



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

**188 Nathan Ellis Highway, aka Route 151  
Falmouth ~ MA**



- \* LOCATED ADJACENT TO VERY SUCCESSFUL CAPE COD PET RESORT
- \* CURRENT USE - WELL ESTABLISHED VETERINARY ANIMAL HOSPITAL
  - \* LEASE IN PLACE UNTIL MAY 2019
- \* 5,859± SF - BUILT 1972 - ZONED AGAA - INCLUDES 2ND FLOOR APARTMENT
- \* LOCATED ON HEAVILY TRAVELED ROUTE 151 - TRAFFIC COUNT (2017) 21,592 CARS/DAY
- \* REDEVELOPMENT & EXPANSION OPPORTUNITIES - LAND CLEARED IN REAR
- \* SALE REQUIRES CONDOMINIZATION - **OPTION TO LEASE AVAILABLE - INQUIRE FOR PRICING**

**NEW PRICE - Offered at \$800,000**



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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

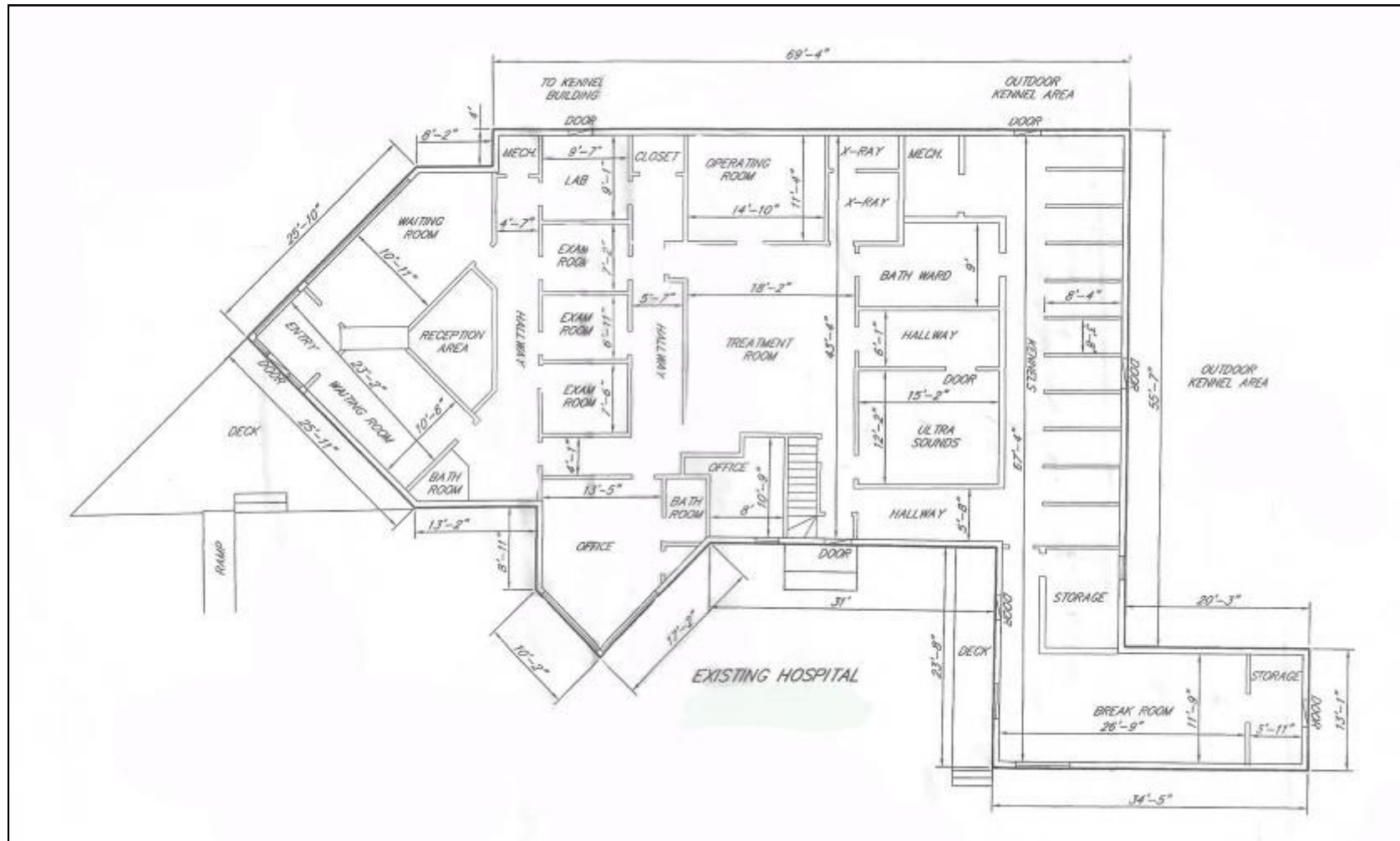
Jody Shaw  
508-566-3556  
Jody@HartelRealty.com

