



108 Trotting Park Road - East Falmouth, MA

Zoned AGB - Agricultural B

Investment Potential or Owner/User Prime Property

FOR SALE - \$1,495,000

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HARTEL COMMERCIAL REAL ESTATE
Falmouth

108 Trotting Park Road, East Falmouth, MA

Property Details

* **Prime Investment/Owner User Property For Sale - Due Diligence for Uses**

Allowed Uses by Right & Special Permit on Following Pages-

* **3.23± Acre Site and Zoned AGB - Agricultural B**

* **1,497± SF Single Family Residence Includes 6 Rooms, 3 Bedrooms, 2 Full Baths**

* **Rear Buildings Include 2 Garages at 3,390± SF and 2,000± SF (5,390± SF)**

* **Built in 1963, 1982 and 1986 Respectively**

Property Description

108 Trotting Park Road, East Falmouth, MA offers a rare opportunity to acquire a versatile residential/commercial property with a long-standing local presence. Formerly residence and “Family Run” business location for more than 60 years, this 3.23± acre site presents exceptional potential for owner-users, investors, and redevelopment-minded buyers, subject to due diligence. The property includes a 1,497± SF single-family residence featuring 6 rooms, 3 bedrooms, and 2 full baths, along with two substantial rear garage/shop buildings totaling approximately 5,390± SF (3,390± SF and 2,000± SF). This unique combination of residential living area and functional accessory improvements creates flexibility for a variety of future applications. Positioned in East Falmouth with strong visibility and ample outdoor space, the site stands out as a prime opportunity for those seeking a distinctive mixed-use asset in a desirable Cape Cod location.

Offered For Sale - \$1,495,000

Note: Trucks are not Included in Sale Price - But are Available For Sale - Inquire for Pricing

Allowed Uses By Right & Special Permit

Residential Uses

- * One-Family Detached House

Community Service Uses

- * Agricultural Research Institution
- * Cemetery
- * Child Day-Care Center
- * Group Day-Care Center
- * Library
- * Museum
- * Passenger Station
- * Religious Institution
- * School

Municipal Uses

- * Beach
- * Fire Station
- * Municipal Recreation Building
- * Park and Playground
- * Town Wharf and Town Landing
- * Water Tower and Reservoir

Other Principal Uses

- * Agriculture, Horticulture and Floriculture, including Farms, Cranberry Bogs, Dairies, Truck Gardens, Greenhouses, Natural Ice Harvesting Activities, and Nurseries
- * Accessory Dwelling Unit
- * Boarders- Max 4 Boarders Allowed- Single Family with Family Resident on Premises
- * Portable Woodworking Mill
- * Roadside Stand - Sale of Products of the Landowner
- * Television or Radio Antenna- Not exceeding 50' Above Ground

Special Permit Uses

Accessory Use:

- * Outside Parking of Commercial Registered Vehicle Exceeding Gross Weight of more than 13,000 lbs.
 - * Garage Space for More than 2 Cars if:
 - Lot is 30,000 SF or less
 - Footprint of Garage is more than 900 SF or 50% of the Principal Structure, Whichever is Less
 - * Home Occupation
 - * Motor Home, Travel Trailer or Fifth Wheel Trailer, not Located withing Minimum Setback Requirements
 - * Outside Parking of More than One Commercial Light Panel, Delivery or Pickup Truck, School Bus or Tow Truck
 - * Temporary Parking of Scholl Buses for 2 Hours or Less/Day - Shall not Require Special Permit
 - * Scientific Research
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Allowed Uses By Right & Special Permit

Special Permit Uses

Accessory Use:

- * Airport or Landing Strip or Pad
- * Boat Storage - As a Commercial Operation under the Following Standards and Requirements:
 - Minimum of 2 Acres
 - Side and Rear Setbacks minimum of 50', lesser Setbacks with 30' minimum may be Allowed in combination of landscaping and Natural Features providing Visual Screening as Necessary - Allowed Structures include Fences, Walls meeting minimum setbacks
 - Sailboats shall be demasted and no boat on cradle higher than 18'
 - No structure or Signs other than Security Fencing, one Security Dwelling and Boat Supports shall be Allowed
 - No Cleaning , Waxing, repairs or painting Allowed
 - Site shall not be Located in Developed or Established neighborhoods
 - Site shall have common boundary of not less than 20' with Industrial or Commercial Use (Excluding Home Occupation)
- * Commercial Accommodations
- * Commercial Nursery
- * Common Driveway
- * Golf Course
- * Private Club not Conducted for Profit
- * Research and Philanthropic Institutions
- * Television or Radio Antenna Exceeding 50'

