



**37 Edgerton Drive - Unit 3 - North Falmouth, MA**

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**Investment Opportunity w/Lease in Place**  
**Tenant - Phynet Dermatology**

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**Medical Condominium For Sale at \$675,000**

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**HARTEL COMMERCIAL REAL ESTATE**  
**Falmouth**

37 Edgerton Dr - Unit 3, North Falmouth, MA

## **Property Details**

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- \* **Medical Condominium For Sale -  
Investment Opportunity - Lease in Place - Tenant - Phynet Dermatology**
- \* **North Falmouth Medical Community**
- \* **MassDOT Traffic Counts on Rte 28 in 2024 - 27,691/Day Vehicles  
13,104/Day at Rte 28A Intersection**
- \* **North Falmouth Rte 151 Exit off Rte 28**
- \* **2,284± SF - Unit 3 - 25% Common Interest in Condominium Complex**
- \* **Interior includes, Reception/Wait Area, 2 Offices, 6 Exam Rooms,  
ADA Restroom, Break Room/Kitchenette**
- \* **Onsite Shared Parking Spaces**
- \* **2.87± Acre Site**
- \* **Zoned LIA - Light Industrial A**

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**Offered For Sale - \$675,000**

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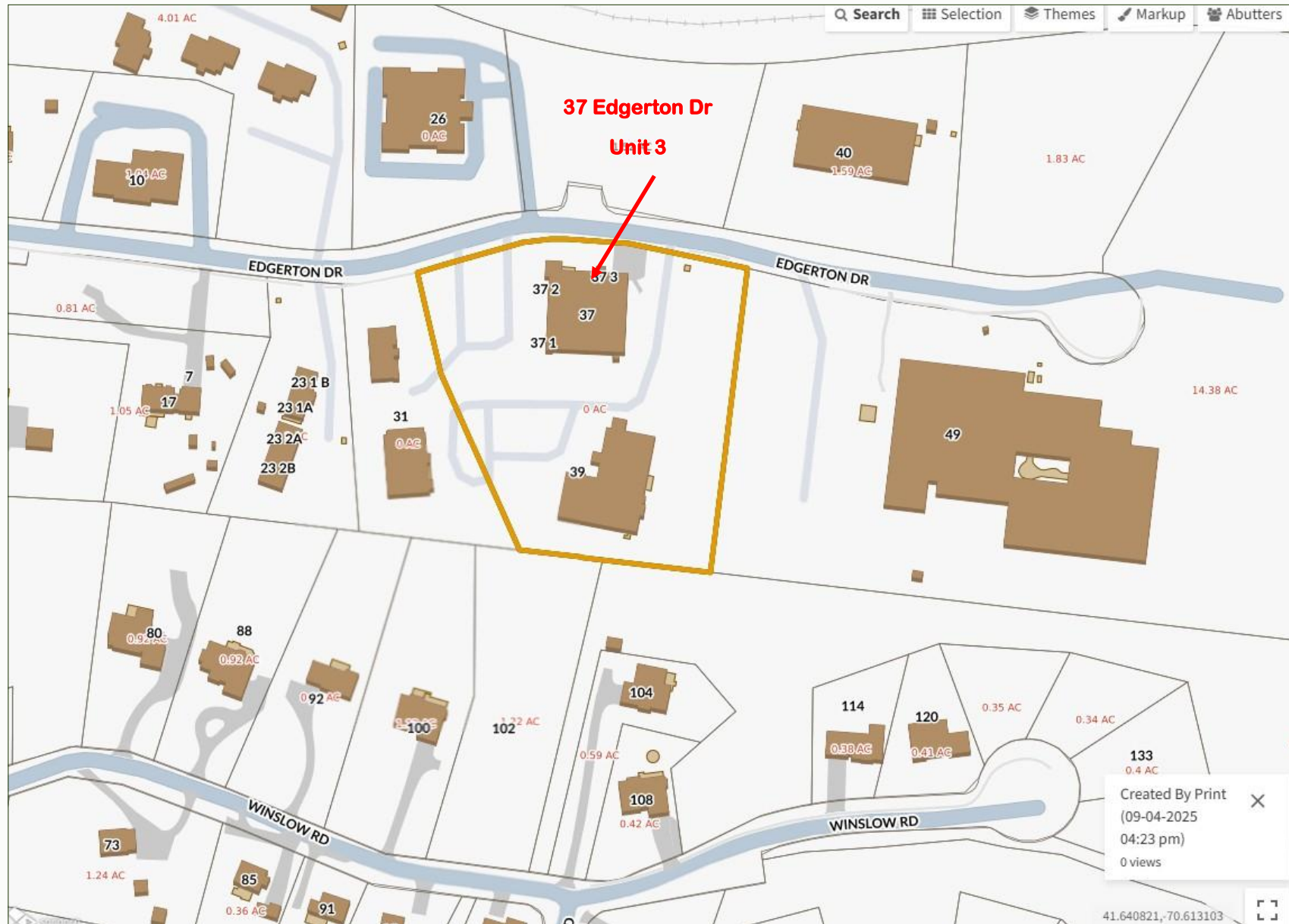


