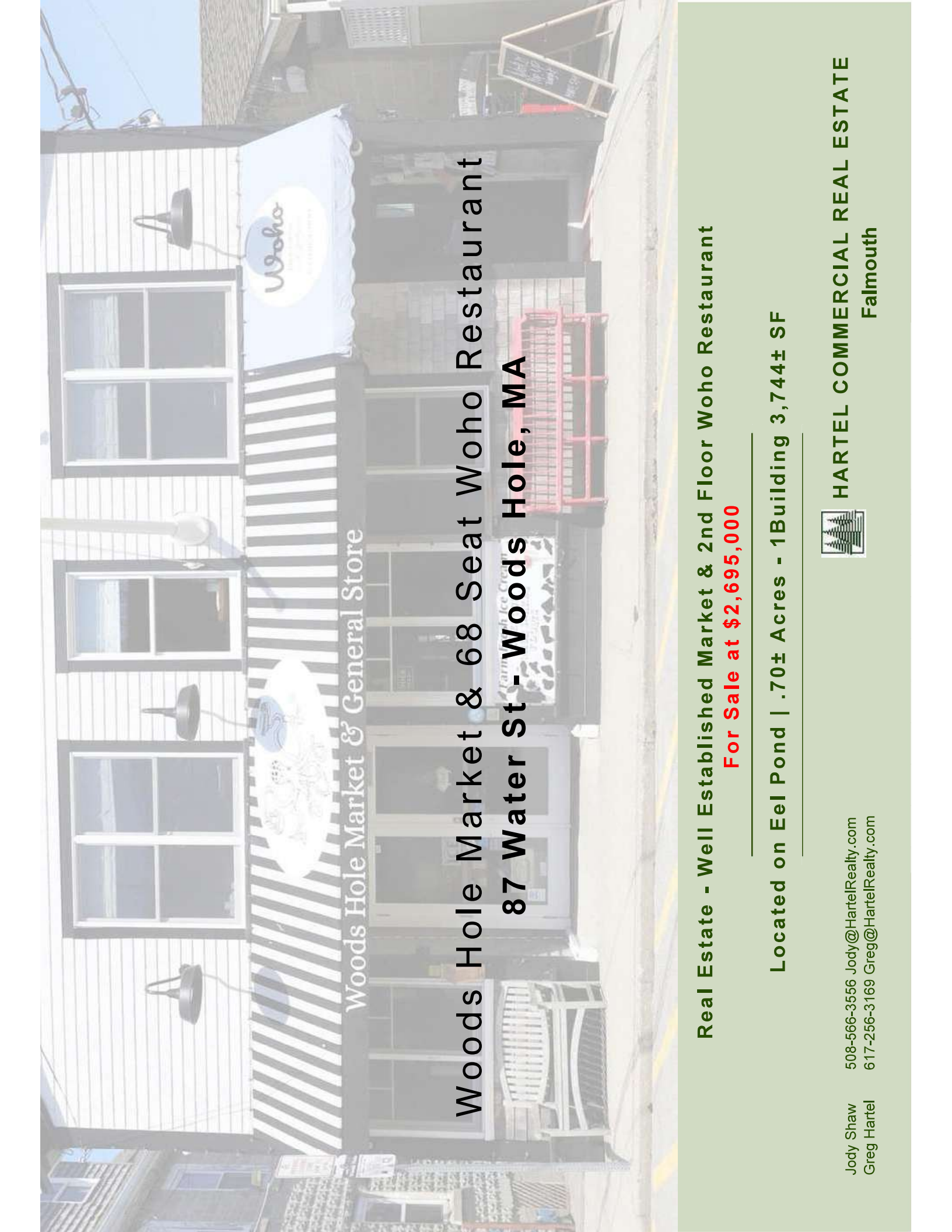


A photograph of the exterior of a two-story building. The left side has white horizontal siding and three large windows. A striped awning covers the entrance area. Signs for 'Woods Hole Market & General Store' and 'Woho Restaurant' are visible. A red metal ramp leads to the second floor.

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 \$2,695,000

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.