Potential Possibilities:

**Subdivided into 3 Residential Lots

**40B

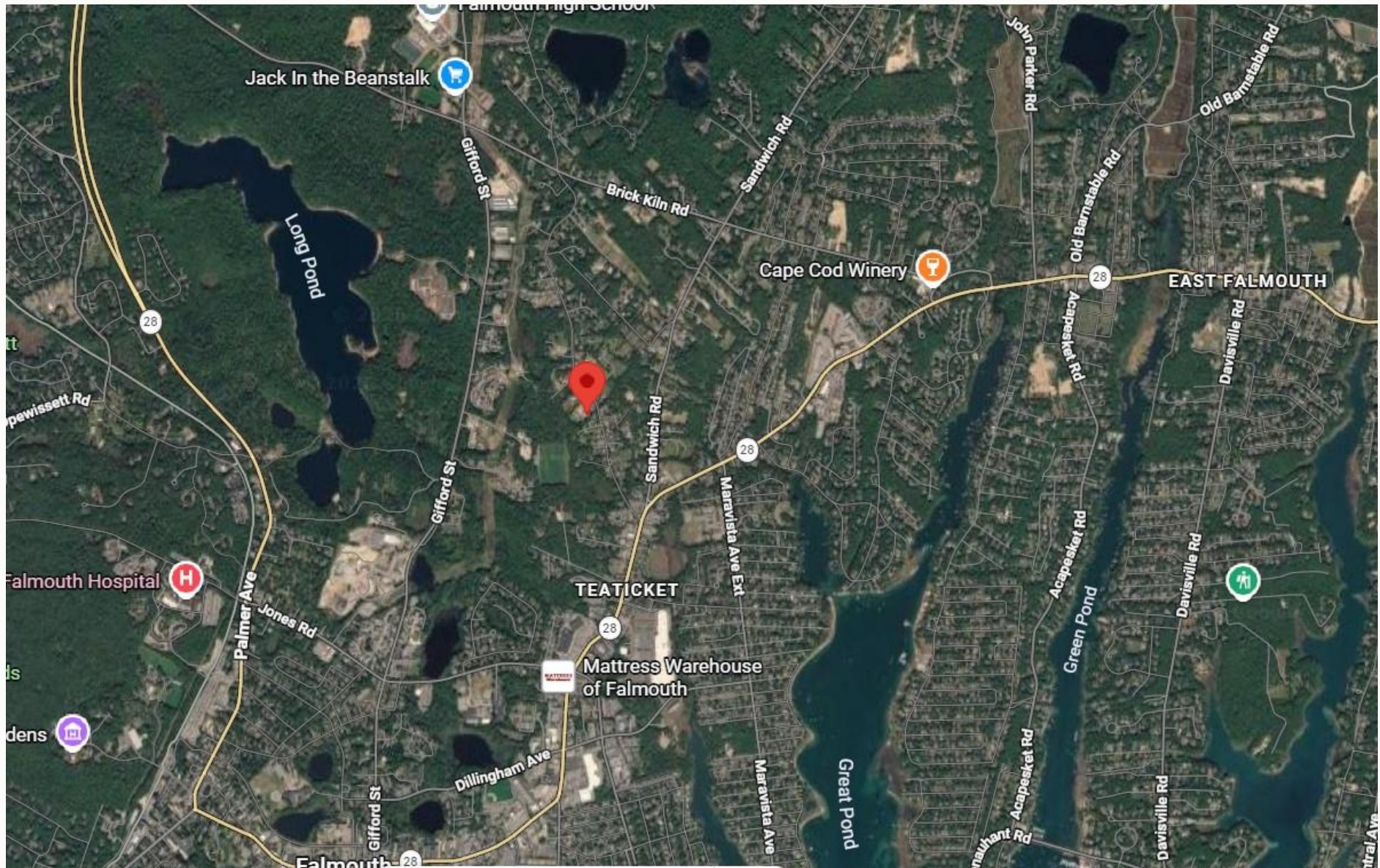