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## Neighborhood

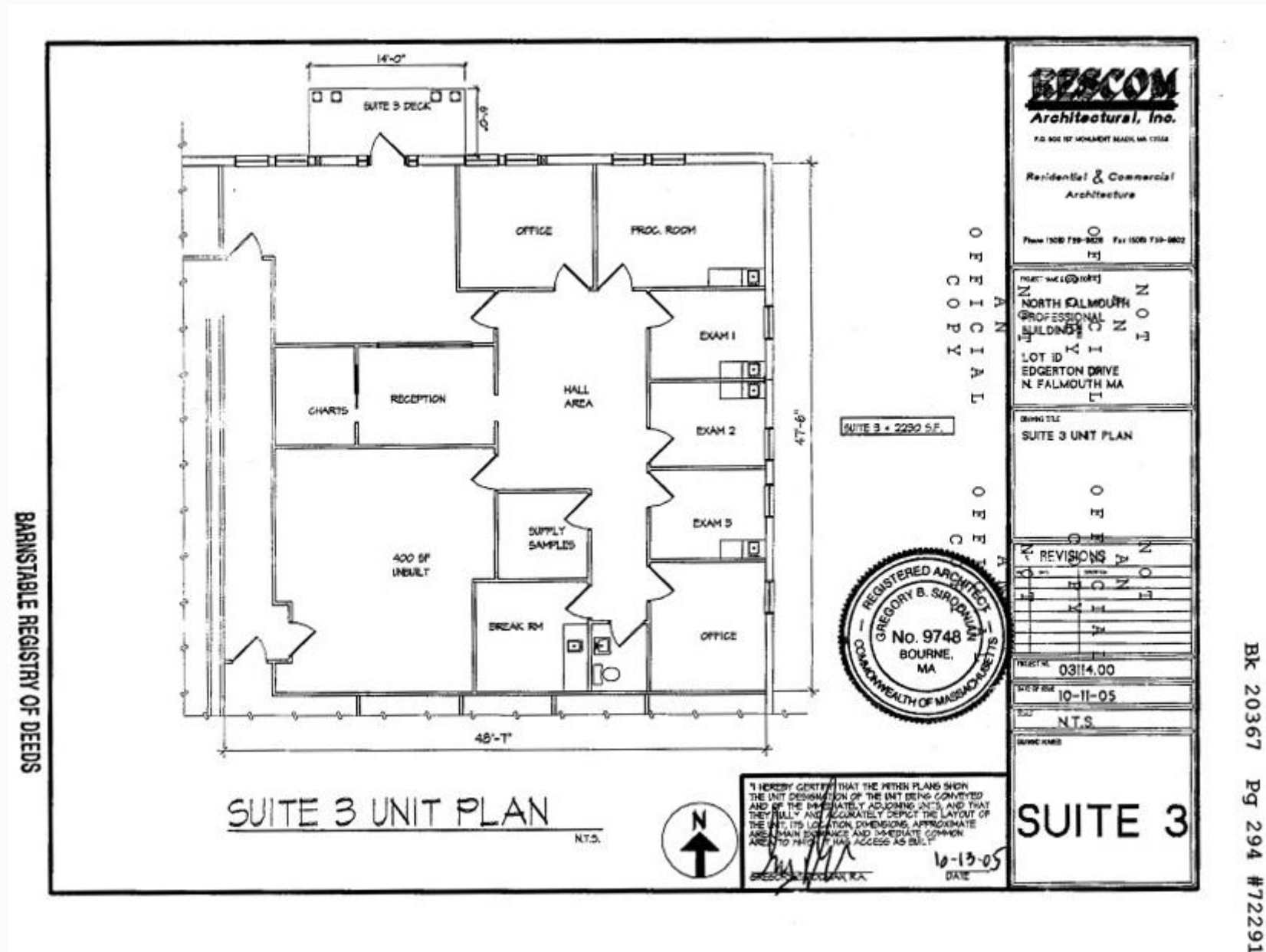


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