

OFFERING MEMORANDUM

Automotive/Industrial/ Commercial Bay Space

Commercial
Realty Advisors



381 Old Falmouth Road, Unit 7
MARSTONS MILLS MA

FOR SALE

For Sale

Area

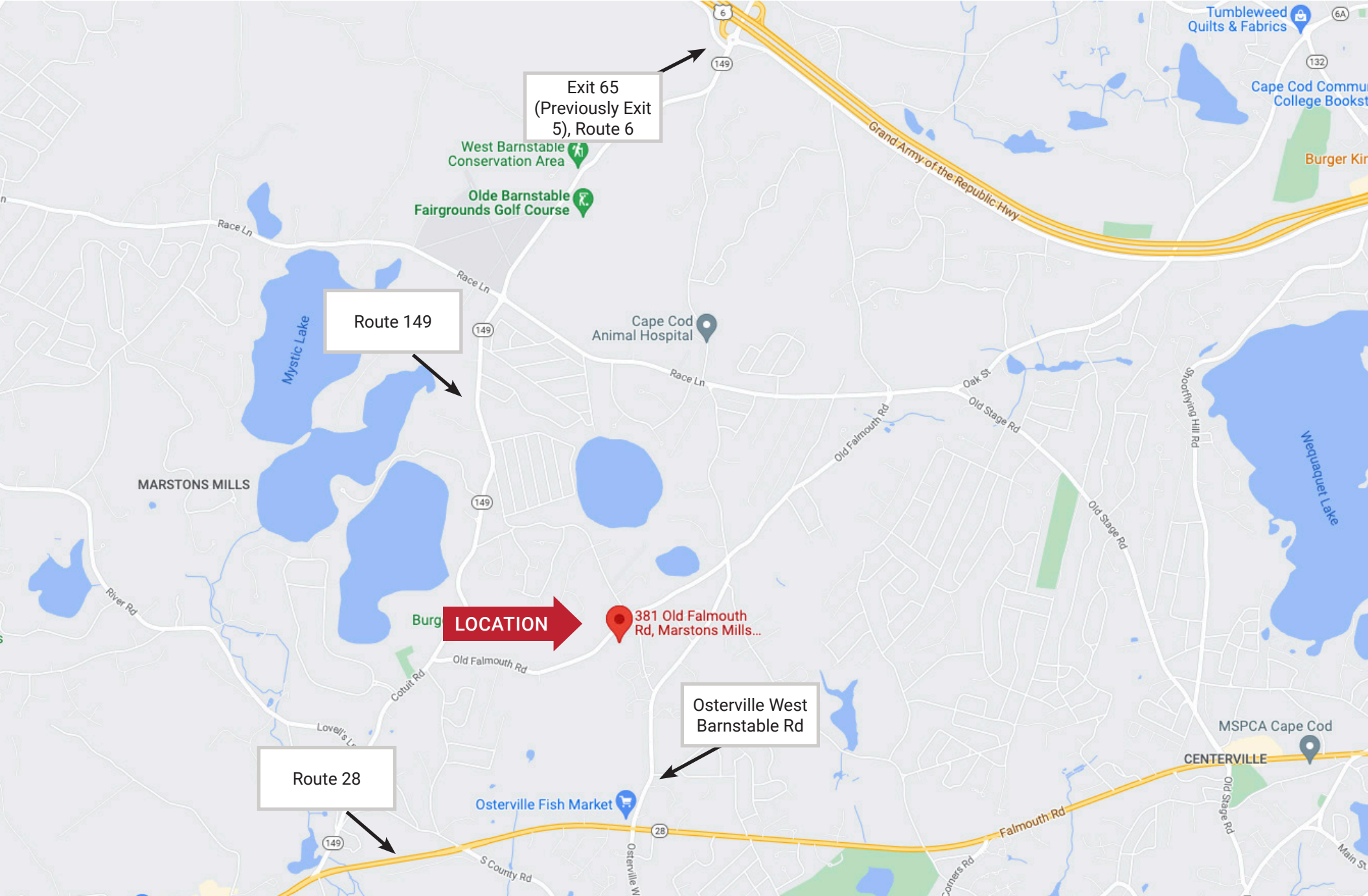
\$450,000

+/- 3,846 Sq. Ft.

Investment Highlights

- ➡ 381 Old Falmouth Road, Unit 7, is an industrial / automotive condominium unit built in 1987.
- ➡ The unit consists of 2 floors with a 14' overhead door
- ➡ Each floor is approximately 2,000 Sq. Ft.

- ➡ Zoning: The property is zoned RF by the Town of Barnstable, but a preexisting, non-conforming automotive use is in place.





