



Woods Hole Market & 68 Seat WoHo Restaurant
87 Water St - Woods Hole, MA

Real Estate - Well Established Market & 2nd Floor WoHo Restaurant
For Sale at 2,999,000

Located on Eel Pond | .70± Acres - 1Building 3,744± SF

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HARTEL COMMERCIAL REAL ESTATE
Falmouth

87 Water St - Woods Hole, MA

Property Summary - For Sale

- * One 2-Story Building 3,744± SF Total
- * Fully Operational Well Established Market
- * Fully Equipped 68 Seat Restaurant
- * FF&E Included in Sale
- * .70± Acre Site - Overlooking Eel Pond
- * Street Parking
- * Near High Employer Marine Laboratory Groups
- * Municipal Water/Sewer
- * B1 Zoning

INVENTORY INCLUDED IN SALE

Real Estate

Well Established Retail Market

2ND FLOOR RESTAURANT FULLY EQUIPPED 68 SEATS

Property Description

Woods Hole Market & 68 Seat Restaurant at 87 Water St, Woods Hole, MA offers a rare opportunity to acquire a landmark waterfront retail and restaurant property in the heart of one of Cape Cod's most iconic villages. Overlooking Eel Pond, this 3,744± SF two-story building sits on a .70± acre site and includes a fully operational, well-established market on the first floor plus a fully equipped 68 seat restaurant on the second level. This highly visible Water Street location benefits from steady foot traffic, street parking, and close proximity to renowned marine laboratories and research employers, ferry activity, marinas, shops, and dining destinations. The offering includes existing inventory, providing immediate operational value for an owner-user or investor seeking a turnkey hospitality and retail asset. Patrons and guests can enjoy a unique waterfront setting with inviting indoor spaces and dramatic upper-level dining views over Eel Pond. Served by municipal water and sewer and situated within B1 Zoning, this property combines irreplaceable location, established business presence, and exceptional lifestyle appeal in a premier coastal destination.

Offered For Sale at \$2,999,000

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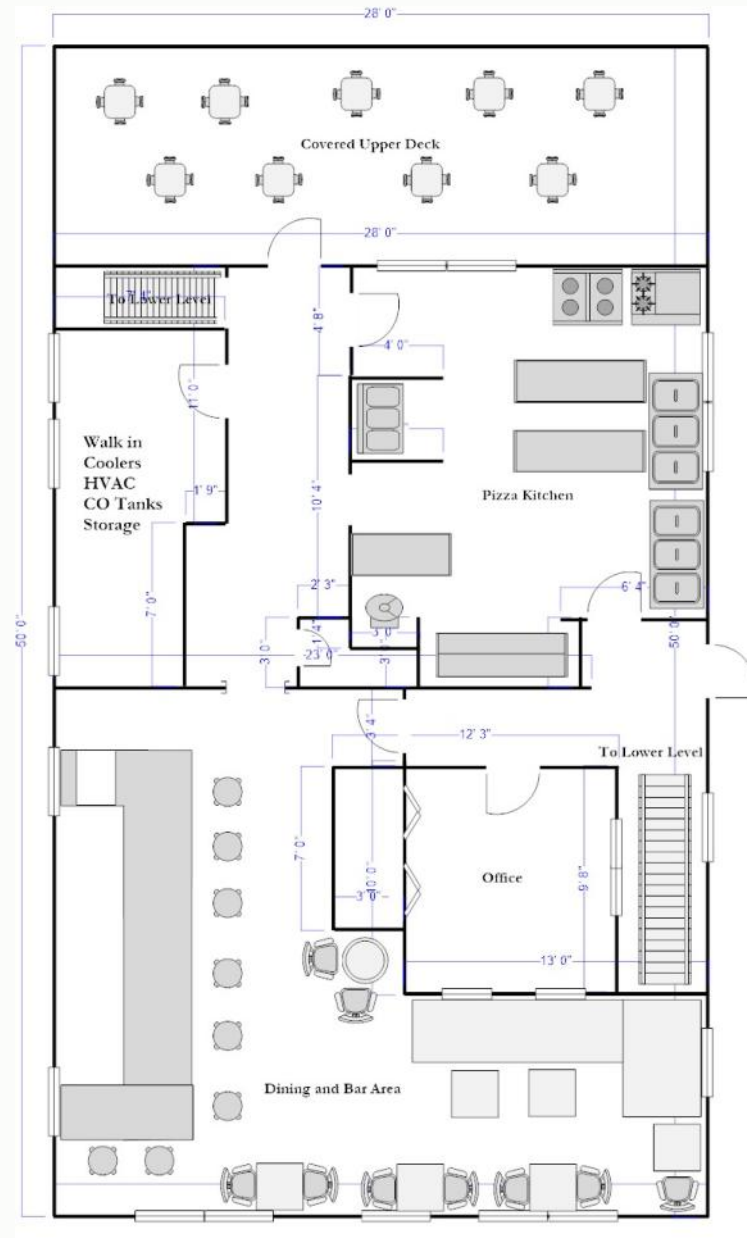
PHOTOGRAPHS