**Assessor Map**

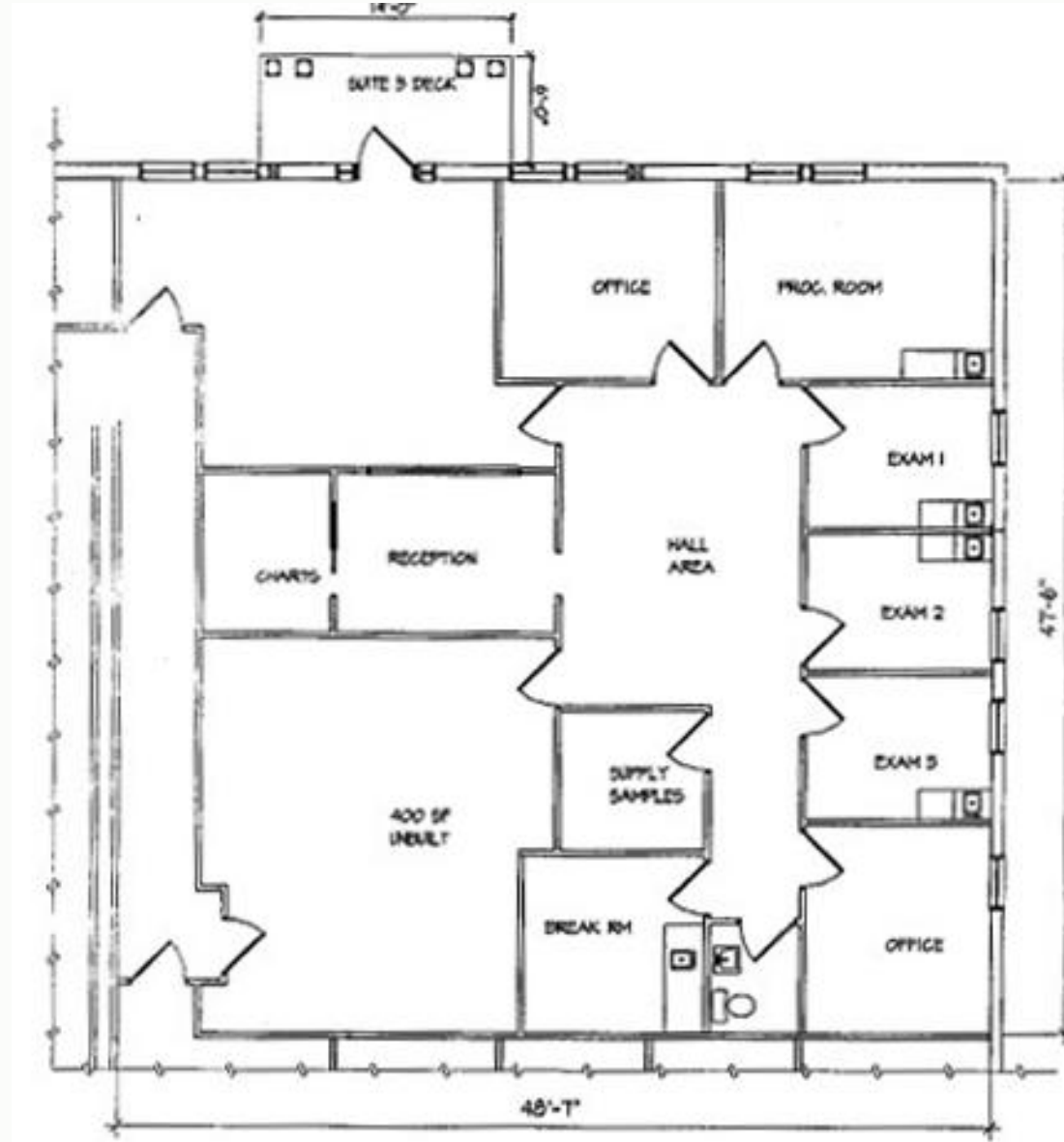
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**Floorplan**

