



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR SALE - \$325,000**

Retail Space – 3,000± SF Combined

1,320± SF Unit 1 ~ 1,680 Unit 2

237 Route 28, West Yarmouth, MA



On-Site Parking ~ Road Signage

Established Retail Location

Located on Route 28 in Heart of Commercial District

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

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## Executive Summary

<b>Property Address:</b>	237 Route 28 West Yarmouth, MA
<b>Property ID:</b>	37/63
<b>FY2014 Assessment:</b>	\$265,200
<b>FY2014 Taxes:</b>	\$2,702.39
<b>Total Land Area:</b>	8,712± SF
<b>Town/Well Water:</b>	Municipal
<b>Town/Private Septic:</b>	Private
<b>Zoning:</b>	Business 2



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## Detailed Summary

<b>Units:</b>	2
<b>Unit Size:</b>	1,320± SF & 1,680± SF
<b>Levels:</b>	First Floor – Retail Usage
<b>Access:</b>	Front through Glass Doors
<b>Floor:</b>	Vinyl
<b>Bath:</b>	Private
<b>Parking:</b>	On-Site
<b>Amenities:</b>	First floor units street level

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### Road Signage on Route 28



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## **General Overview of Area and Building:**

237 Route 28 is located directly on Rt. 28. This location is in the heart of the commercial district and in the growth incentive zone which targets the surrounding motel/hotels. Attracting attention and revitalization to the area are key elements in the locus of our property which has gained much publicity and transition to improve Route 28. This is a heavily traveled road year round with good visibility.

237 Route 28 contains a one story retail building, built in 1965, with two parallel units, one being larger than the other, totaling 3,000± SF. There is a common walk and overhang to provide shelter from rain and sun. The parking lot has 2,000± SF of paved parking in the front of the building.

Located adjacent to our property is a new residential complex already under construction. With this new development next door, there will be added foot traffic to our already high vehicle traffic location.



New Residential Complex  
Under Construction  
Adjacent to Our Property

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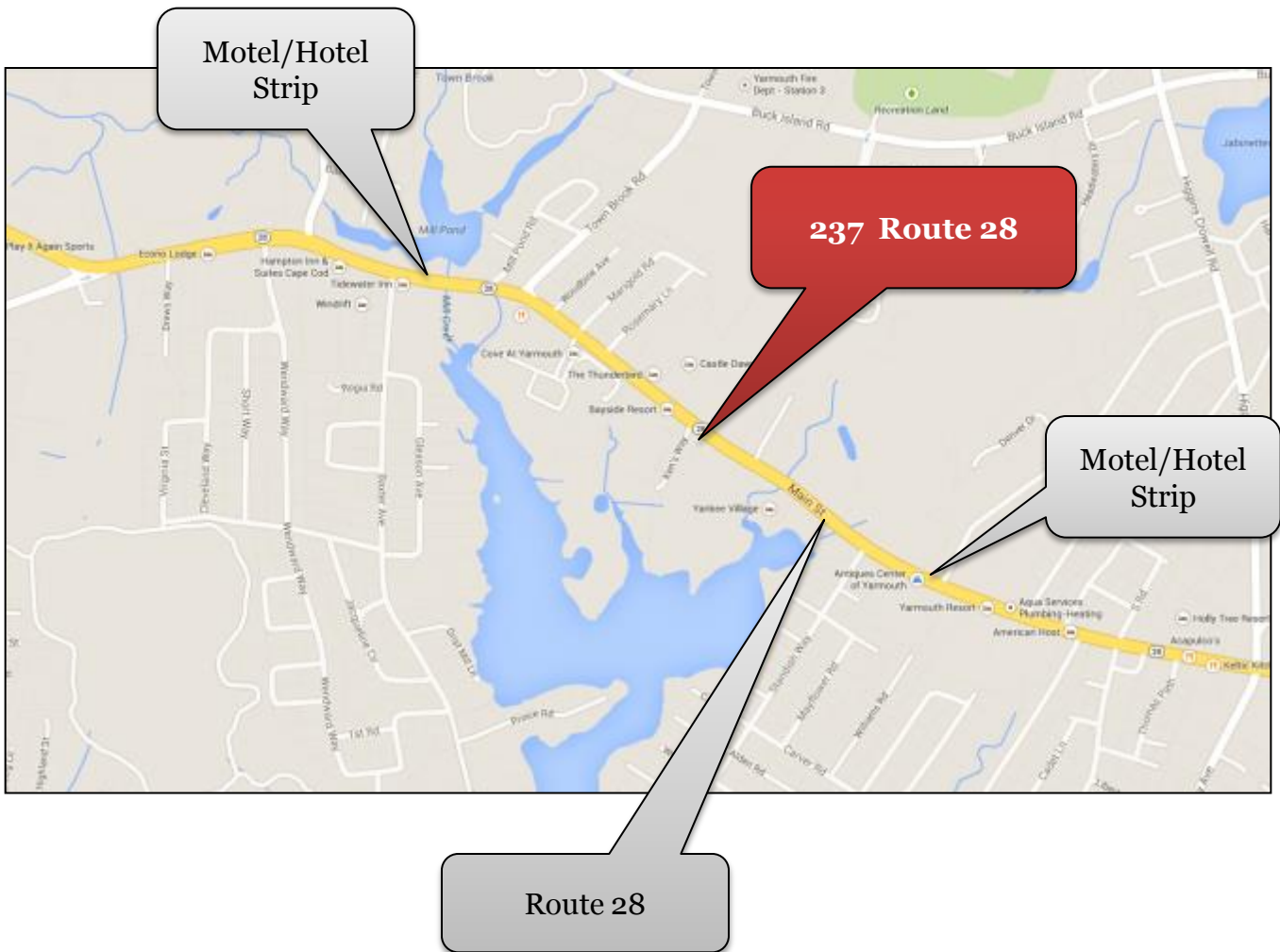
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## Location Map



