



**108 Trotting Park Road - East Falmouth, MA**

**Zoned AGB - Agricultural B**

**Former Family Residence and Business - Teaticket Auto**

**FOR SALE - \$1,625,000**

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Greg Hartel

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**HARTEL COMMERCIAL REAL ESTATE**  
**Falmouth**

108 Trotting Park Road, East Falmouth, MA

## Property Details

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- \* **Prime Residential/Commercial Space For Sale - Due Diligence for Allowed Uses**  
**Former Family Run Teaticket Auto for Over 60 Years**
- \* **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 1982 and 1986**

## Property Description

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**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 business location of Family Run “Teaticket Auto” 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 on permitted uses. 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 commercial 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.

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**Offered For Sale - \$1,625,000 “As Is”**

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

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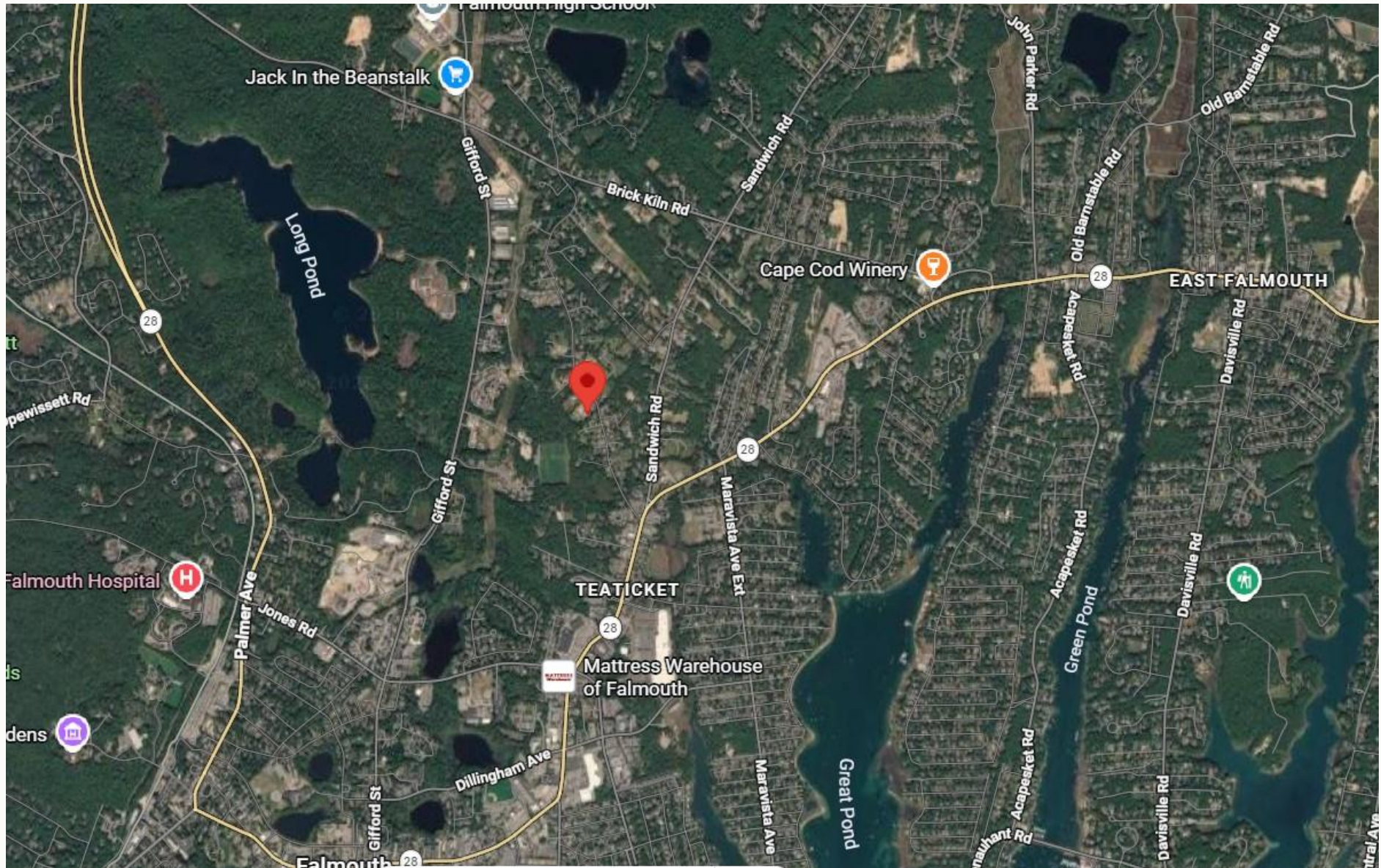
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**Satellite**