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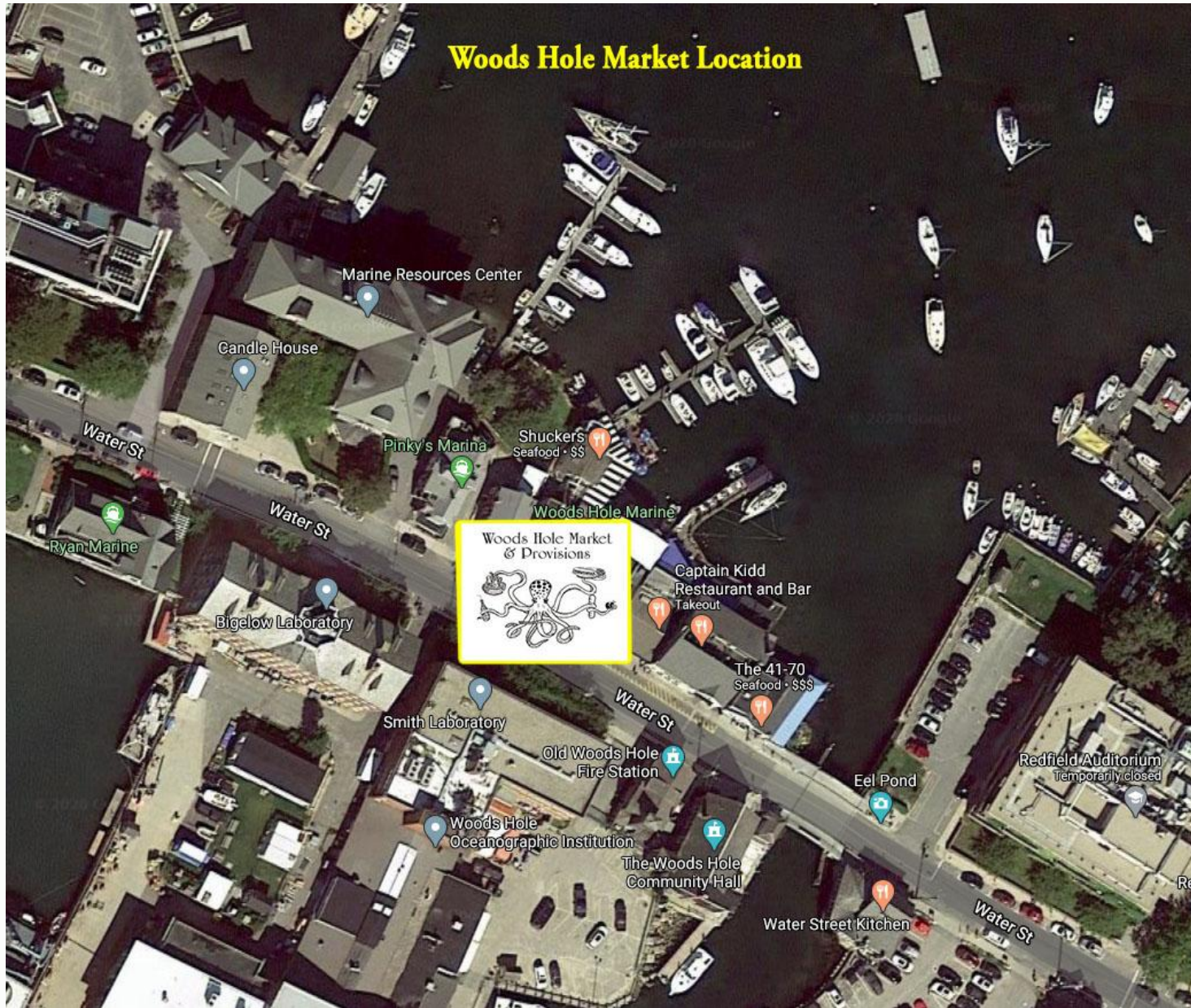
First Floor Plan - Market

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Second Floor Plan - Restaurant