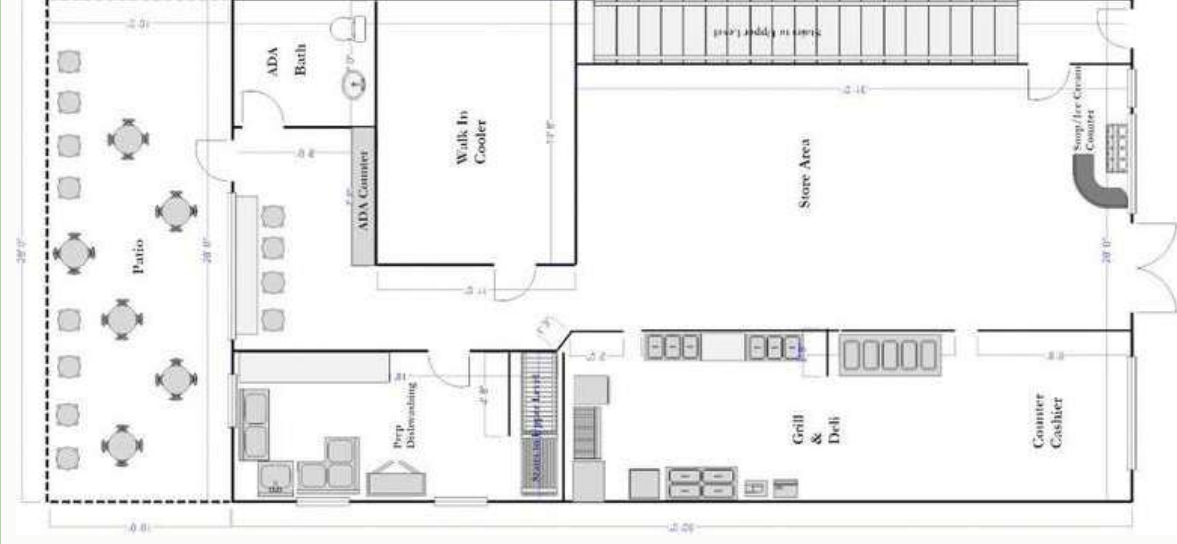
Offered For Sale at \$2,695,000

87 Water St - Woods Hole, MA



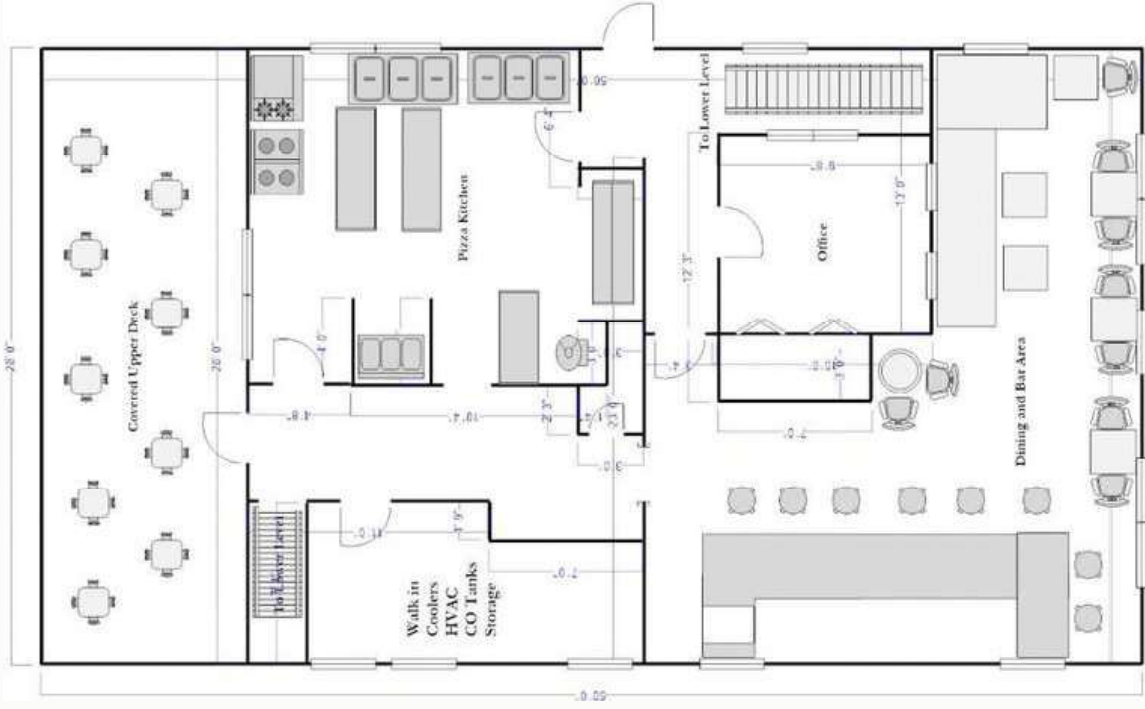
PHOTOGRAPHS

87 Water St - Woods Hole, MA



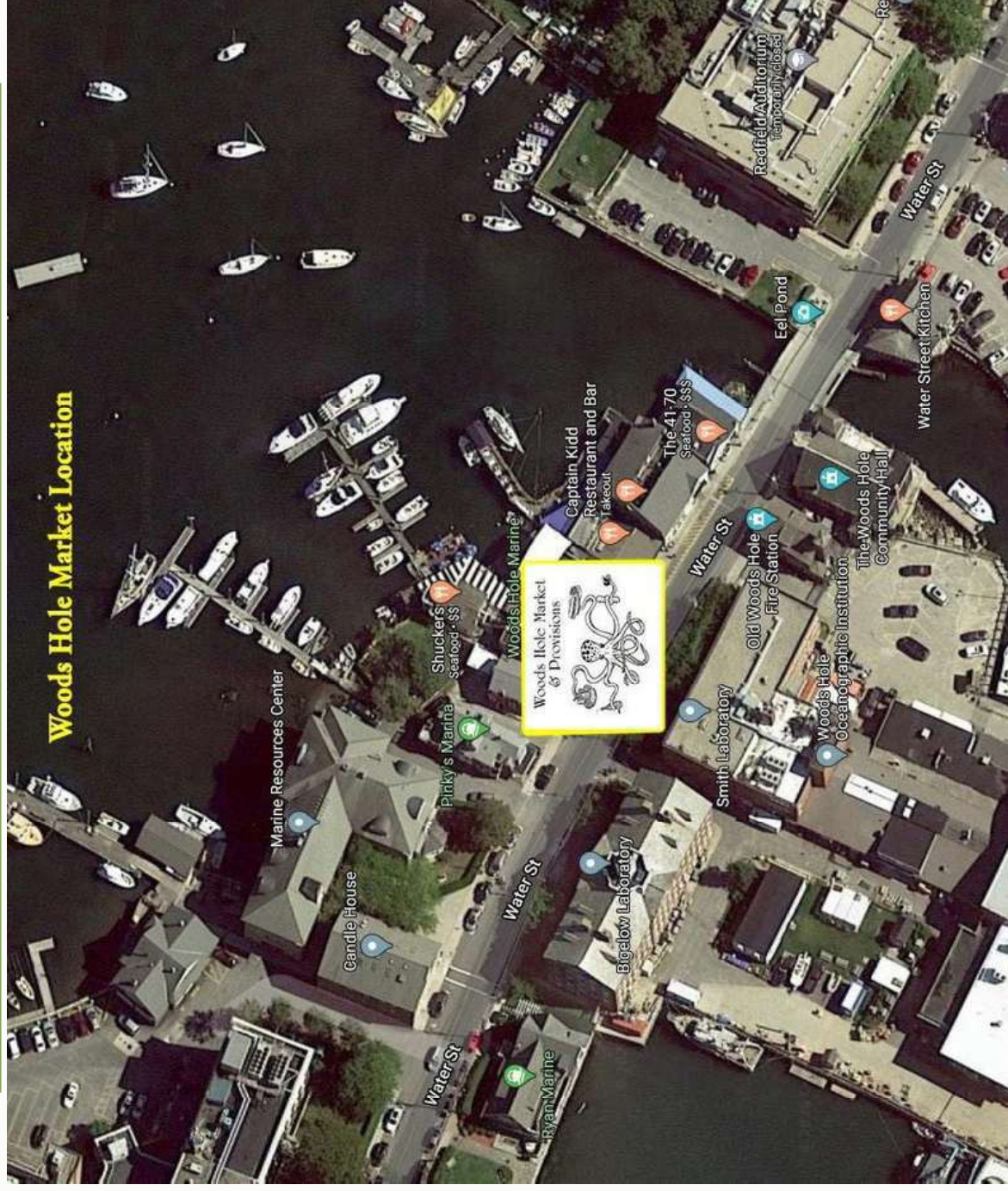
First Floor Plan - Market

87 Water St - Woods Hole, MA