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**Floorplan**



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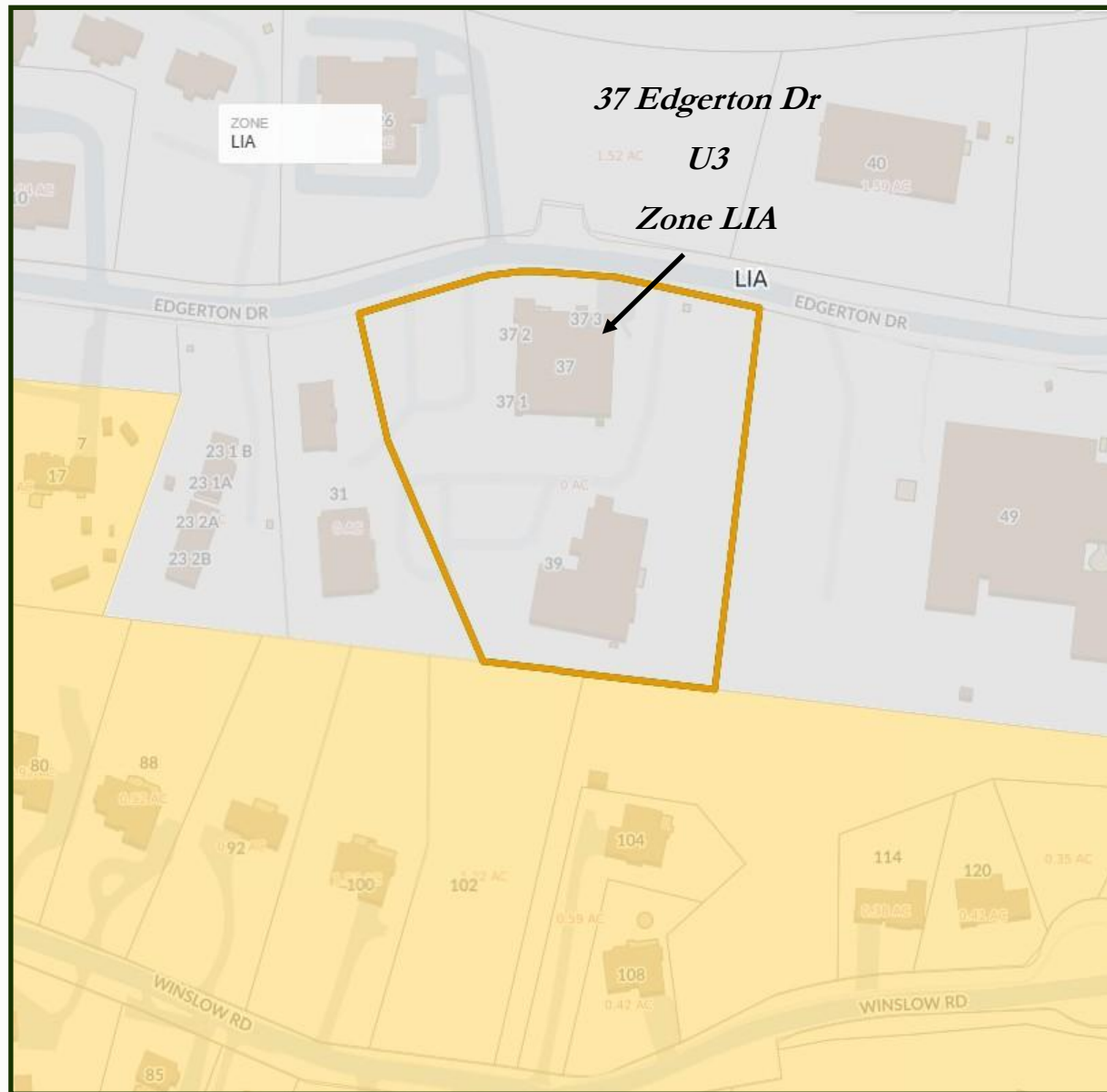
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**Zoning - LIA - Light Industrial A District**

