



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

1360 Route 28A - Bourne, MA

**2,715± SF Retail Space - Currently Occupied by Cataumet Fish
Small Restaurant / Store Established 1981
Heavily Traveled Route 28A - Year Round Activity**



- * **RUSTIC CAPE COD BUILDING LOCATED ON .62± ACRE**
- * **ADJACENT TO BOURNE/CATAUMET BUSINESS DISTRICT**
- * **LOCATED LESS THAN 1± MILE TO RTE 28 POINTS NORTH & SOUTH**
 - * **Zoned - B2 - Business 2**

Offered For Sale at \$650,000



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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
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Jody Shaw
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Main Office
508-444-0172
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Property Details & Assessment

ASSESSMENT & TAXES

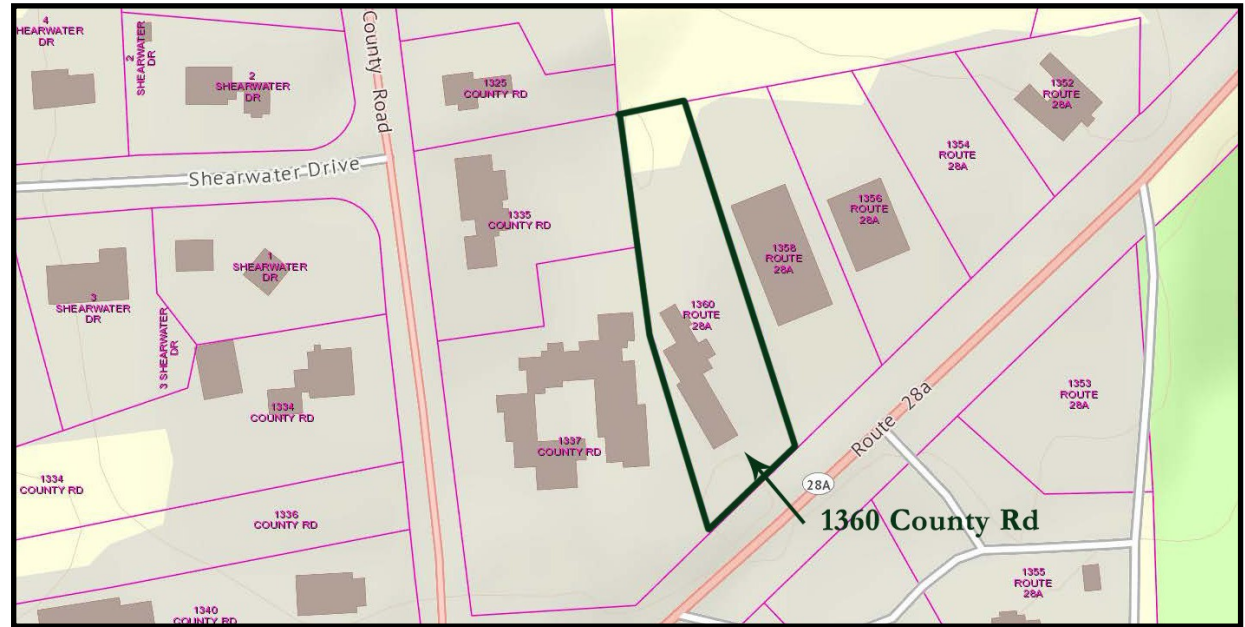
* FY 2019 ASSESSMENT \$409,800

LAND: \$264,700

BLDG: \$145,100

FY REAL ESTATE TAXES: \$4,344

* BOX TRUCK INCLUDED WITH SALE



- * FIRST FLOOR - 2,220± SF & UPPER LEVEL - 495± SF - COMBINED 2,715± SF
- * CATAUMET FISH VOTED READERS CHOICE AWARD 2014 HONORABLE MENTION
 - * 4.5 STAR RATING ON TRIP ADVISOR
 - * ADJACENT TO CATAUMET BUSINESS DISTRICT
- * LESS THAN 1± MILE TO RTE 28 POINTS NORTH & SOUTH
 - * SECOND FLOOR OFFICE AND DRY STORAGE
- * PARKING IN FRONT - BOX TRUCK INCLUDED WITH SALE
 - * ZONED B2 - BUSINESS 2