**Friendly 40B

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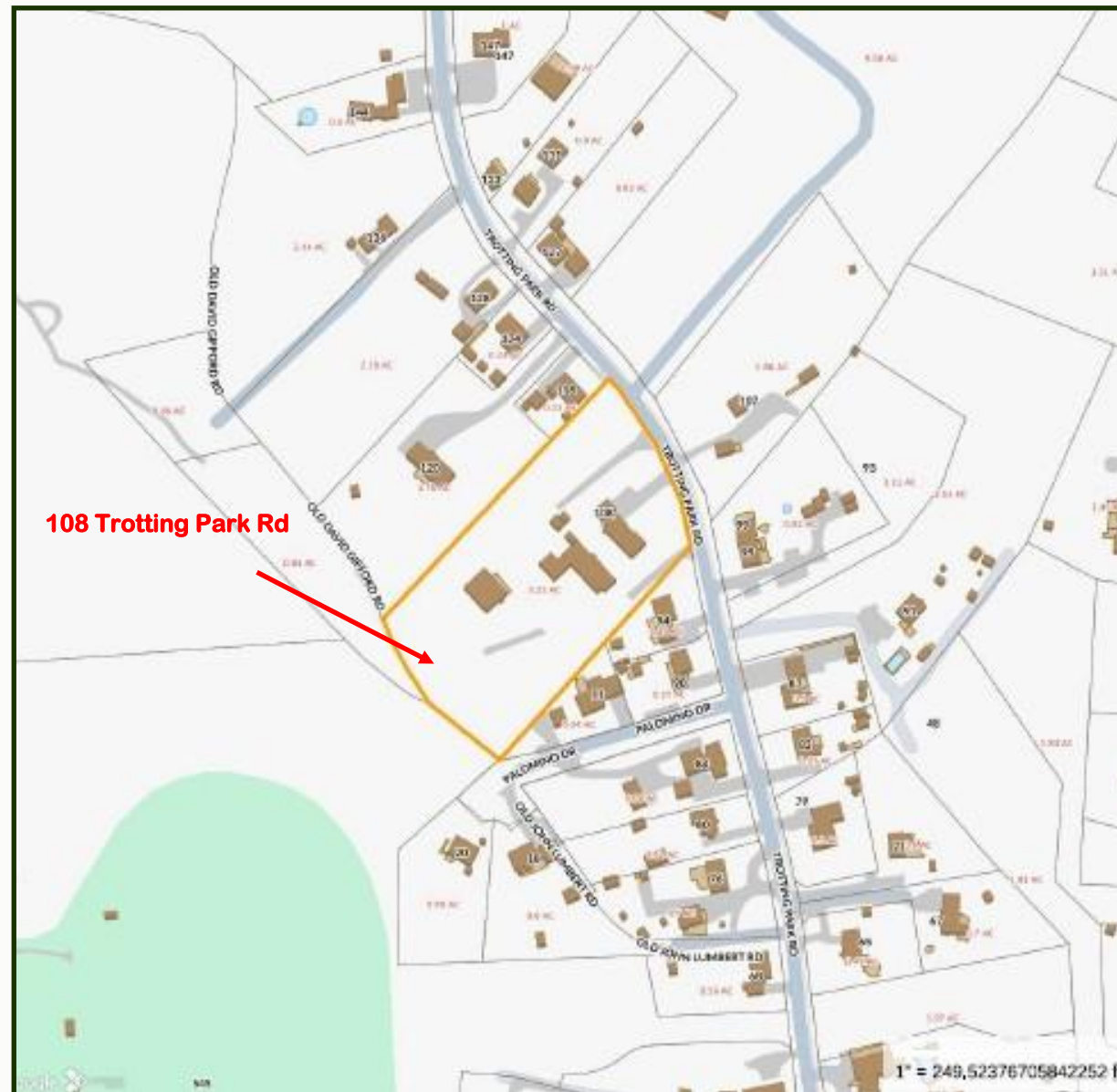
Satellite

