



**HARTEL COMMERCIAL REAL ESTATE**  
Falmouth

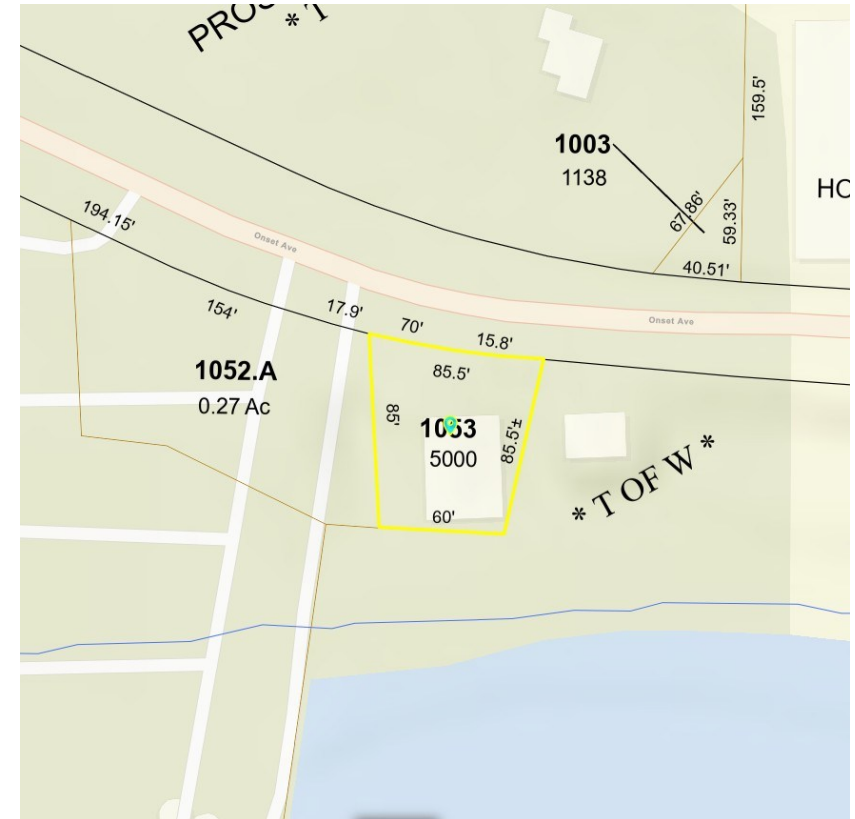
**Commercial Waterfront Real Estate**  
**Direct Location on Onset Avenue**  
1,584± SF on .11± Ac  
**FOR SALE - \$2,500,000**  
**FOR LEASE - \$12,000/Month**

182 Onset Ave  
Downtown Onset Village  
E Wareham, MA



## Property Details

- 1,584± SF Waterfront Commercial Real Estate
- 110 Seating Occupancy
- Established Operators Only
- 32± SF Utility Storage - 1,152± SF Outdoor Deck
- .11± Acre Commercial Land
- Convenient Location in the Heart of Onset Village
- Rare Waterfront Opportunity
- Good Visibility with Heavy Vehicle & Foot Traffic
- 6 Onsite Parking Spaces &  
Adjacent Public Parking (105+ Spaces)  
Additional Public Parking (50-60+ Spaces) 1 Block
- Public Tie Up Pier
- Easy Access to Route 28
- OV1 - Zoned - Onset Village Business



**Offered For Sale - \$2,495,000**

**Offered For Lease - \$12,000/Month**





# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*



## Neighborhood



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road  
Suite 6  
Falmouth MA 02540