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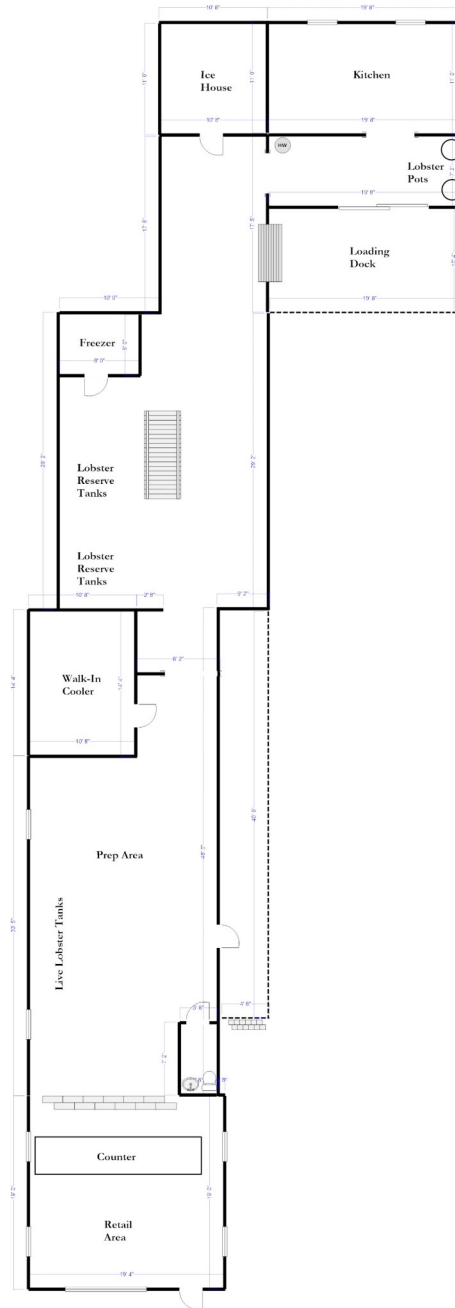
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Floor Plan

