

314 Gifford Street, Unit 2, Falmouth, MA 02540

Commercial  
Realty Advisors

**+/- 1,194 Sq. Ft. Professional Office Condo Unit  
for Sale and Lease in Falmouth, MA**



**FOR SALE!**

Contact **Kevin Pepe** at Commercial Realty Advisors at **508-862-9000 ext 105** and [kpepe@comrealty.net](mailto:kpepe@comrealty.net)

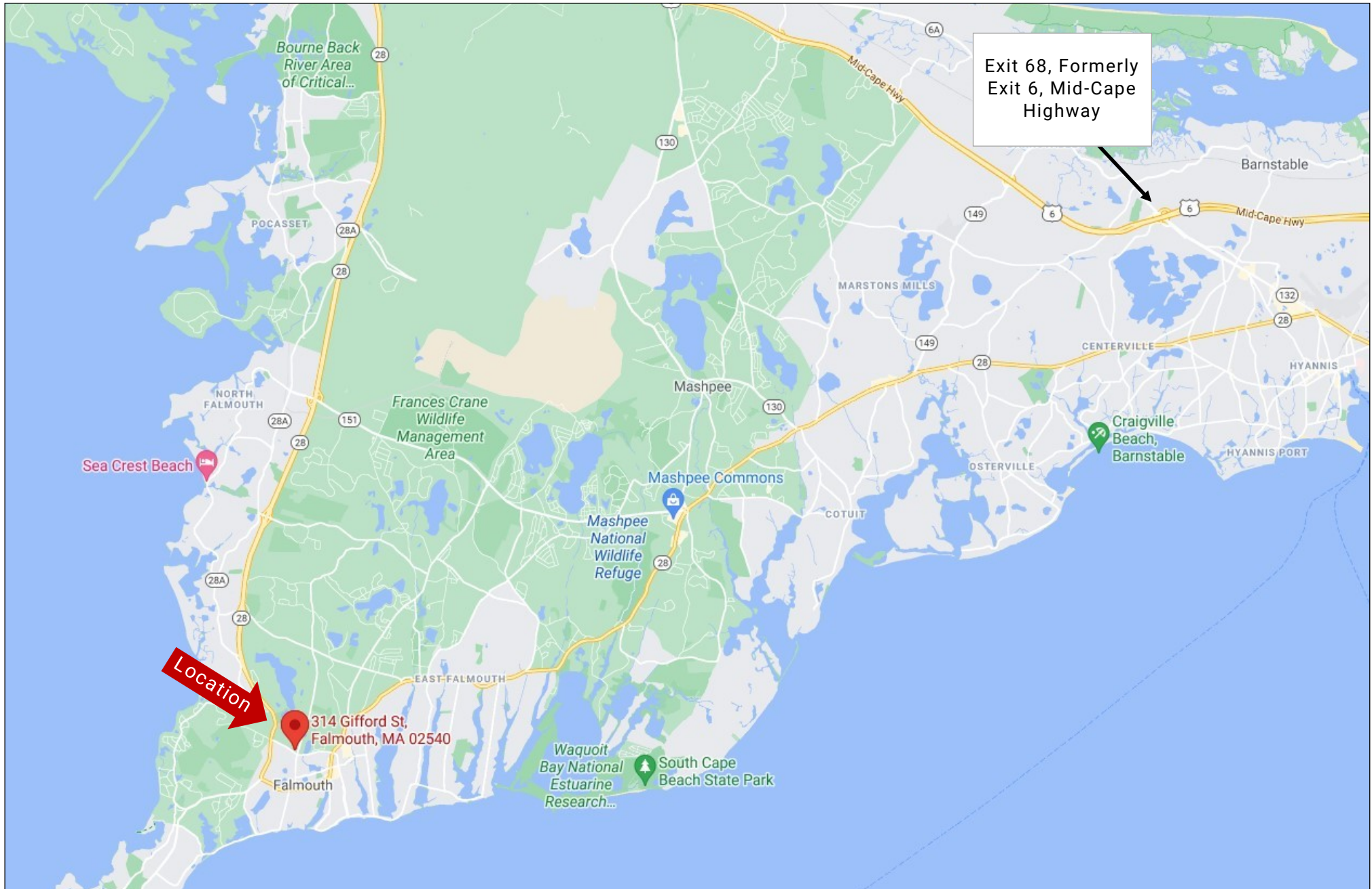
### Property Summary:

- This is a 1194+/- sf first floor commercial office condominium, located in the Homeport Condominiums at the intersection of Gifford Street and Jones Road in Falmouth
- The unit is handicapped accessible, is serviced by municipal sewer and water, and heated / cooled (HVAC) by gas
- This unit was damaged by fire, gutted to the studs, re-framed, re-furnaced and is ready for a buyer's creative touches to re-finish the space and occupy for their business or practice