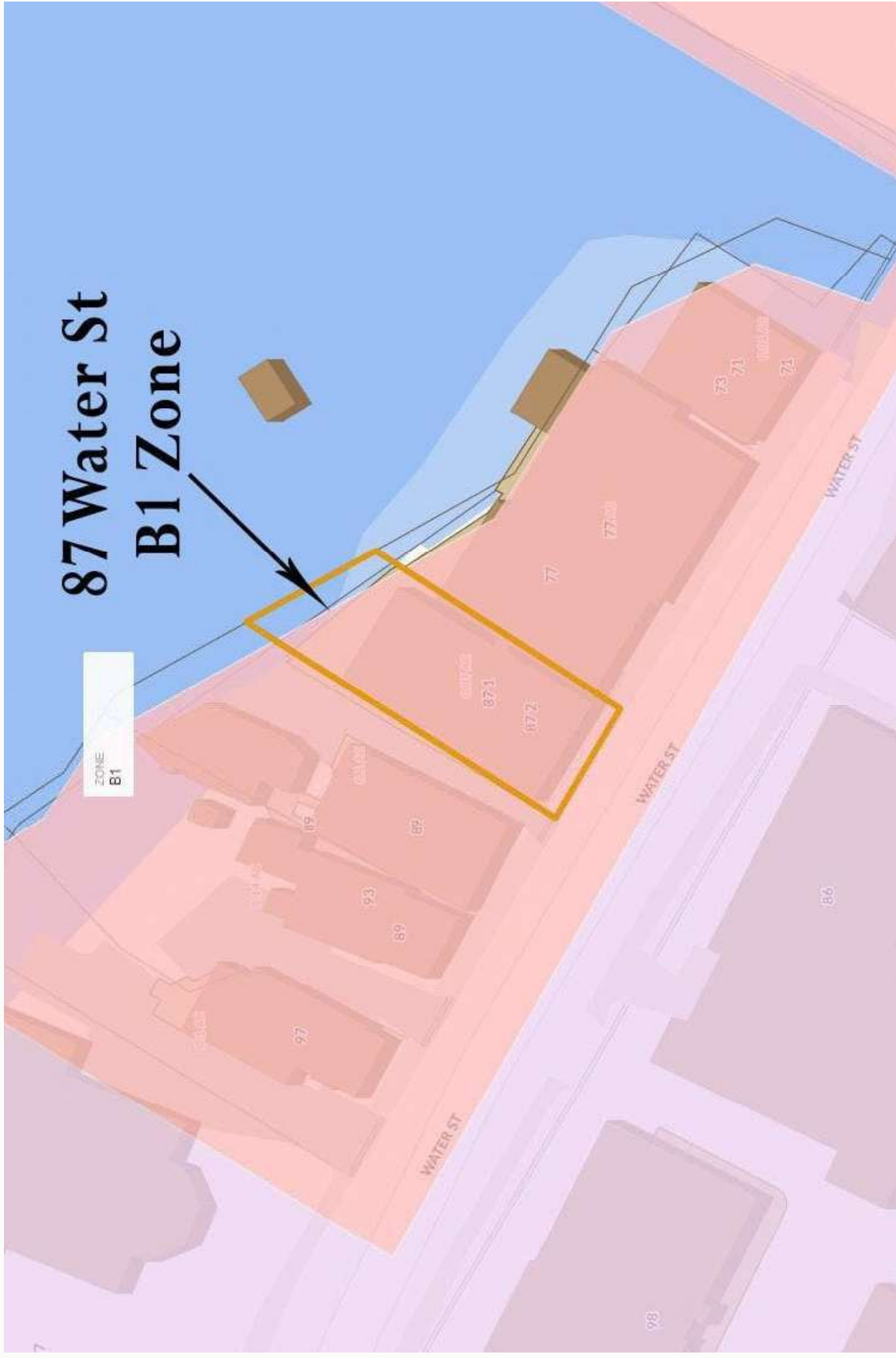
Second Floor Plan - Restaurant

87 Water St - Woods Hole, MA



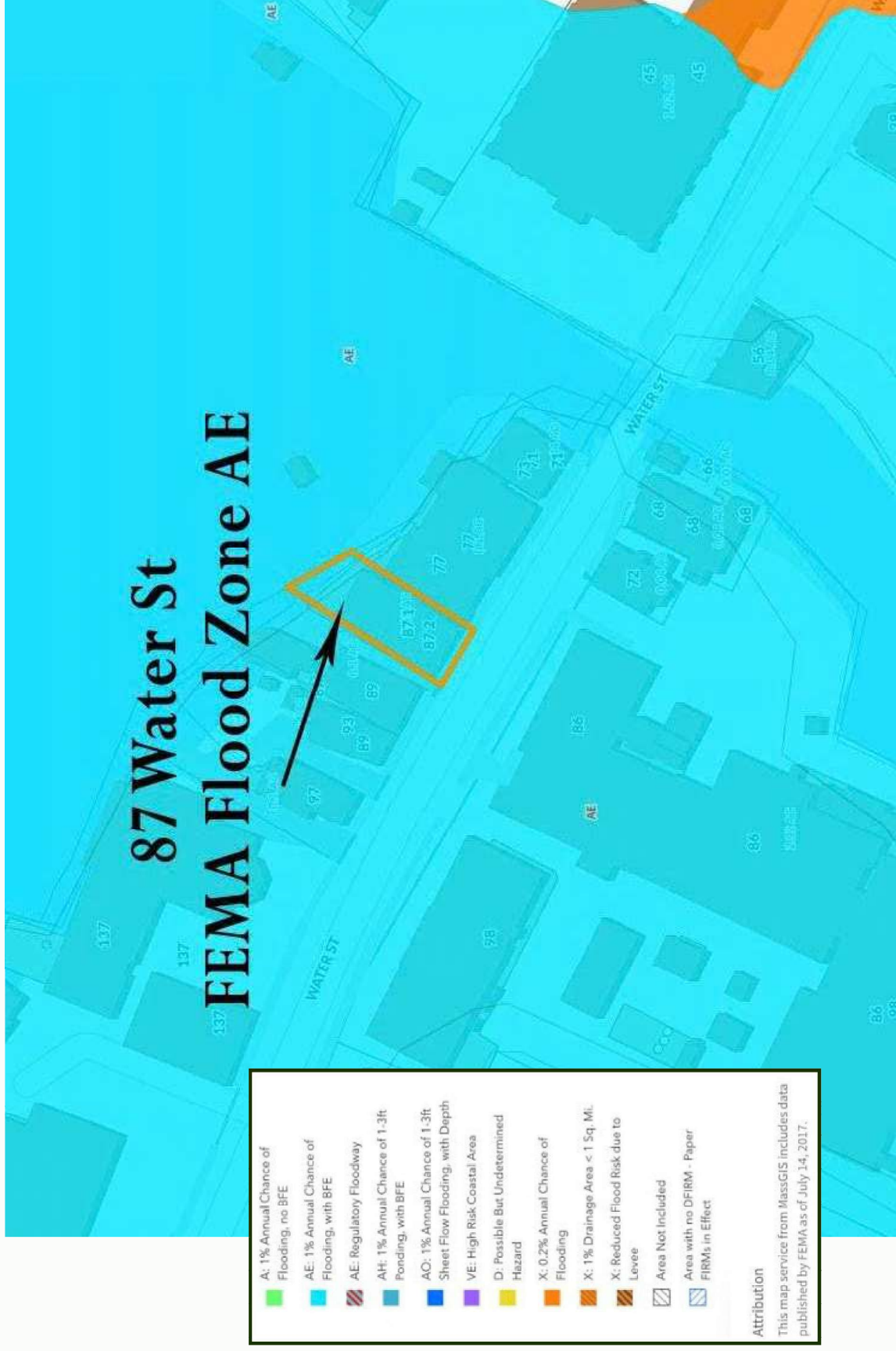
Satellite

87 Water St - Woods Hole, MA



Zoning

87 Water St - Woods Hole, MA

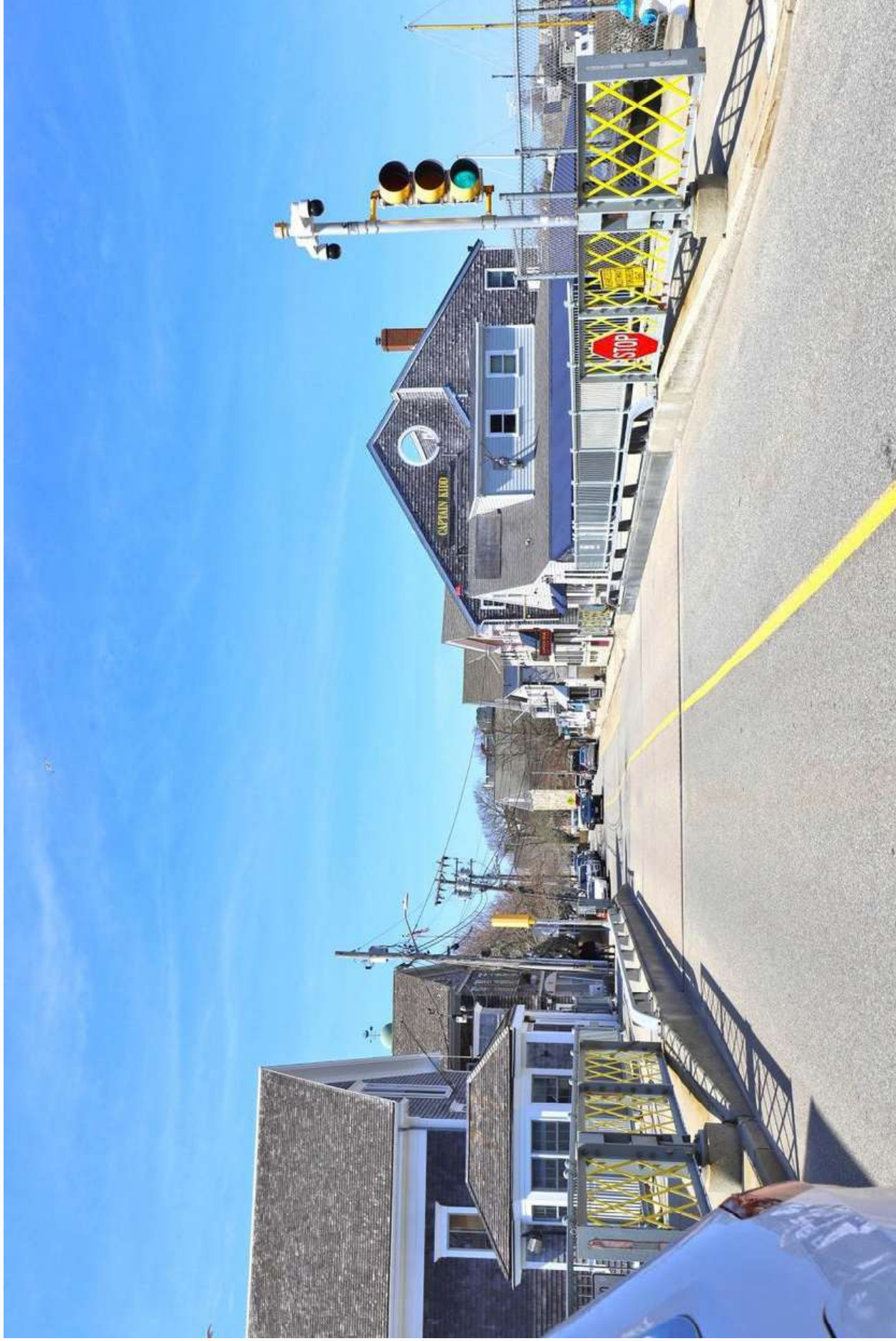