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## Satellite View



Motel/Hotel  
Strip

Route 28

**237 Route 28**

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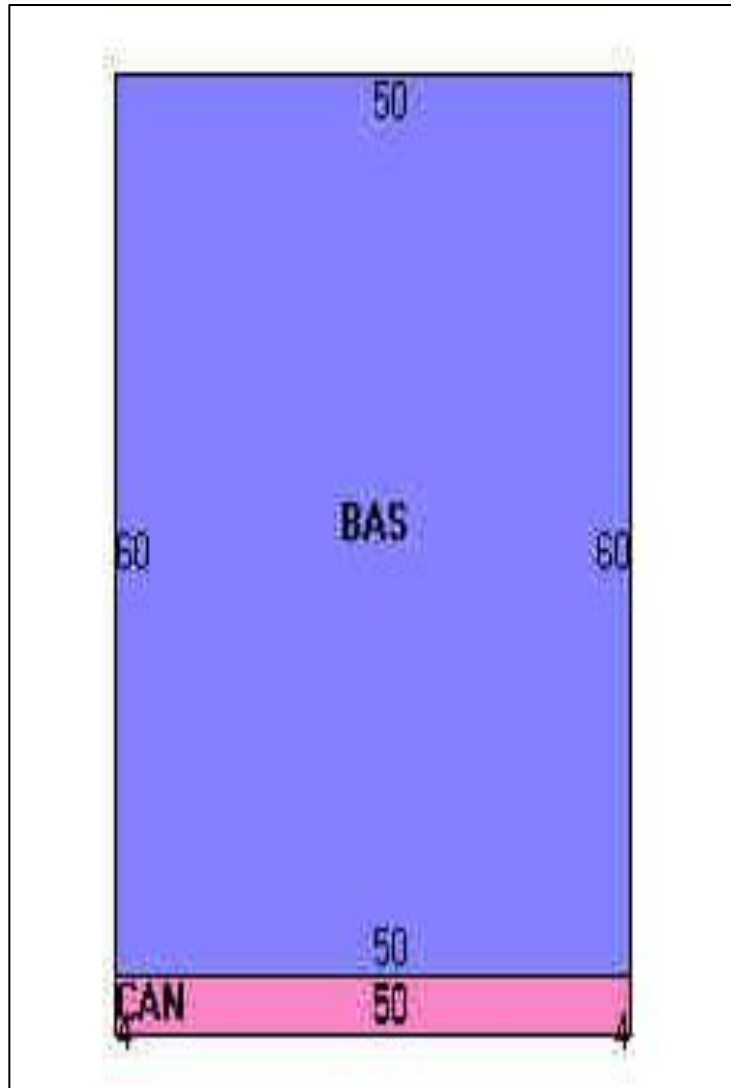
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## Assessor Floorplan



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