**For Sale: \$159,000**  
**For Lease: \$20/Sq. Ft. NNN**

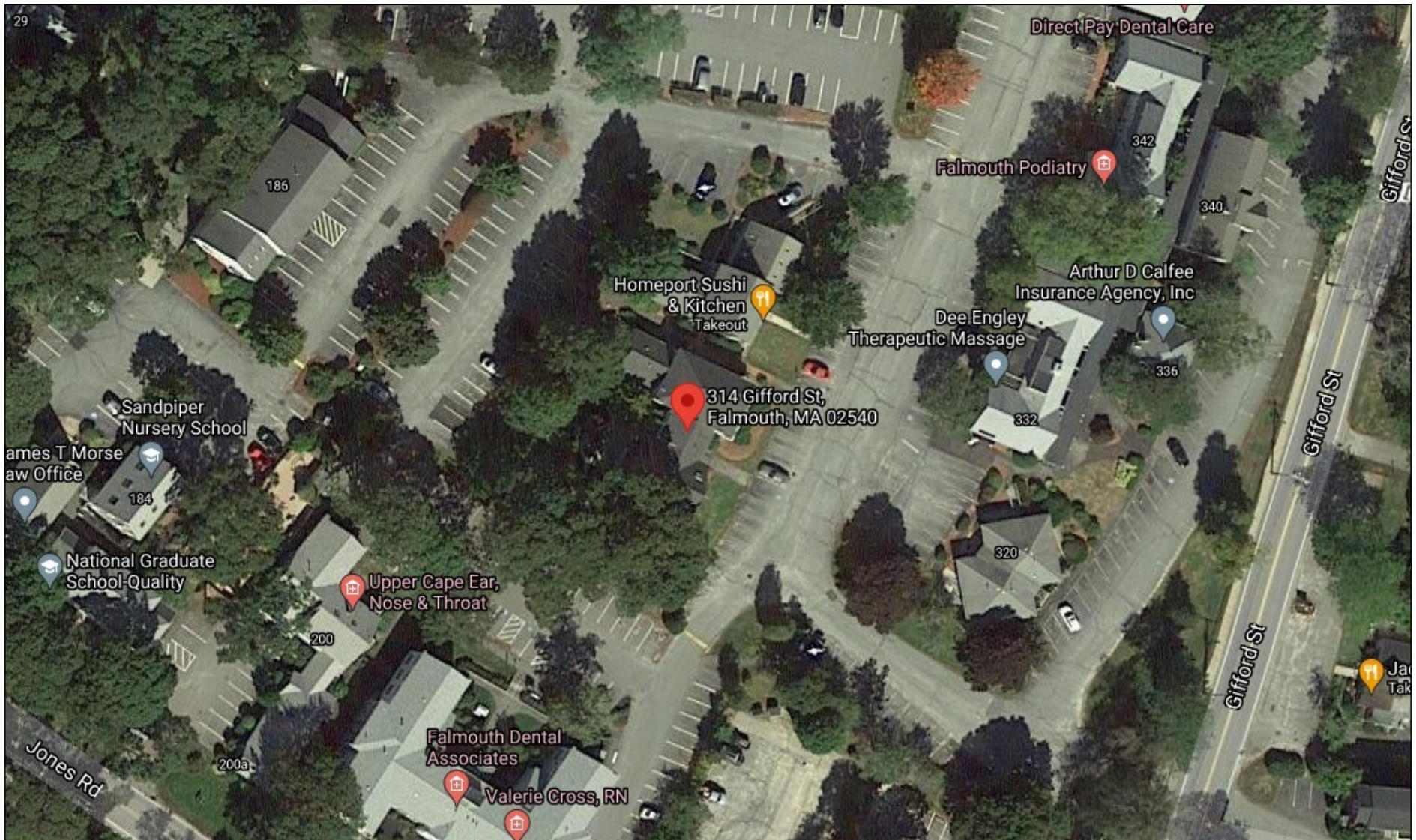
# 314 Gifford Street, Unit 2, Falmouth, MA 02540

## Property Map



# 314 Gifford Street, Unit 2, Falmouth, MA 02540

Property Aerial View



## Commercial Realty Advisors' Disclaimer

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## Property Summary:

This is a 1,194+/- Sq. Ft. first floor commercial office condominium, located in the Homeport Condominiums at the intersection of Gifford Street and Jones Road in Falmouth.

The unit has been used as a medical (clinical) office space for the past several decades, is handicapped accessible, is serviced by municipal sewer and water, and heated / cooled (HVAC) by gas. This unit was damaged by fire, gutted to the studs, re-framed, re-furnaced and is ready for a buyer's creative touches to re-finish the space and occupy for their business or practice. Call today to schedule a showing!

Map/Block/Lot	Land Assessment	Building Assessment	Total Assessment
38 03 314 002U	0	\$84,600	\$84,600

**Title:** Barnstable County Registry of Deeds: Book 18047 Page 78

**Assessment & 2021 Taxes:** 2021 RE Taxes: \$719

The condo fee is \$793.67 quarterly.