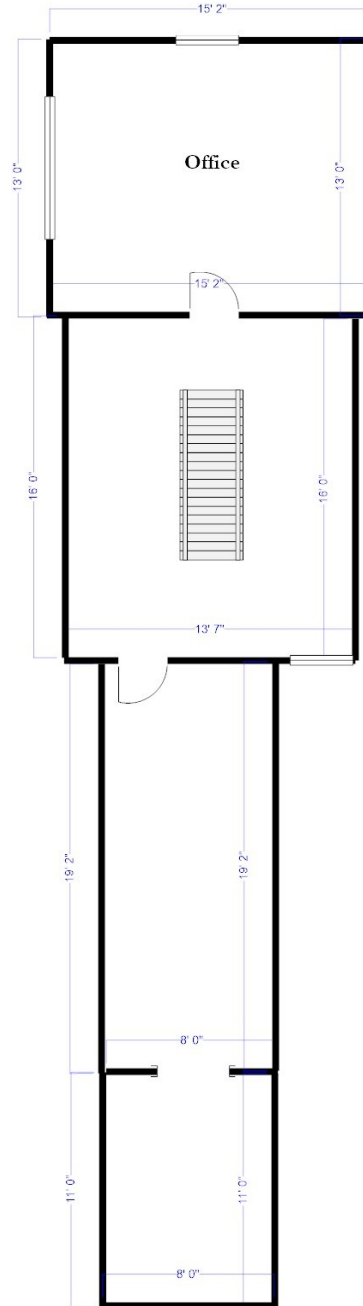




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2nd Floor Plan





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Satellite View



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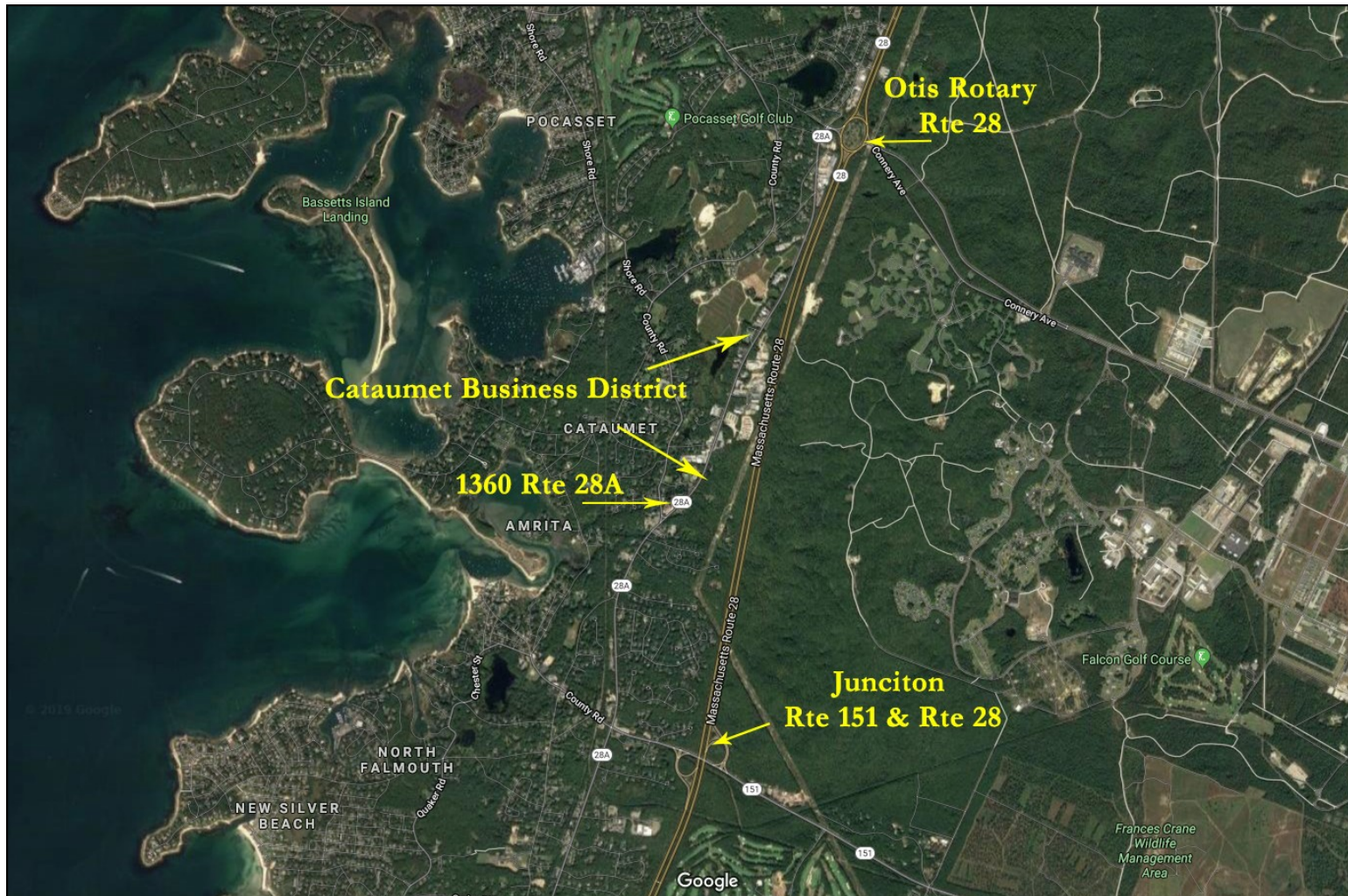
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Neighborhood View



