

# LIMITED TIME OPPORTUNITY

“First 90 Days - Rent Free”



HARTEL COMMERCIAL REAL ESTATE

Falmouth ~ Quincy

*704 Main Street aka Rte 28*

*Unit B*

*Falmouth, MA*





# HARTEL COMMERCIAL REAL ESTATE

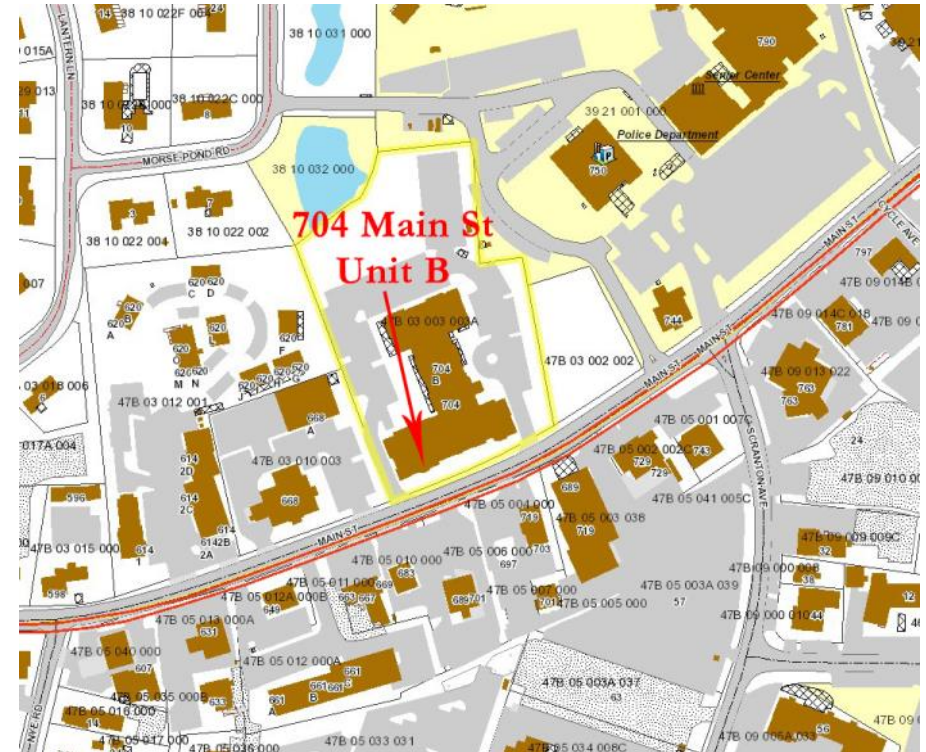
*Strategic Real Estate Services*

## DETAILS

- \* RTE 28 & DOWNTOWN FALMOUTH
- \* AREA OF PROFESSIONAL AND RETAIL USES
- \* 2,365± SF IN UNIT B
- \* 2 Offices - 2 Baths - Storage - Kitchenette
- \* 15 Shared Parking Spaces
- \* 2.97± ACRE SITE
- \* YR BUILT 2006
- \* ZONED BR - BUSINESS REDEVELOPMENT

**Offered for: \$2,867/Month plus CAM**

**CAM includes: Building Insurance, Grounds Maintenance, Snow Removal, Domestic Water, Town Sewer, Exterior Building Maintenance, Trash Removal**



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**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