FEMA Flood Map

87 Water St - Woods Hole, MA



87 Water St - Woods Hole, MA

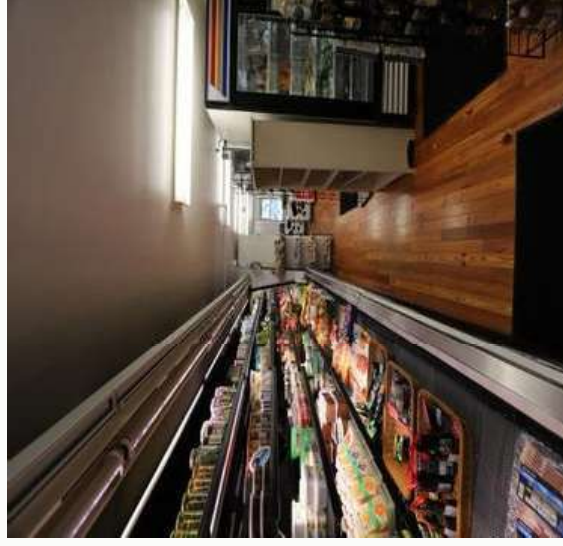


87 Water St - Woods Hole, MA



PHOTOGRAPHS - Market

87 Water St - Woods Hole, MA



PHOTOGRAPHS - Market

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PHOTOGRAPHS - Market