381 Old Falmouth
Road, Marstons
Mills, MA

381 Old Falmouth
Rd, Marstons Mills...

Rini's Automotive
Collision

DeMelo Brothers
Landscaping

Joyce Landscaping, Inc

Town of Barnstable
Transfer Station...

Taryn's Mirror
Game store

Little Auto Service

West Villages
Elementary School



Commercial Realty Advisors' Disclaimer

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License #6295



Property Specifications

PROPERTY DETAILS

Year Built	1987
Area	+/- 3,846 Sq. Ft.
Address	381 Old Falmouth Road, Unit 7, Marstons Mills, MA
Style	Industrial Condo
Stories	2
Zoning	Zoned RF by the Town of Barnstable, but a preexisting, non-conforming automotive use is in place.
Parcel ID	123 / 003 / 00G
Title	Barnstable Registry of Deeds: Book 29283, Page 172



Area Demographics

BARNSTABLE DEMOGRAPHICS FOR 2021

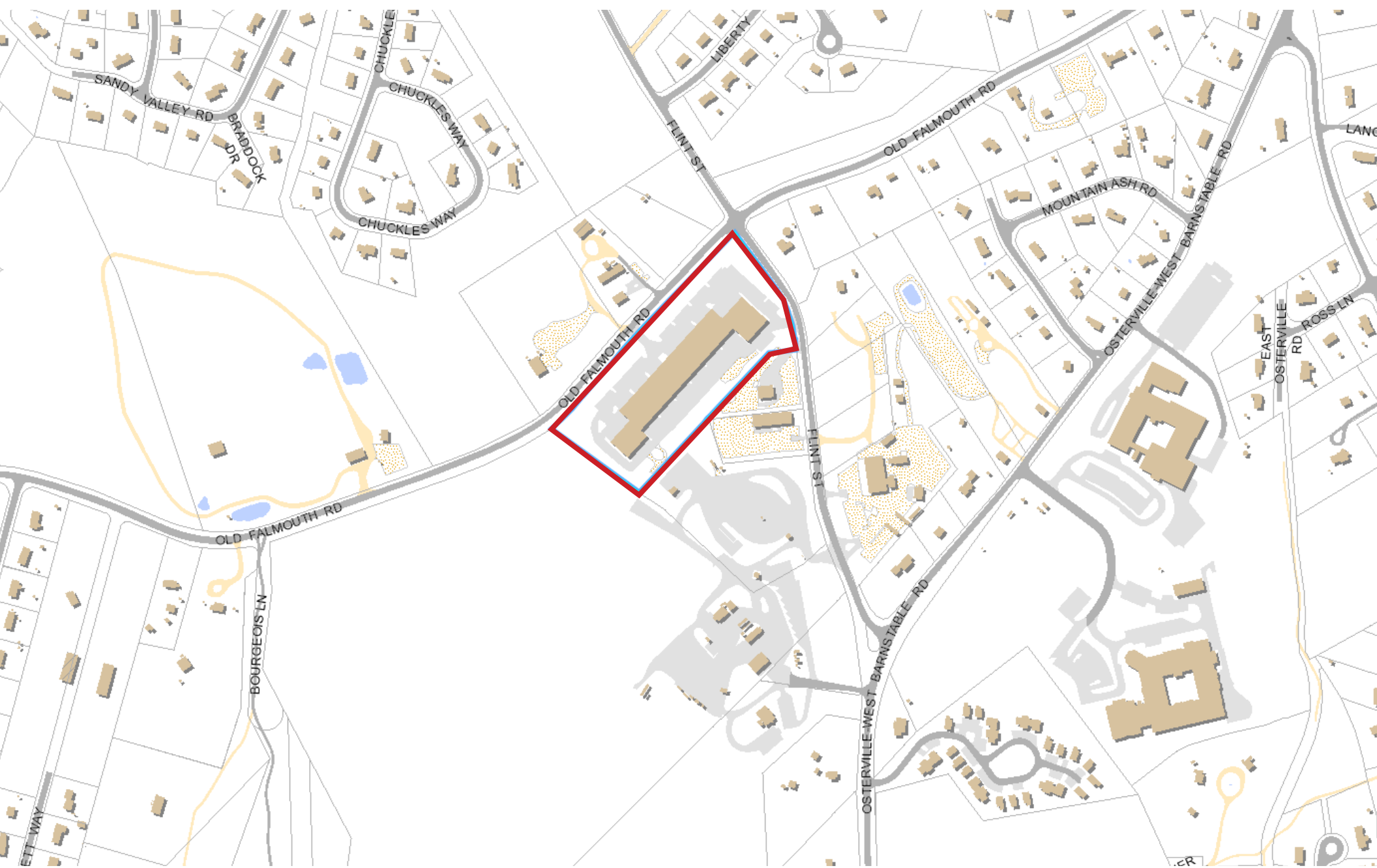
Estimated Population	48,916
Estimated Households	18,796
Estimated Average Household Income	\$72,733
Estimated Total Businesses	8,679

