



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$999,000

GO KART TRACK/ MINI GOLF/BATTING CAGES
798 N. Bedford Street, E. Bridgewater, MA



- Busy Route 18 Location
- 18-Hole Mini Golf, Batting Cages, Go Kart Race Track, Bumper Boats
- Ice Cream, Snack Bar
- Four plus Acres, Ample parking
- Neighbors Active F1 Outdoors Racetrack

HARTEL COMMERCIAL
230 Jones Road, Unit 6, Falmouth, MA 02540
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995
email: greg@hartelrealty.com
www.hartelrealty.com



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Executive Summary

Property Address: 798 N. Bedford Street, E. Bridgewater, MA

Assessor's Reference: Map: 109, Section: 0, Parcel: 003

FY 2011 Assessments: \$1,519,200

Tax ID # M:0109 B:00 L:0003

2011 Tax Bill: \$18,990

Year Built: 1997

Total Land Area:: 4.20 acres

Zoning Outdoor Recreation



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Detailed Summary

Property Type	Outdoor Recreation
Number of Bathrooms	2
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Siding	Clapboard
Flooring	Carpet, Tile
Roofing	Asphalt Shingle
Heating	Electric Baseboard
Property Features:	Mini-Golf Course, Batting Cages, Go Kart Racetrack, Bumper Boats, Picnic Area, Gazebo
Additional Features	Outbuildings, Snack Bar, Garage, 750 +/- SF Office. All Furniture, Fixtures and Equipment included in purchase price



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Property Description

General Area Overview:

East Bridgewater was settled in 1660 and incorporated as a town in 1823. Twenty seven miles southeast of Boston, it is known mainly as a residential community. Its early economy was based on agriculture but the community did have both grist and saw mills, iron forges and tanneries, as well as shoe manufacturing and textile mills.

Neighborhood Description:

The neighborhood is a mix of retail, commercial and industrial businesses, in a pleasant, pastoral setting; to the west are mainly residential homes and conservation land. The property is convenient to Routes 18, 24 and 495, as are the towns of Brockton to the north and Bridgewater to the south. Nearby businesses: restaurants, Sullivan Tire, florist, auto rental, car wash.

Property Details:

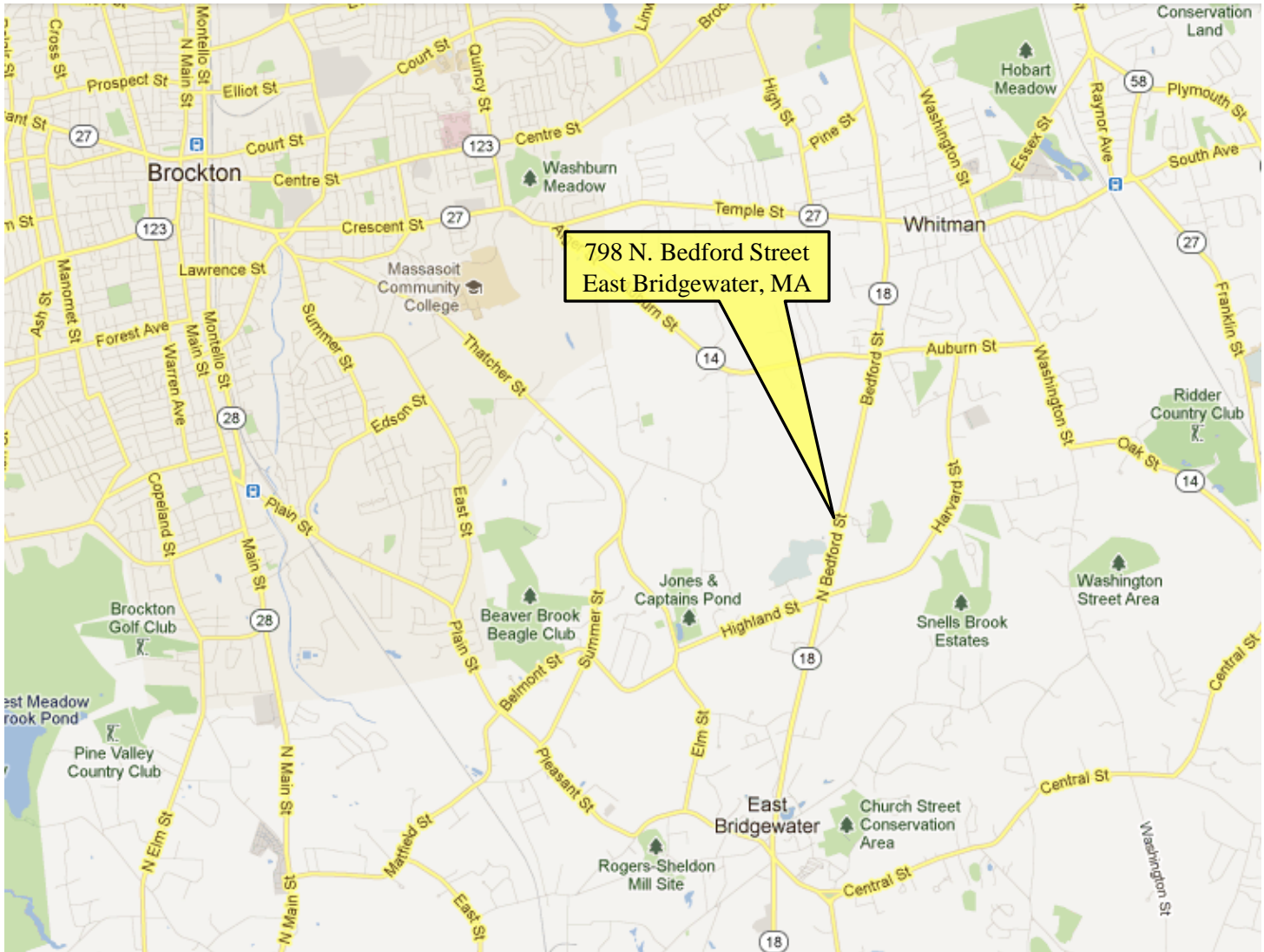
This recreational property is located right on Route 18, near the intersection of Highland and Harvard Streets, with downtown East Bridgewater just over one mile away. Busy in the warm weather, this property offers family fun with mini golf, batting cages, a go kart track, bumper boats and ice cream on over four acres. The property neighbors F1 Outdoors, part of the F1 Boston family. Plenty of parking, landscaping, a picnic area and second floor office space complete the package.