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



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## Animal Hospital - Floorplan



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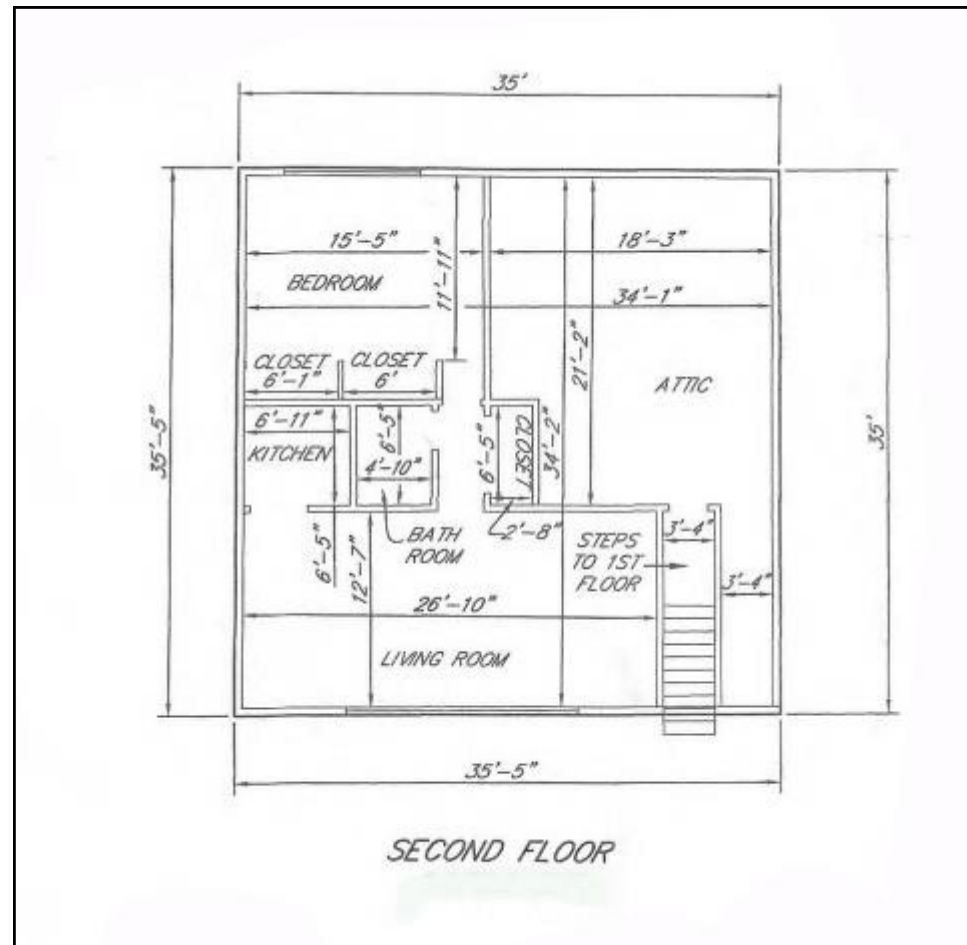
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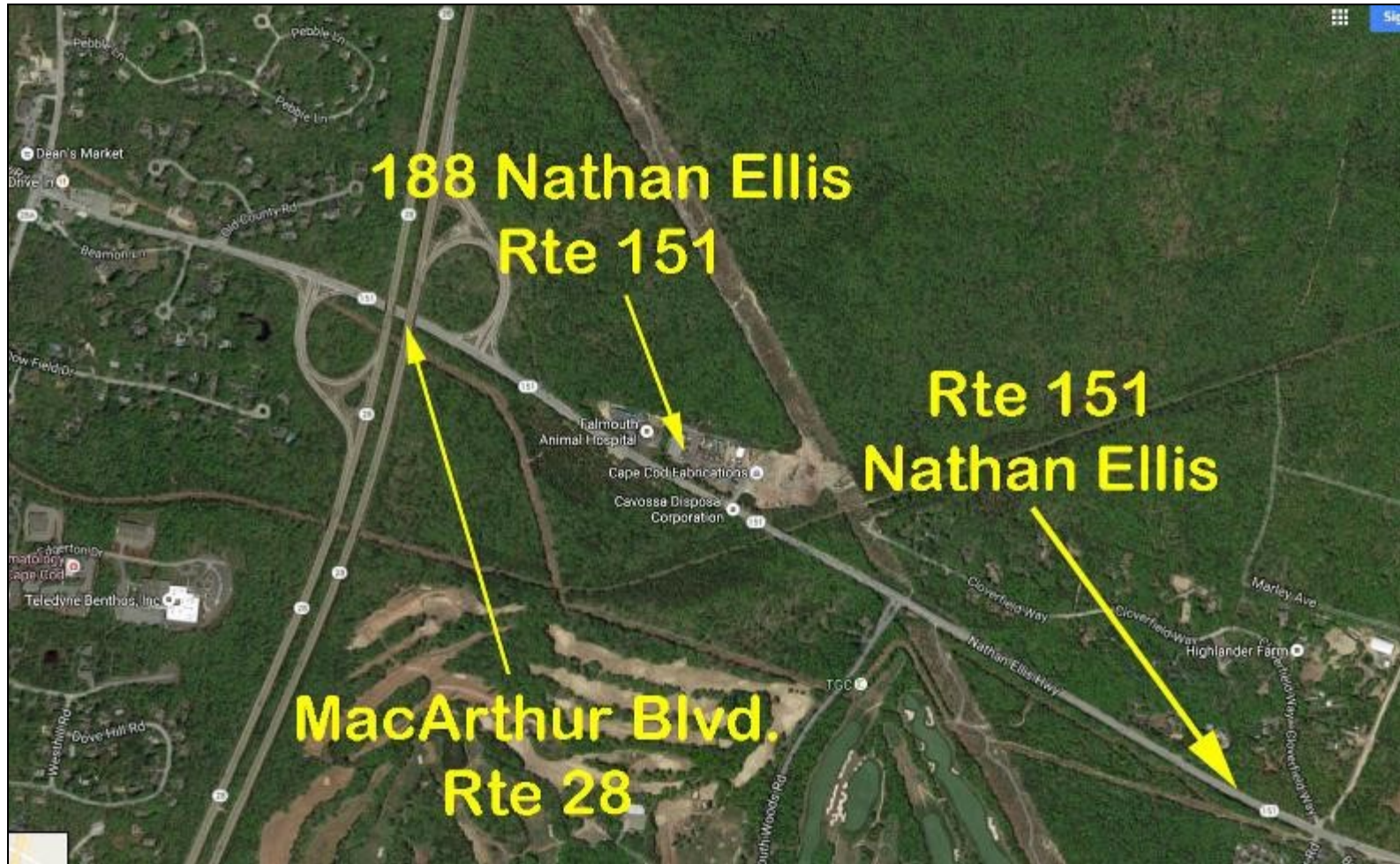
## 2nd Floor Apartment - Floorplan