87 Water St - Woods Hole, MA



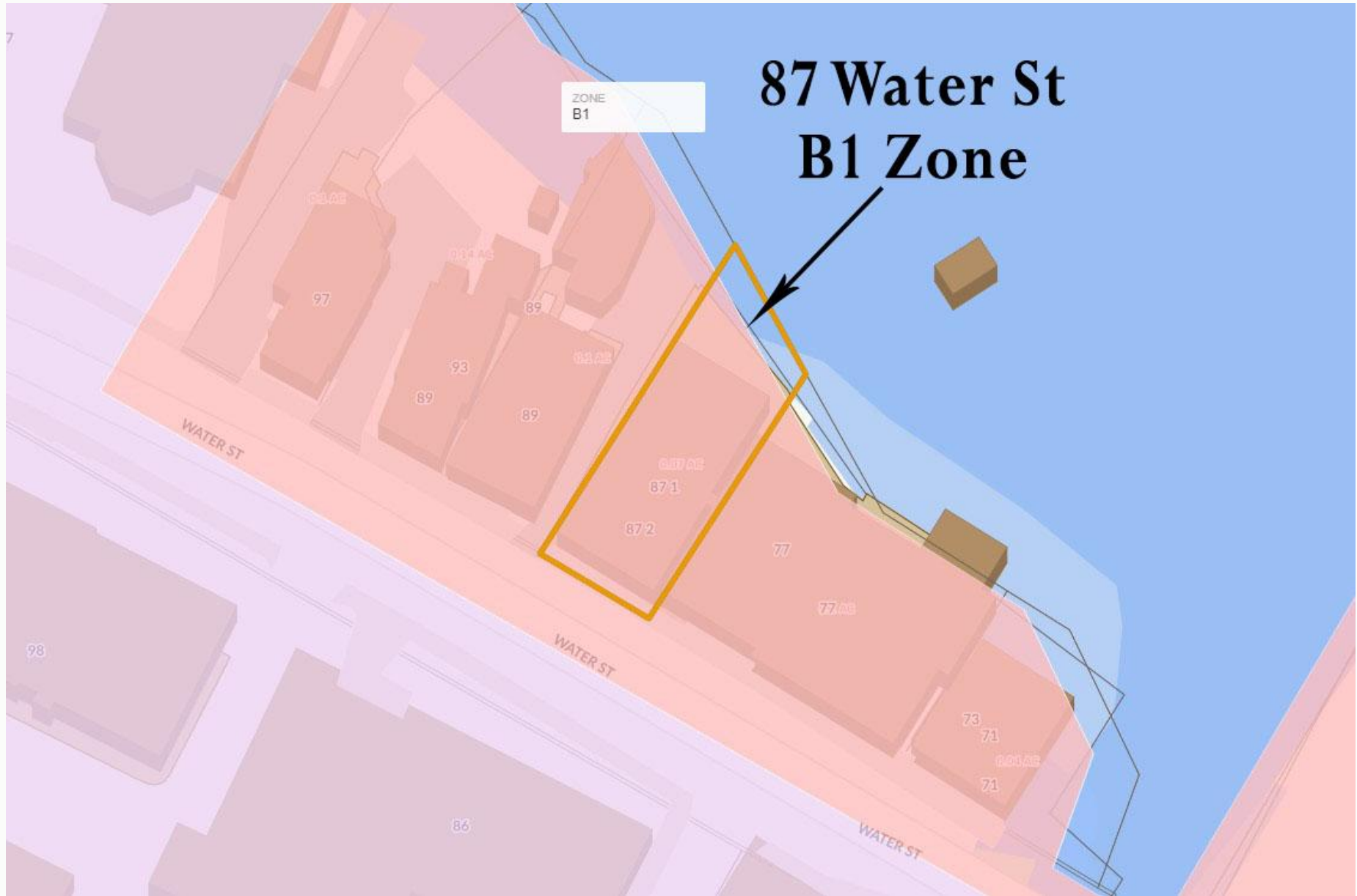
Satellite

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Neighborhood

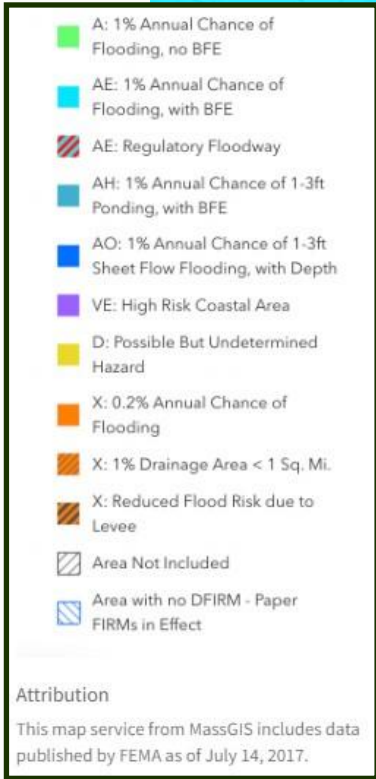
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Zoning

