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## Senné represents mixed-use building in Falmouth Heights

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Falmouth, MA Senné represents an iconic mixed-use building in Falmouth Heights at 286 Grand Ave. The building is currently on the market, a local landmark originally built in 2005 and now reimagined for the next generation, with eight waterfront residential condominium units and a two-story, full-service, 5,000 s/f restaurant.

Senné is actively seeking commercial real estate buyers who will maintain this building, as well as its charm, while also potentially modernizing it for the next generation of residents as well as visitors with the addition of a local restaurant.

The building is known for its iconic location at the finish line of the Falmouth Road Race, which takes place each August, and features views of the Vineyard Sound and an unprecedented private beach in one of the most popular areas of Cape Cod. While maintaining the classic New England coastal

charm of the building, each residential unit is newly renovated with light-filled interiors, sweeping decks and panoramic water views. Additional property amenities include a covered garage with 26-car capacity, a 54-space valet parking lot, and amazing access to the Cape Cod waterfront.

The 5,352 s/f commercial area of the building is readily equipped for a restaurant that would be perfectly located to cater to both tourists and locals alike during the busy summer months and year-round. The restaurant also boasts water views.

“This property not only represents Senné’s expertise in this type of mixed-use property but also a once-in-a-lifetime opportunity for the savvy buyer who wants to invest in one of the jewels of Massachusetts’ Cape Cod landscape,” said Deborah Hauser, executive director of residential brokerage for Senné. “We anticipate the property will continue to gain value over time to be an incredible investment.”

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