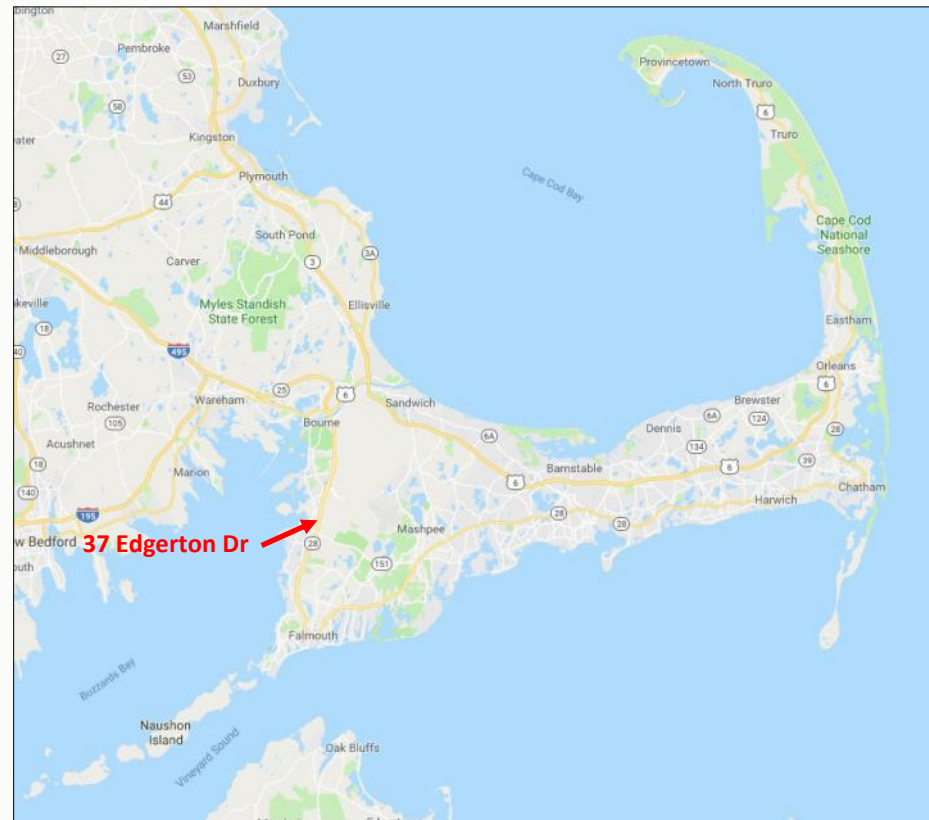
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*Pynet Dermatology Tenant*

*LEASE IN PLACE*

This is a 3,694± SF unit located at 37 Edgerton Drive in North Falmouth, in the heart of the North Falmouth Medical Community. This unit has front and rear entrance/exits, 6 patient rooms, 2 private offices, ADA bath, kitchenette, and onsite shared parking. This is an extremely heavily traveled year round retail/professional area. Complimentary businesses are located in the immediate neighborhood.





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HARTEL COMMERCIAL REAL ESTATE

FALMOUTH

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## Contacts

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