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## Satellite View



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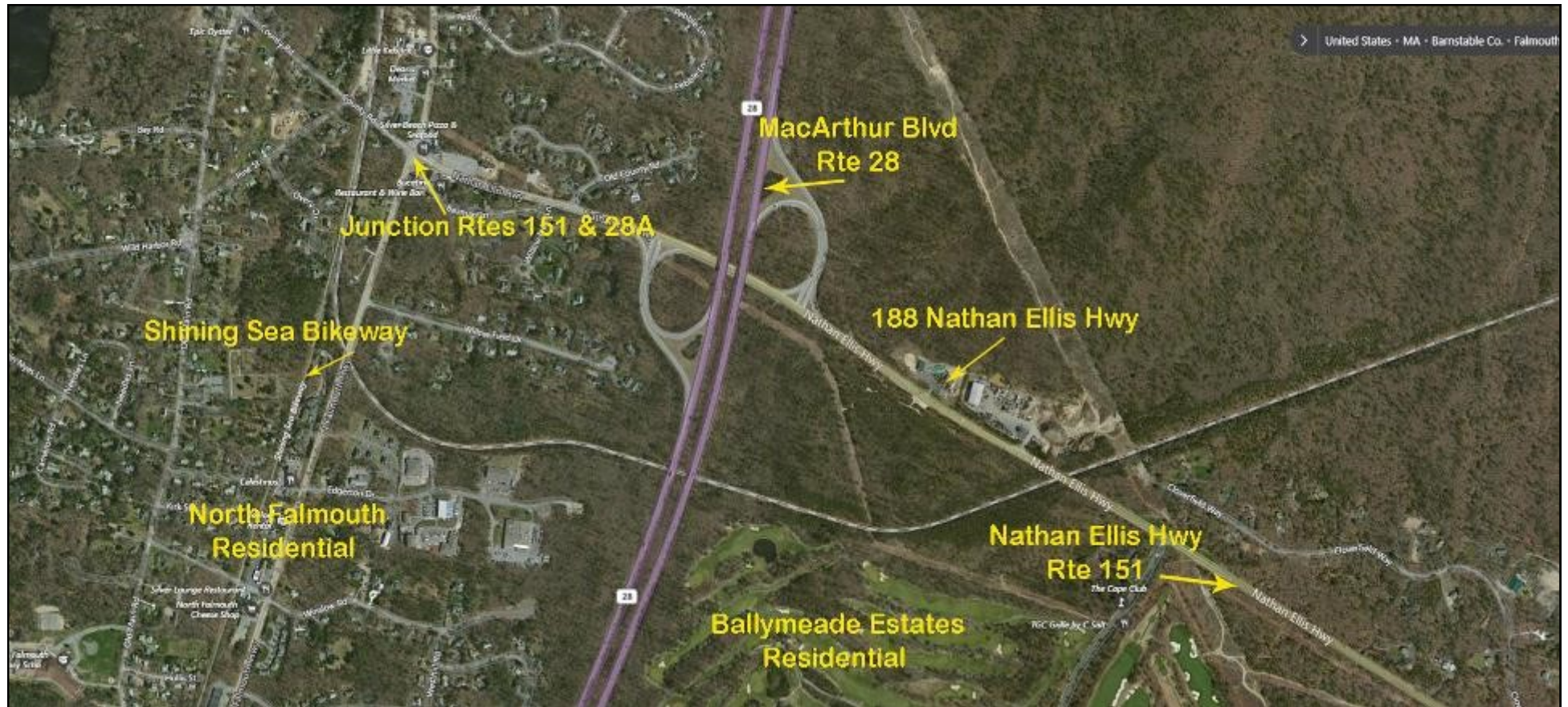
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## Neighborhood View