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Neighborhood

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Assessor Map

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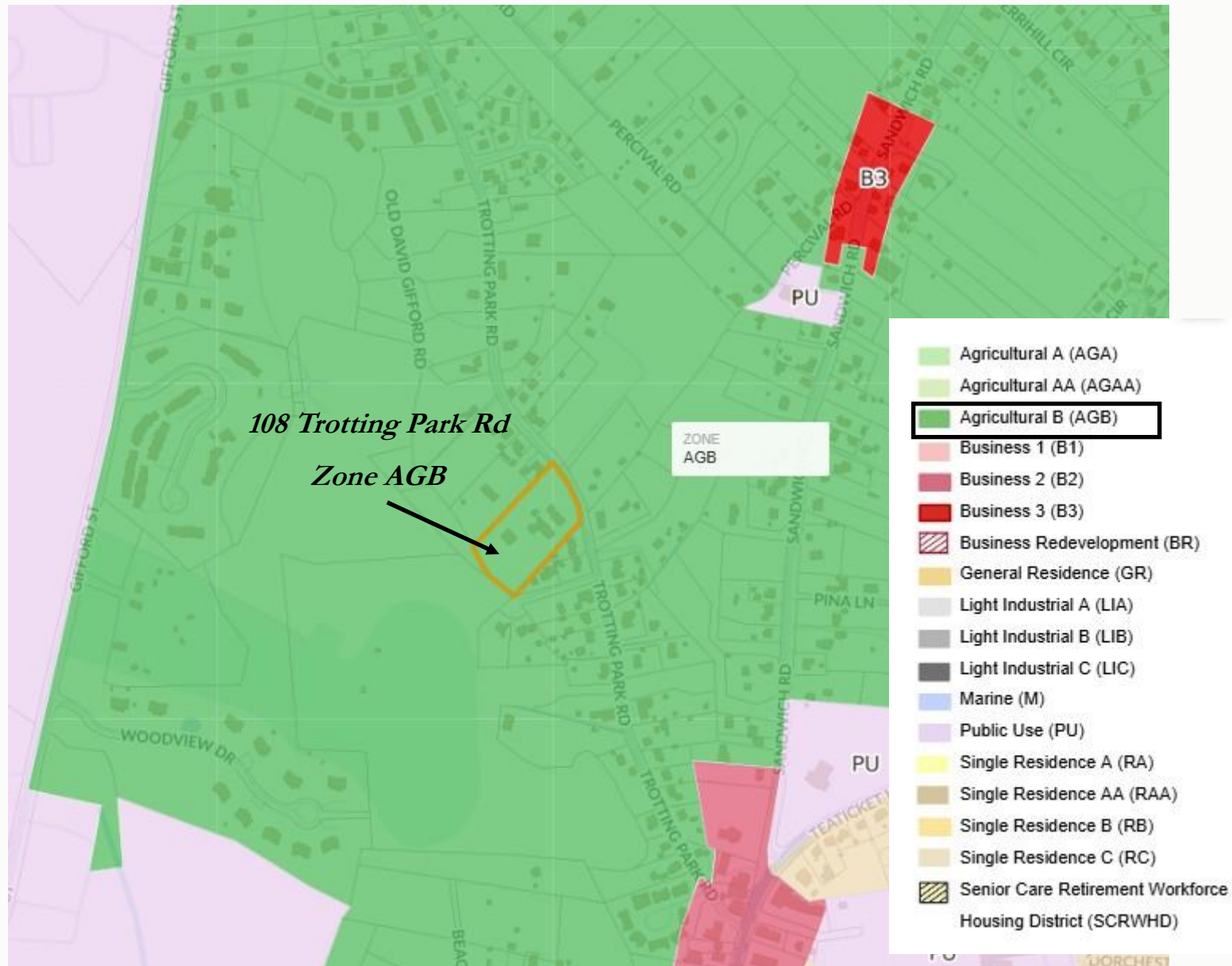
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Zoning - AGB Agricultural B District

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