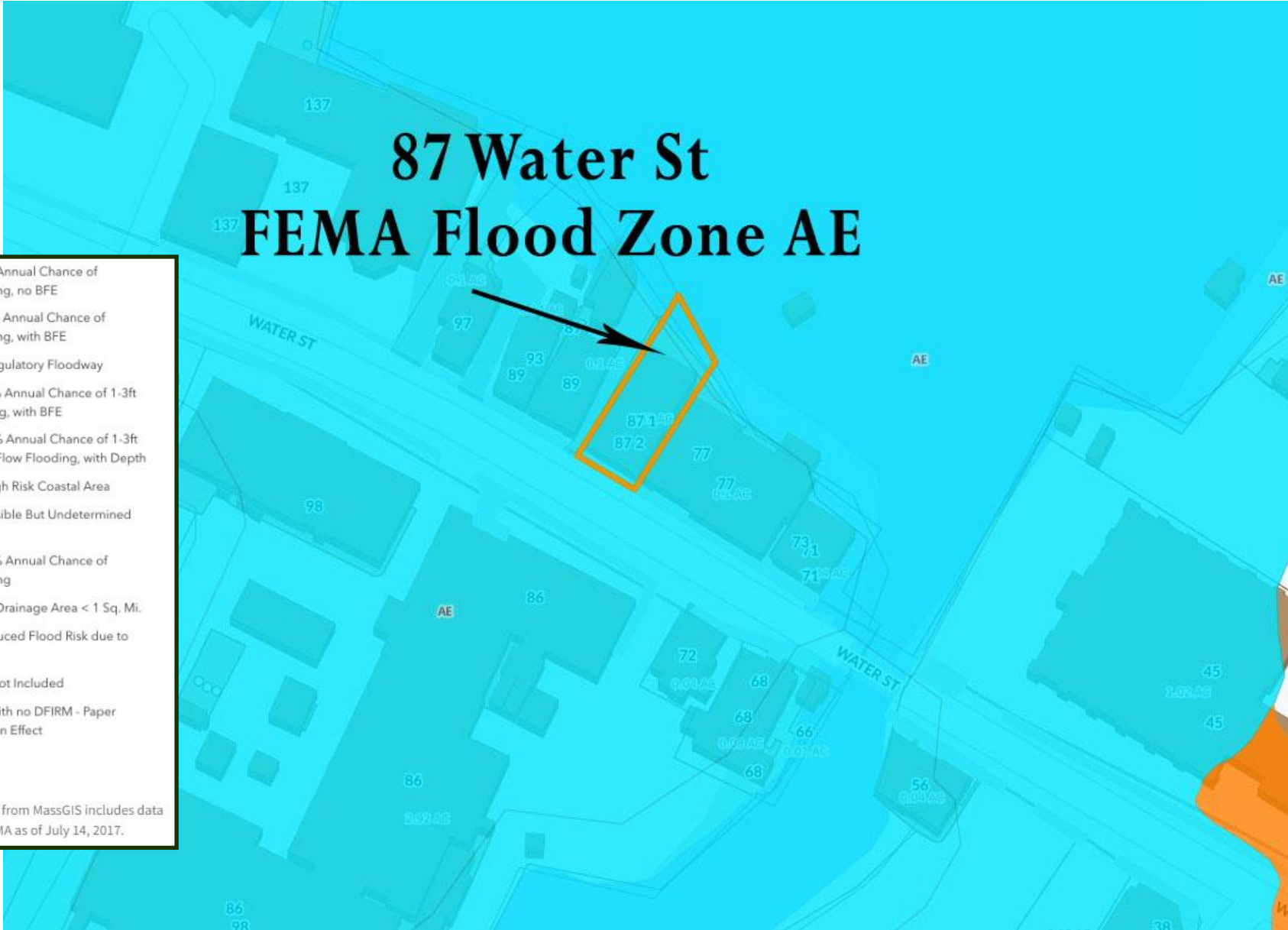
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87 Water St FEMA Flood Zone AE



- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- AH: 1% Annual Chance of 1-3ft Ponding, with BFE
- AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with Depth
- VE: High Risk Coastal Area
- D: Possible But Undetermined Hazard
- X: 0.2% Annual Chance of Flooding
- X: 1% Drainage Area < 1 Sq. Mi.
- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM - Paper FIRMs in Effect

Attribution
This map service from MassGIS includes data published by FEMA as of July 14, 2017.



FEMA Flood Map

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PHOTOGRAPHS - Market

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PHOTOGRAPHS - Restaurant

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PHOTOGRAPHS - Upper Kitchen Area

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PHOTOGRAPHS - Exteriors

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PHOTOGRAPHS - Exterior Front

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PHOTOGRAPHS - Exterior Rear

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PHOTOGRAPHS - Aerial

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