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**Satellite**



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## Neighborhood View



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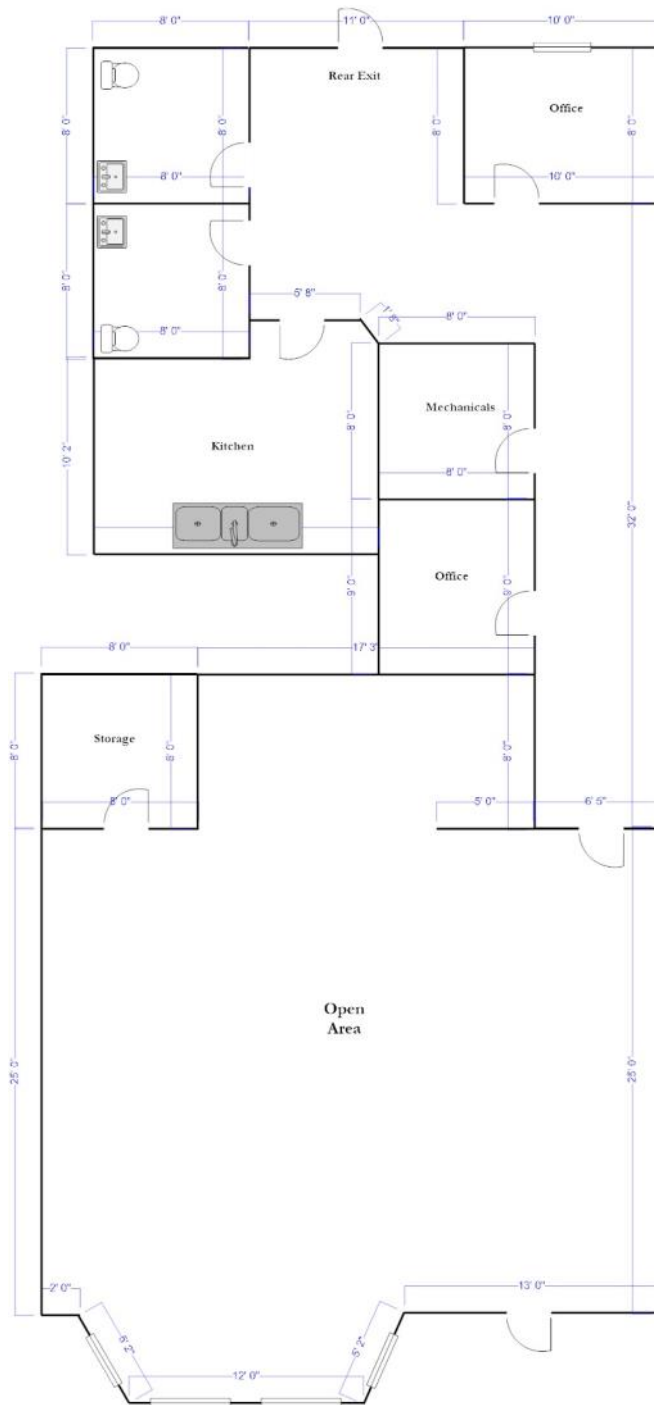
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**Floor Plan**

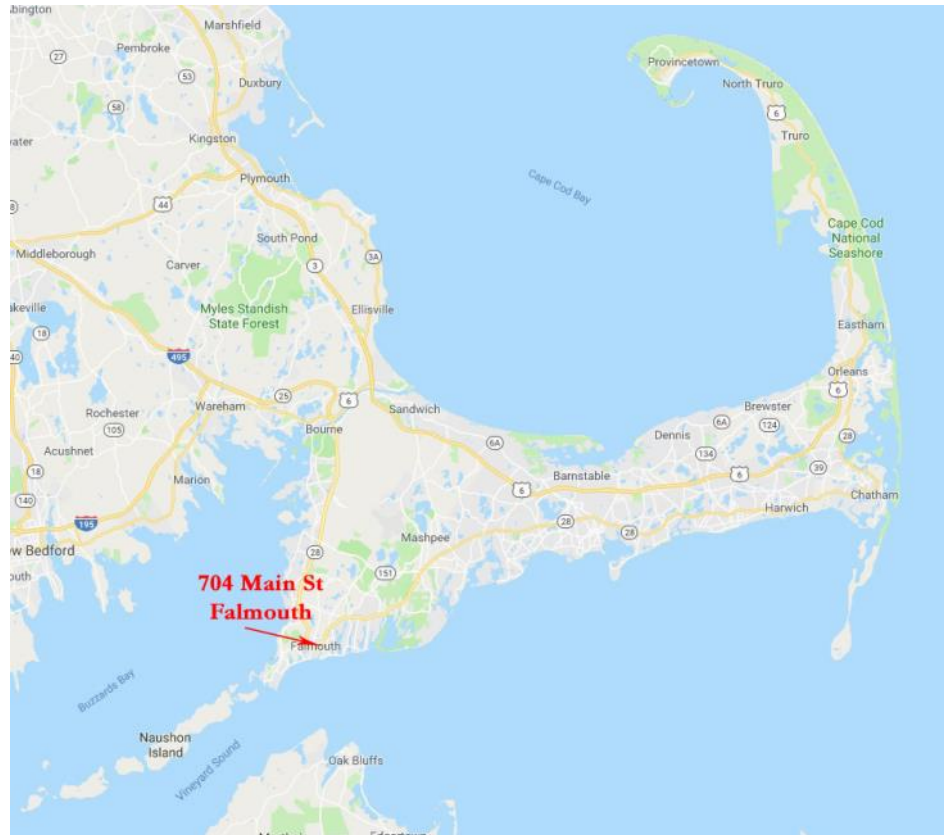
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## *704 Main Street - aka Route 28 - Falmouth*

This is a 2,365± SF unit located directly on Main Street, aka Route 28 in Falmouth in the heart of the business district. This unit has front and rear entrance/exit, 2 offices, 2 ADA baths, kitchenette, and 15 shared parking spaces on 2.97± Acres. This is an extremely heavily traveled year round retail/professional area. Complimentary businesses are located in the immediate neighborhood.







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