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

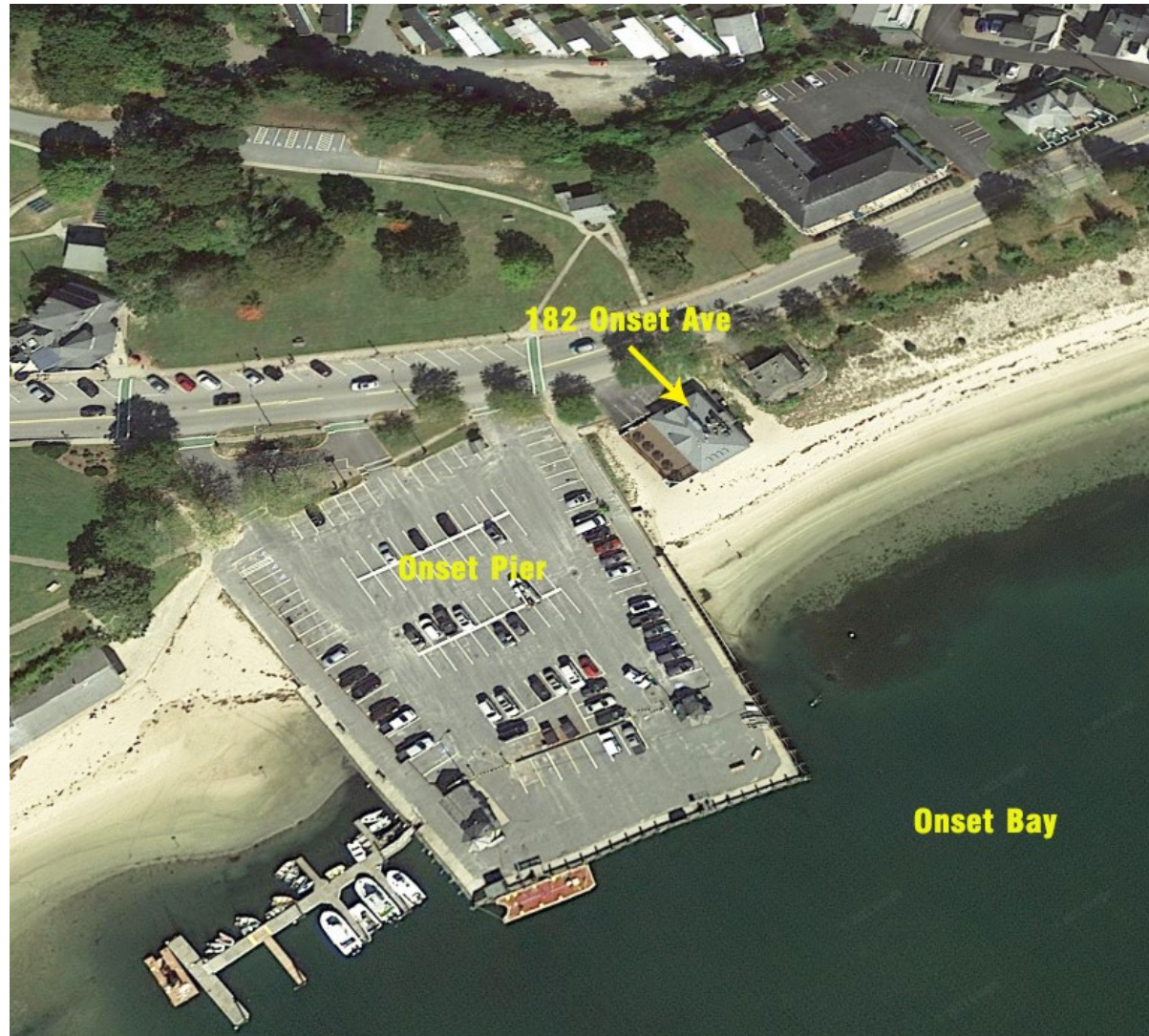
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## Satellite



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# Zoning - OV1 Onset Village Business



# FEMA Flood Map

## National Flood Hazard Layer FIRMette



70°39'47"W 41°44'43"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°39'10"W 41°44'16"N

Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/28/2026 at 11:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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FALMOUTH

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## Contacts

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