



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR SALE - \$549,000**

High Quality 2<sup>nd</sup> Floor Condominium Suite  
1,750± SF with Garage & Storage

**550 West Falmouth Highway, West Falmouth, MA**



- One-Car Garage on Lower Level with On-Site Parking
- Chappaquoit Beach .66± Mile – Resident Permit Access Only
  - Located in Desirable West Falmouth Area
- New Construction - **Work with Builder on Interior Finish**

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

**Greg Hartel** - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

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## Executive Summary

**Property Address:** 550 West Falmouth Highway  
Route 28A  
West Falmouth, MA 02574

**Property ID:** 25A 05 012 000

**Land Area:** 32,796± SF

**Town/Well Water:** Municipal

**Town/Private Septic:** Private

**Zoning:** Business 3 (Limited)

**Property Details:** Additional Construction:  
Two additional condominium  
suites planned for rear of site,  
Please inquire for details.

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## Detailed Summary

- Suite:** One Condominium Suite
- Suite Size:** 1,750± SF
- Floor:** Second
- Bedrooms:** Three Bedroom
- Baths:** Two Full Baths
- Garage/Parking:** One-Car Garage with Storage – On-Site Parking
- Amenities:**
- Close to West Falmouth Library,
  - Chappaquoit Beach - .26± Mile which has Resident Permit Access Only
  - New Construction – giving potential buyer time to choose finish colors and materials offered

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## **General Site Overview:**

The village of West Falmouth is located in the northern part of the Town of Falmouth. This part of town parallels Buzzards Bay to the west and runs along West Falmouth Highway, aka Route 28A. This stretch of highway is bounded north by the village of North Falmouth and further the town of Pocasset and south by Sippewissett and further by the village of Woods Hole. The area has a mix of residential and in certain parts, commercial influence. Along West Falmouth Highway, both commercial and residential, older larger dwellings are evident as well as new construction with architectural and size regulations making this blend extremely appealing.

The immediate area surrounding our property is comprised of the West Falmouth Market, CH Newton Builders, Inc., Southerby's (directly below our condominium suites), West Falmouth Library, West Falmouth Fire Department, Chappaquoit Beach, Highway Route 28 and the Shining Sea Bike Path (which runs from North Falmouth to Woods Hole).

## **Condominium Suite Overview:**

Located on the second floor via separate entrance is a spacious condominium suite ready to finish and includes new private deck. Already in place are hardwood floors and walk-in shower units. Suite is bright and airy with cathedral ceilings, fireplace and many windows. Convenient to the suite is a one-car garage on the lower level with added storage.

There are plans to construct two additional condominium suites in the rear of the property. Please inquire regarding the details.

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## Location Map



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## Satellite View



**550 West  
Falmouth  
Highway**

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## Satellite View depicting Area Amenities



**.10 Mile± – Shining Sea Bike Path**

**.79 Mile± – Route 28 to Points North & South**

**.26 Mile± – Chappaquoit Beach – Residents Only**

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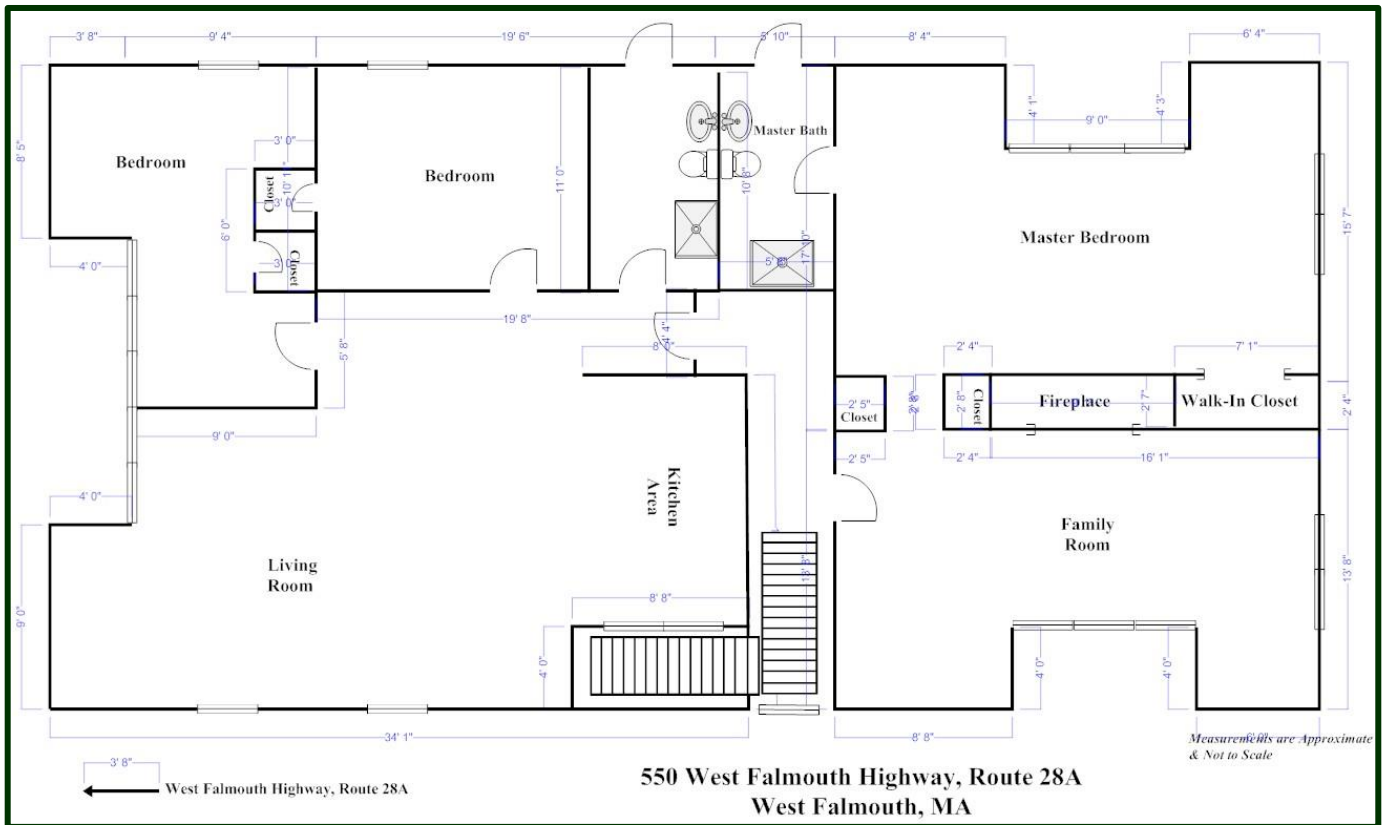
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## Condominium Suite Layout



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## Photographs



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