87 Water St - Woods Hole, MA



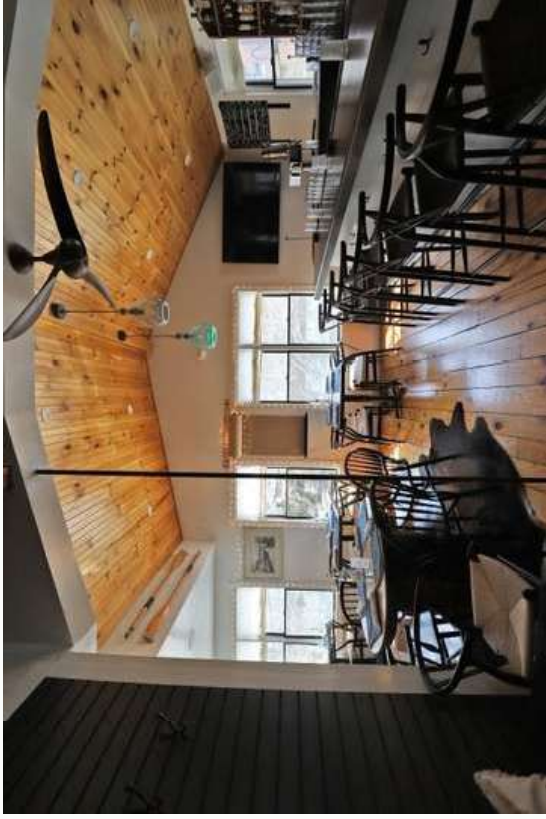
PHOTOGRAPHS - Market

87 Water St - Woods Hole, MA



PHOTOGRAPHS - Restaurant

87 Water St - Woods Hole, MA



PHOTOGRAPHS - Restaurant

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PHOTOGRAPHS - Restaurant

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PHOTOGRAPHS - Restaurant

87 Water St - Woods Hole, MA



PHOTOGRAPHS - Upper Kitchen Area

87 Water St - Woods Hole, MA



PHOTOGRAPHS - Exteriors

87 Water St - Woods Hole, MA



PHOTOGRAPHS - Exterior Front

87 Water St - Woods Hole, MA



PHOTOGRAPHS - Exterior Rear

87 Water St - Woods Hole, MA



PHOTOGRAPHS - Aerial

87 Water St - Woods Hole, MA

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*DISCLAIMER

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