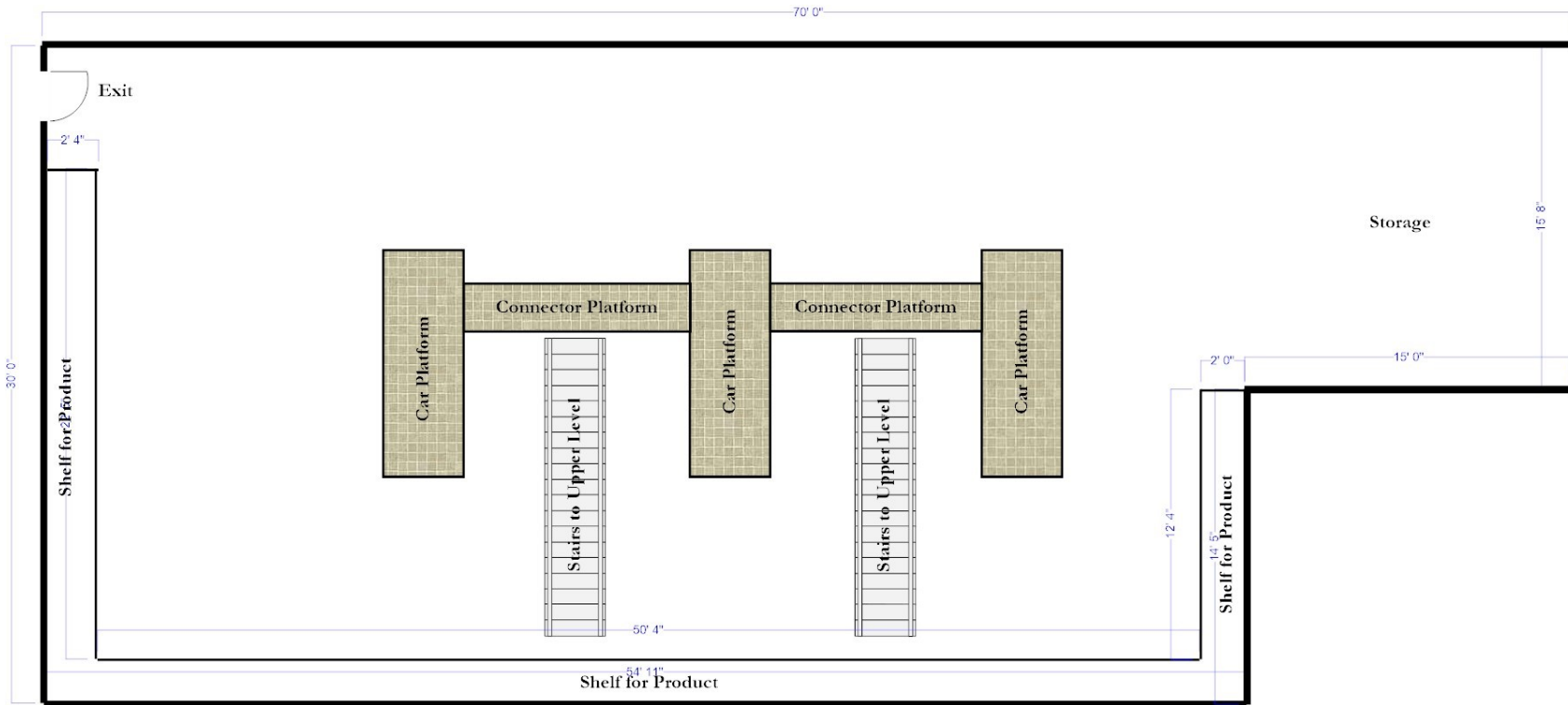
Main Level





Floor Plan

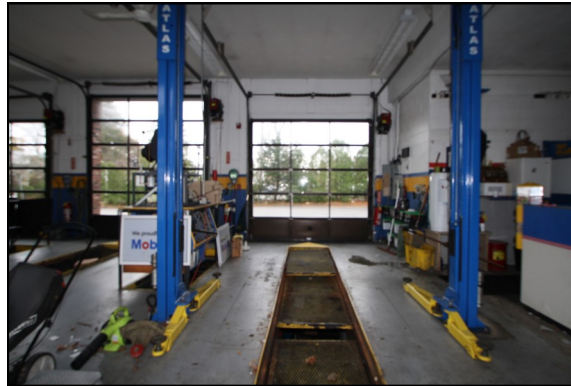
Basement





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419 Main Street - Falmouth, MA

This property is located in the heart of the business district in Downtown Falmouth. This rare opportunity is situated in a high visibility, heavily traveled year round area. The building is formerly a successful Super Lube Oil Change business with three bays and three double overhead doors, full basement with car platforms for easy changes, two ADA compliant baths, as well as storage in dry basement with interior access.

Well established and complimentary businesses are located within immediate neighborhood, including the Falmouth Fire Station, Safelite AutoGlass, Steve's Pizzeria, Hannoush Jewelers, Falmouth Public Library, restaurants, retail stores and many more.