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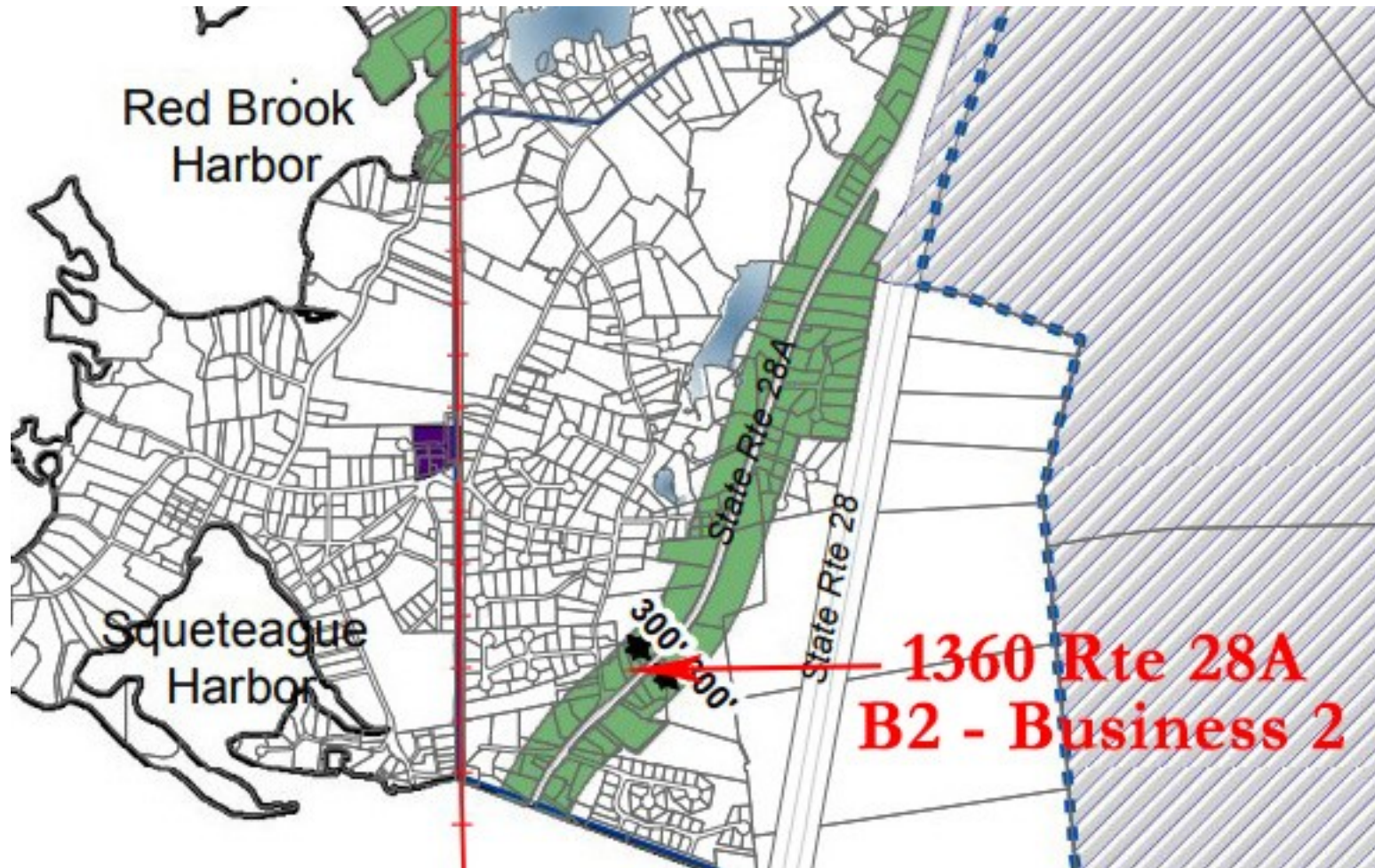
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Zoning Map



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Zoned B2 - Business 2

RESIDENTIAL

- * Single Family Dwelling, Two Family Dwelling,
- * Taking of not more than six persons as boarders or lodgers in a dwelling by a family resident therein ³.

OPEN USES

- * Farm or Nursery without retailing.

TRANSITIONAL USES

- * Use of dwelling as temporary real estate office ⁴.

ACCESSORY USES

- * Home occupations subject to Section 4100. (Permitted in dwelling (but not in accessory buildings) if no more than 30% of gross floor area of residence is used for the occupation, nor more than one person not a member of household is employed on the premises in the occupation, there is no exterior display or visible storage or other variation from the residential character of the premises, traffic generated does not exceed normally expected in a residential neighborhood, and all parking required to service the occupation is provided for off-street, other than within a required front yard.)
- * Roadside stand for sale of produce largely raised on the premises.
- * Up to three guest houses ³.
- * Signs subject to Section 3200.
- * Fishing-related activities
- * Other customary accessory uses.

³ *Special lot area rules apply: see Section 2500 and its footnotes. Section 2500 - Requirements of the R-40 District shall apply to permitted dwellings - 40,000 SF Minimum.*

⁴ *If serving exclusively the subdivision or apartment complex in which it is located. Occupancy permits for such use shall be issued only for 6-month periods, renewable only while development is being completed.*



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