



Specializing in Commercial Real Estate and Business Sales  
for Southeastern Massachusetts & Cape Cod

Falmouth | 508.548.4000  
Hyannis | 508.790.8000  
Easton | 508.230.0001  
Marion | 508.748.1100



### MAIN STREET FALMOUTH RETAIL INVESTMENT OPPORTUNITY



Great Location in the Heart of the Village,  
Fully Leased with Great Tenants,  
Recently Renovated \$2,495,000

### BUSINESSES FOR SALE



**Cape Cod Waterfront Restaurant**  
Fabulous views from every seat in the house. Recently renovated and in Great Condition, 19 years on Lease, High Volume & Highly Profitable with long History. Price: \$3,000,000 508-548-4000



**Cape Cod Retail Furniture Business:**  
Fabulous location for over 22 years, great name recognition and following. Excellent below market long term lease. Very profitable with great upside. \$550,000 508-548-4000



**PRICE REDUCED**

**Cape Cod Fitness Business**  
Great Location. Well-run club in excellent condition with room for expansion. \$1,300,000 Confidential Inquiries Only 508-790-8000



**Successful and Profitable Employment Agency.** Covers the entire Cape and SE MA. Great Service Business with low overhead, inventory and few employees. \$900,000 508-548-4000



**Curves For Women - 3 Boston Area Clubs and Franchise Rights.** One of the largest Franchises in the world with over 10,000 locations and 4 million members. Highly profitable business with great cash flow. \$425,000 508-548-4000

### REAL ESTATE FOR SALE



**Bank of America Plaza, New Bedford \$5,500,000:** 80,102 s/f Multi-tenant office building. 70% leased (25% to BoFA). Value-Added Opportunity 508-748-1100



**PRICE REDUCED**

**West Bridgewater**  
31,590 s/f Self Storage Facility on 4.91 acres. Frontage and Signage on Route 24. \$1,700,000 508-548-4000



**Hyannis Independence Park Drive FOR LEASE:** 12,500 s/f ADA Office \$12 NNN 25,000 s/f Warehouse \$9 NNN 508-790-8000



**Hyannis 372 North Street**  
Class A Office Bldg, overlooking Bett's Pond w/ Roof Deck. Suites from 800 s/f - 9,900 s/f For Sale \$260/s/f or For Lease \$21 NNN 508-790-8000



**Falmouth, Route 28**  
9,000 sf + multi-tenant NNN leased Retail, Restaurant, Warehouse & Apartment in Three Buildings. For Sale \$1,399,000 508-548-4000



**One Merrill's Wharf, The Bourne Counting House Office Building, New Bedford, MA 18,173 s/f Class A Office Bldg** on the historic New Bedford waterfront (renovated in 2002) 100% Leased to predominantly medical related office tenants. \$3,700,000



**Middleboro 10 Lot Subdivision** with all permits, roads and utilities completed, and Title V plans for each lot. \$2,500,000 508-230-0001

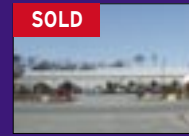


**Mashpee Rt 130 Bldg and 2 Comm. lots \$875,000:** 8,000 s/f in 3 bldgs on 1 acre \$440,000: 40,000 s/f lot on Rt 130 \$440,000: 60,000 s/f lot 508-790-8000



**SOLD**

**Swansea Rt 6 at Exit 3 of I-195**  
Retail Investment Property SOLD for \$1,850,000 in November 2006



**SOLD**

**Hyannis 155 Attucks Lane WWC**  
12,750 s/f bldg on 2.5 ac SOLD for \$2,100,000 in November 2006

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