FINANCIAL INFORMATION

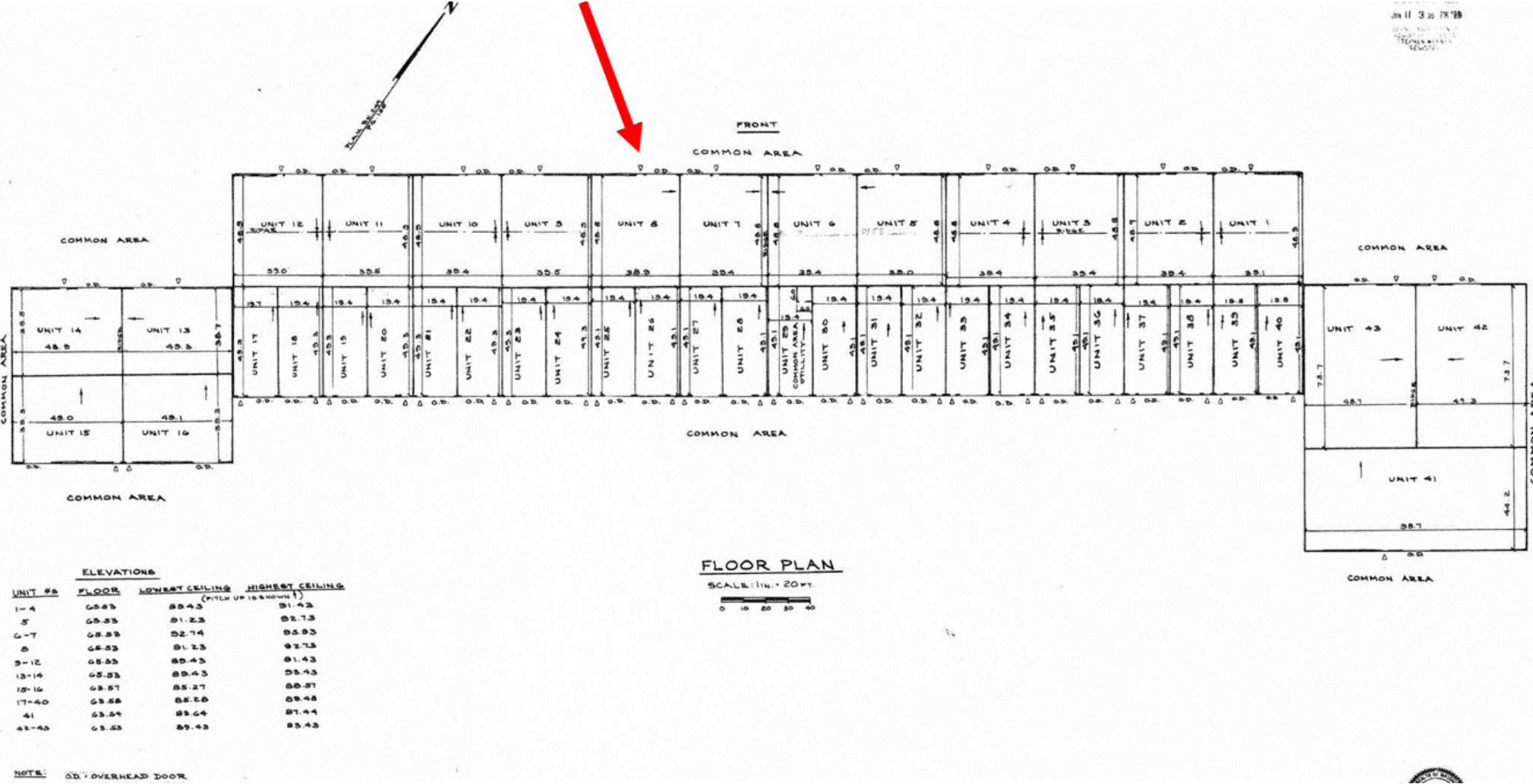
Price for Sale	\$450,000
2022 Taxes	\$2,697
2022 Condominium Fee	\$325 per month



Property Map



Property Plan





**REAL ESTATE
SERVICES**

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