

COMMERCIAL PROPERTY REPORT

# 352 Main St, Unit 5, Falmouth, MA 02540



Presented by

**Kevin Pepe**

REALTOR® | Massachusetts Real Estate License: 9032206

---

Commercial  
**Realty Advisors**

---

Work: (508) 862-9000 | Fax: (508) 862-9200

Main: [kpepe@comrealty.net](mailto:kpepe@comrealty.net)

Office: [www.comrealty.net](http://www.comrealty.net)

**Commercial Realty Advisors, Inc.**

222 West Main Street  
Hyannis, MA 02601

## 352 Main St, Unit 5, Falmouth, MA 02540

 FOR LEASE

- Active
- O/E/MLS Listing 21806125: 8/13/2018

Lease Price

**\$22.50**

Last Updated: –

Property Facts	Public Facts	Listing Facts
Property Type	–	Office
Property Subtype	–	Office/Professional
Number of Buildings	–	1
Number of Stories	–	1
Lot Size	–	0.89 acres
Year Built	–	1940
Roofing	–	Asphalt
Heating	–	Forced Hot Air
Cooling	–	Central Air
Basement	–	Full, Interior Access, Locked Storage, Tenant Access, Tenant Storage
Foundation	–	Poured
Exterior Walls	–	Brick, Sheet Rock

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

## Extended Property Facts

### Structure Details

<b>Roofing</b>	Asphalt
<b>Number of Levels</b>	1
<b>Basement Features</b>	Full, Interior Access, Locked Storage, Tenant Access, Tenant Storage
<b>Foundation Features</b>	Poured

### Interior Features

<b>Basement</b>	Full, Interior Access, Locked Storage, Tenant Access, Tenant Storage
<b>Cooling</b>	Central Air
<b>Floor</b>	Carpet
<b>Heating</b>	Forced Hot Air
<b>Water</b>	Town Water

### Exterior Features

<b>General</b>	Curb Cut(S), Display Window, Fluorescent Lights, Handicap Accessible, Rear Entry, Signs
<b>Roof</b>	Asphalt
<b>Sewer</b>	Public Sewer

### Location Details

<b>Directions to Property</b>	Please use GPS
<b>Zoning</b>	B2
<b>School District</b>	Falmouth

### Schools (from Listing Data)

<b>School District</b>	Falmouth
------------------------	----------

### (based on location)

<b>Elementary School</b>	Mullen-Hall School
<b>Middle School</b>	Lawrence School
<b>High School</b>	Falmouth High School
<b>School District</b>	Falmouth Public Schools

# Listing Facts and Details

## Listing Details

**Listing ID:** 21806125**Original List Date:** 8/13/2018**Listing Source:** Cape Cod & Islands MLS**Lease Option Available:** No**Original List Price:** \$22.50**Lease Price:** \$22.50**Details:**

Turnkey office space with upgraded finishes on Main Street Falmouth! This 2,533sqft space has several private offices, conference room, reception area, collaborative workstations, breakroom, copy room, and large basement storage. Ample off-street parking for customers and employees. Close to shopping, restaurants, and school. This is a N-N-N Triple Net Lease.

## Price Change History

Change Date	Description	New List Price	% Change
8/15/2018	-	-	-

# Property Photos