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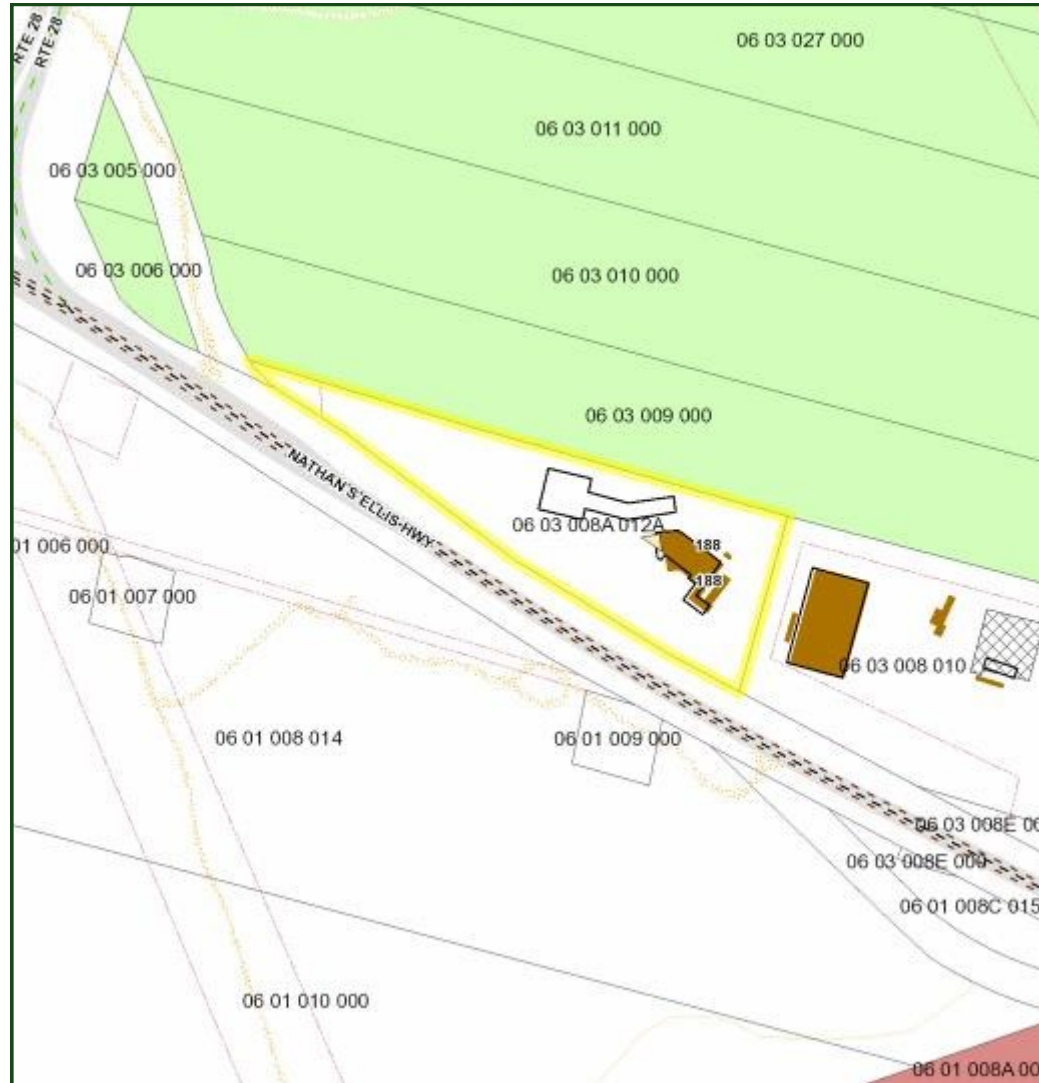
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## *Assessor Map*





## *Zoning Map*





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## *Property Description*

Intersecting North & East Falmouth, this unique property is located in the northern part of the town of Falmouth and located in a heavily traveled, prime location close to shopping, beaches, and other town amenities. Both villages have the convenience of a rolling rural countryside. Route 28A, is adjacent to the Rte 151 location and has the infamous Shining Sea Bikeway, which is 7± miles of paved bike/walkway from N Falmouth to Woods Hole. East Falmouth runs the length of Route 151 and is also a desirable area. The immediate neighborhood is comprised of a mix of residential homes and local business and neighbors 36 Holes of Championship Golf within the Ballymeade Estates Community. The area is expanding yet keeping in character and charm of a small village.

188 Nathan Ellis Highway is located just off the Rte 151 exit of MacArthur Blvd., aka Rte 28 which runs from the Bourne Bridge to Falmouth and along through all towns and up to Provincetown. The site consists of two buildings with complimentary uses. One is an animal hospital and the other is a pet resort/boarding kennel. The buildings may be separately run, but they are such good companion uses.

Current veterinary hospital has lease in place to May 2019 and is a well established veterinary hospital. There is a separate residential one bedroom apartment on the second floor with 1,170± SF. The site is serviced by a denitrification septic system and well water which are tested yearly.



Front View



Signage



Rear View





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**Front**



**Front Entrance**



**Rear Cleared Land**



**Reception/Waiting Room**



**Back Hall**



**Office**



**Back Hall**



**Exam Room**



**Triage**



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**X-Ray**



**Surgery**



**Rear Exterior Play Area**



**Employee Break Room**



**Entrance to 2nd Floor Apartment**



**Interior Apartment**



**Grounds**