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Area Map



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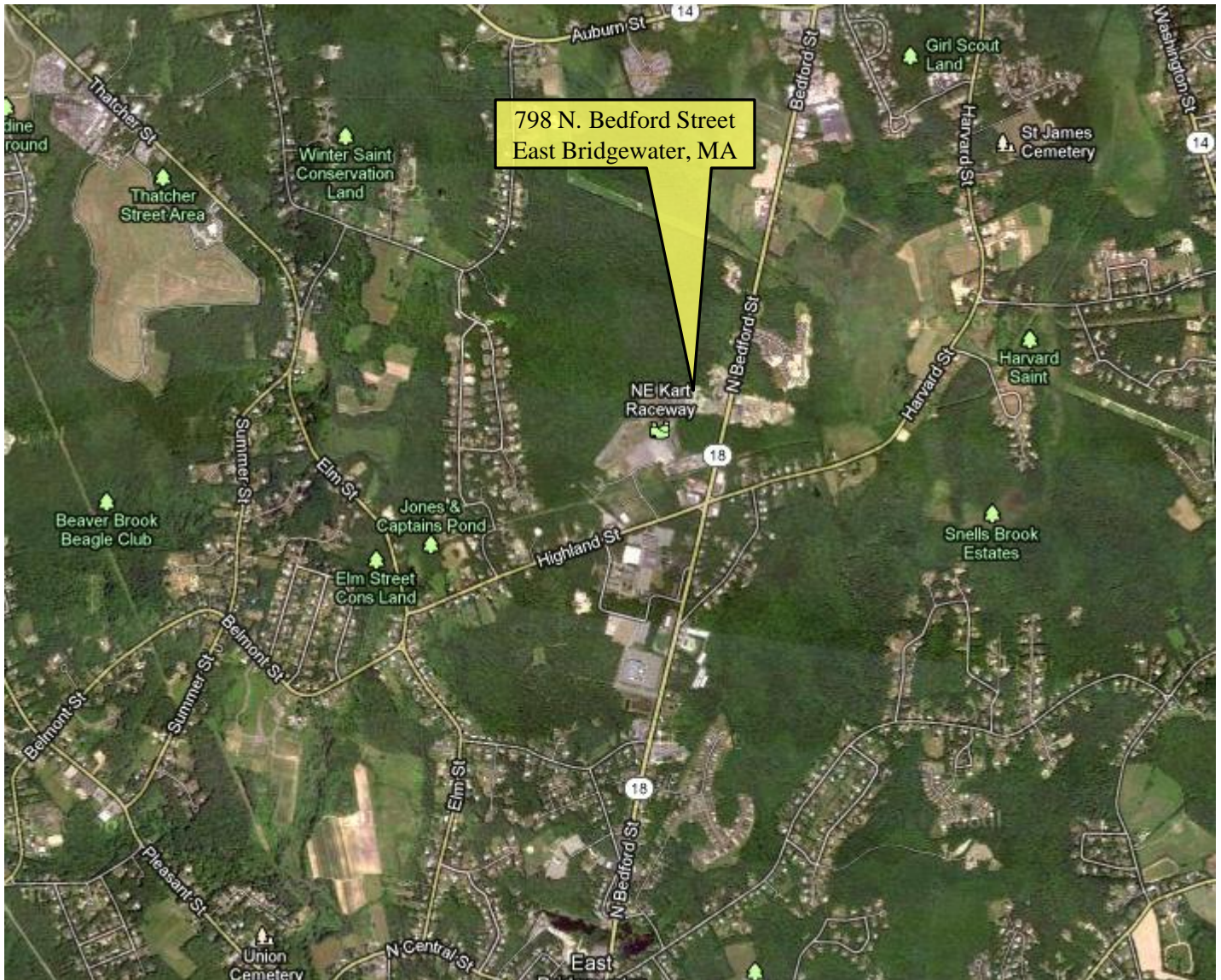
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Aerial View



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Assessor's Map



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