



For Sale

64,000 Square Foot Commercial Lot

Strategic Property Overview

- “Shovel-Ready Density in Falmouth’s Core Commercial Corridor”
- 1.47 Acres Rare, scalable footprint in a core commercial corridor.
- Underlying Zoning B-2 (Business 2) Wide array of commercial,
 - retail, office, and medical uses.
- Overlay Zoning MRCOD (Mixed Residential & Commercial)
 - Unlocks higher-density by right multifamily and mixed-use.
- Municipal Sewer Connected/Available eliminates Cape Cod Title 5 nitrogen limits, maximizing unit/square footage capacity.
- **\$2,225,000**

Why This Site

1.47 Acres

Rare, scalable footprint in Falmouth's core commercial corridor.

Dual Zoning: B-2 + MRCOD Overlay

Broad commercial, retail, office, and medical uses by right — plus higher-density multifamily and mixed-use by right under the overlay.

Municipal Sewer Connected

Eliminates Cape Cod Title 5 nitrogen limits, maximizing unit and square-footage capacity.

Up to ~21.8 Units / Acre

As-of-right residential density potential (20 units per 40,000 sq. ft.) under the MRCOD overlay.



Core Commercial Corridor

Subject Property
1.47 Acres

Worcester Court, Falmouth Heights



Approximate lot lines



Contact & Next Steps

To move forward, please
submit your proposed
offering price and intended
use directly to:

Jim Fox

Berkshire

Hathaway/Robert Paul
Properties

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