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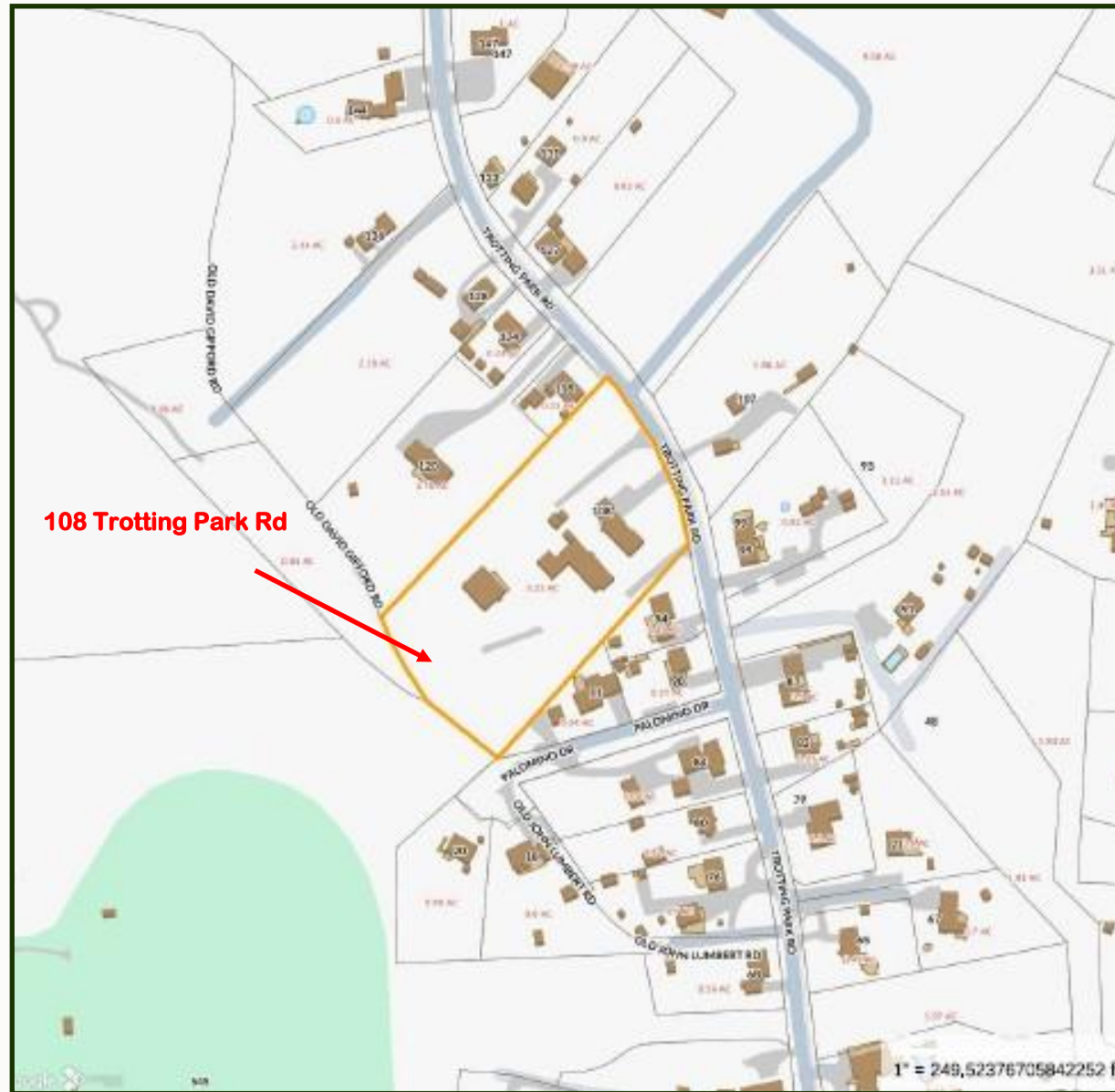
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## Neighborhood

