

Two Automotive / Retail Buildings 171 & 179 Worcester Court, Falmouth, MA



Building & Lot Size: 171 Worcester Court - 10,440 SF - Former Automotive Dealership - 1.36 Acres.
179 Worcester Court - 5,000 SF - Former Autobody Shop - .586 Acres.

Year Built: 171 Worcester - Built 1966.
179 Worcester - Built 1979.

Zoning: Business 2 (Office, Schools, Retail, Food, Automotive Permitted)

Utilities: Municipal Water, On-Site Septic, Electric & Natural Gas,
Waste Oil Heat in 171 Worcester Court.
171 Worcester - 240 Volt / 200 Amp - 3 Phase Electric.
179 Worcester - 220 Volt / 200 Amp - 3 Phase Electric.

Ceiling Heights: 9' to 18' Feet.

Taxes: FY 2010 - 171 Worcester - \$8,265, 179 Worcester - \$4,934.

Overhead Doors: 171 Worcester - 4 On Grade Doors.
179 Worcester - 2 On Grade Doors.

Roof: 171 Worcester - Combination of - Rubber, Tar & Gravel.
179 Worcester - Metal.

Equipment: Paint Booth, Lifts, Compressors, Tools, Etc. - All Available for Sale.

**Rare
Opportunity
To
Own In
Falmouth !!!**

**Owner
Wants
Offers !!!**

**For Sale: 171 Worcester - \$1,175,000
179 Worcester - \$625,000**

(Buildings can be Sold Separately. Real Estate Only, Equipment Not Included)

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