# 108 Trotting Park Road, East Falmouth, MA



**Assessor Map**

# 108 Trotting Park Road, East Falmouth, MA

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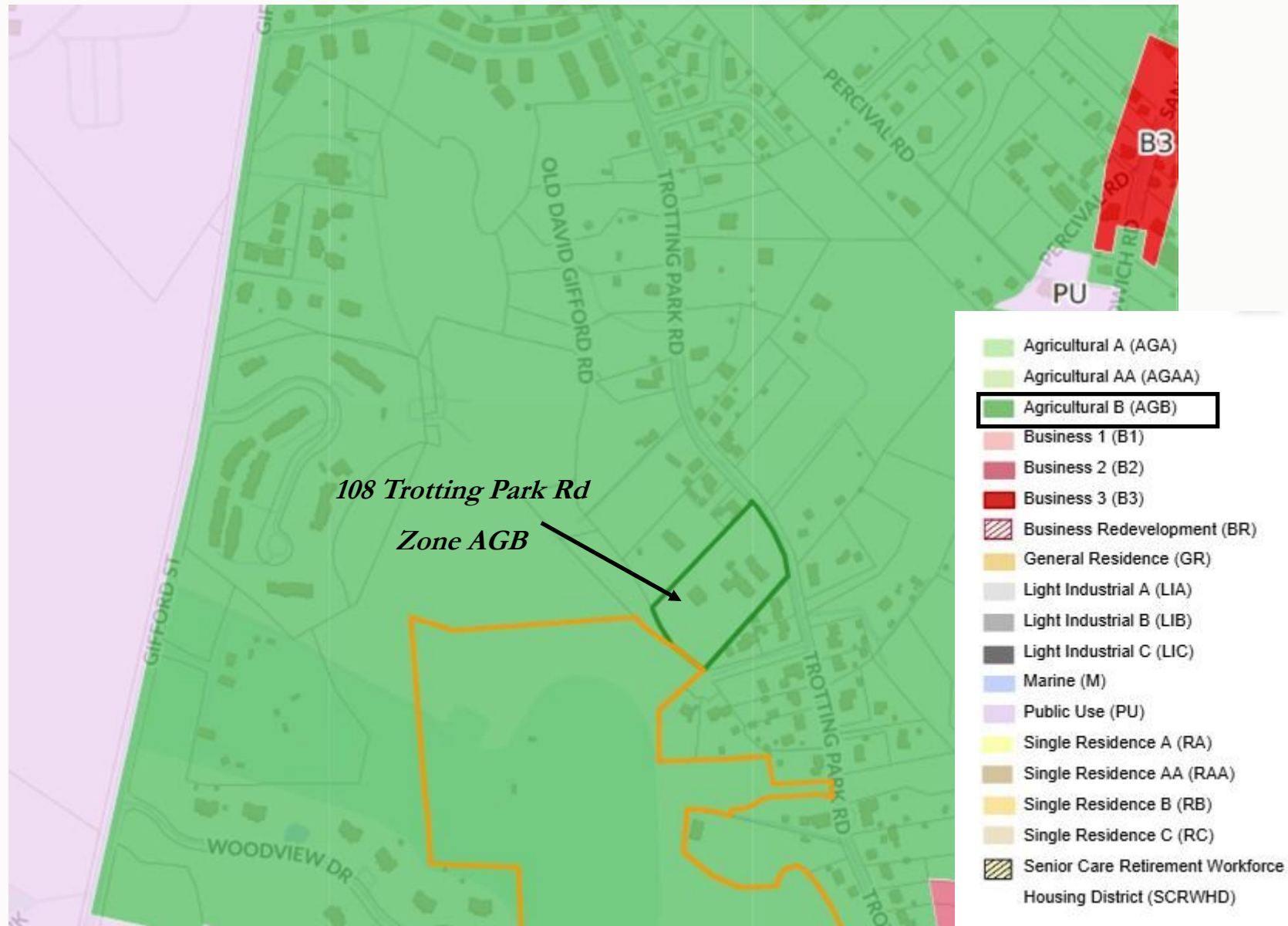


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## Zoning - AGB Agricultural B District

108 Trotting Park Road, East Falmouth, MA

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FALMOUTH

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## Contacts

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