



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$499,000

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



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

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

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Executive Summary

Property Address:	798 N. Bedford Street East Bridgewater, MA 02333
Property ID:	109-3-0-R
FY 2015 Assessment:	<u>\$1,384,600</u>
Land:	\$ 659,000
Building:	\$ 725,600
FY 2015 Annual Tax:	\$24,590.50
Year Built:	1997
Land Area:	4.20± Acres
Town/Well Water:	Municipal
Private/Town Septic:	Private (Per town DPW, E. Bridgewater does not have municipal sewerage)
Zoning:	I-1 Industrial

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Detailed Summary

Property Use:	Recreation/Amusement Park
Buildings:	One – Consisting of Snackbar/ Ticket Booth/Offices/Restrooms
Baths:	Two
Heat/AC:	FHA/Gas/AC
Property Features:	Mini Golf Course, Batting Cages, Go-Cart Racetrack, Bumper Boats, Picnic Area.
Accessory Buildings:	Garage for storage

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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. East Bridgewater is comprised of 17.5 square miles of which 17.2 is land and .3 is water and with a population of 13,794 as of the 2010 census.

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 and eating establishments.

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. Included in the purchase price is all furniture, fixtures and equipment.

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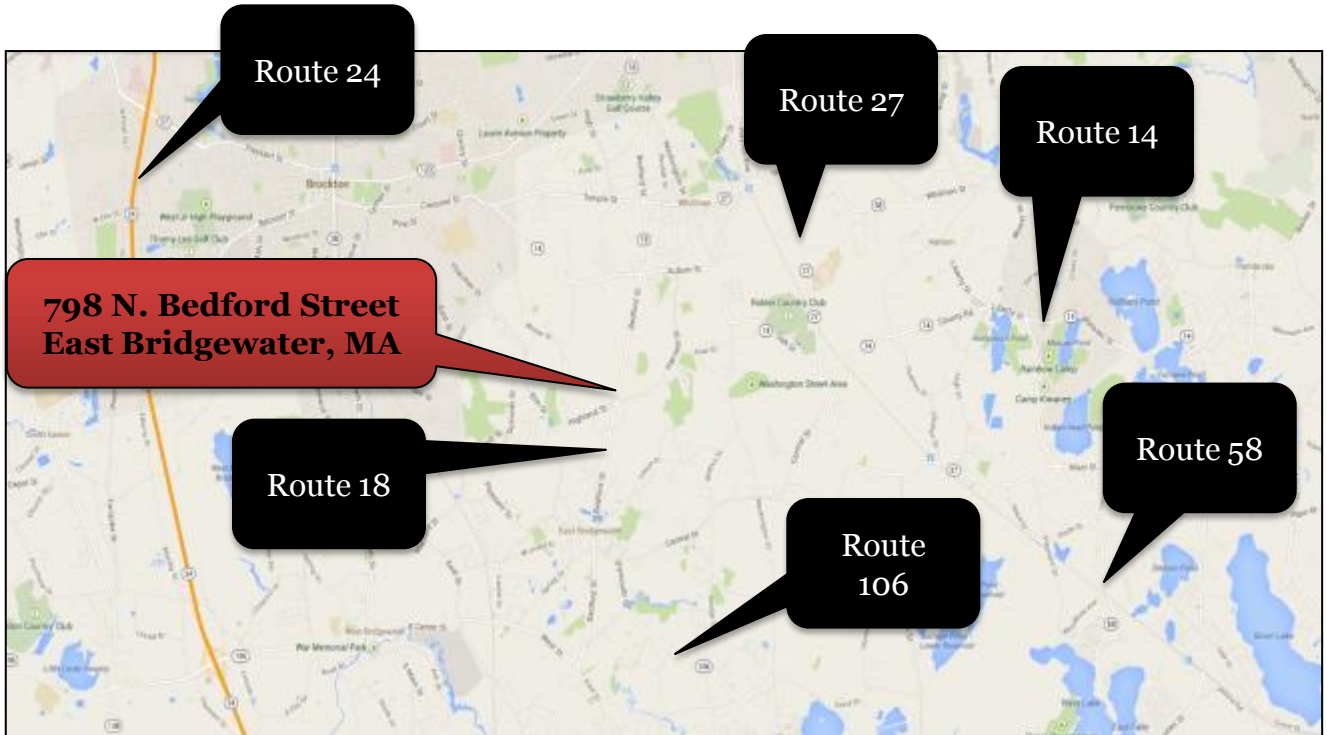
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Location Map



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Satellite View



**798 N. Bedford Street
East Bridgewater, MA**

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Inventory List



more play time

INVENTORY LIST

ROCK CLIMBING WALL AREA

- one 40' rock climbing wall on trailer secured in ground
- (8) eight rock climbing harnesses
- two picnic tables

INFLATABLE AREA

- (2) two inflatables
- (2) two electric powered fans to inflate devices

MINI GOLF AREA

- one 18 hole mini golf course
- golf club return container
- (78) mini golf clubs
- (60) multi colored mini golf balls

BUMPER BOAT AREA

- bumper boat pond
- (9) nine bumper boats-shells and tubes
- (33) thirty three 6 volt deep cycle batteries
- (9) nine JNJ Blaster Boat electric motors
- (9) nine Master Charger electric battery chargers
- one boat captain (remote control to operate boats)
- one circular life buoy
- one 9' extension hook

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BATTING CAGE AREA

- batting cage area with enclosed netting and fencing
- (12) pitching machines includes baseball and softball
- (9) batting token mechanisms
- approximately 240 synthetic rubber softballs
- approximately 359 synthetic rubber baseballs
- twenty one (21) baseball/softball bats
- thirty two (32) batting helmets
- one hundred (100) batting tokens

GO KART AREA

- one go kart track
- one go cart garage
- seven American Eagle Go Karts (singles)
- six JNJ Amusements Go Karts (4 doubles, 2 singles)
- one 30-gallon safety storage cabinet
- five 5-gallon gas containers
- one 5hp Campbell Hanfield air compressor

BUILDING

- one building which encompasses hut area, office area and computer storage area, multiple bathrooms, electrical closet, storage closets and kitchen equipment
- one pop corn maker
- one hot dog steamer
- one Taylor soft serve ice cream machine
- one Dell lemonade machine
- one Scottsman ice machine
- one Beverage-Air E Series refrigerator
- two Planar touch screen monitors and cash registers (point of sale equipment)
- two Planar monitors and computers (offices upstairs)
- two 5 drawer desks
- one 3 drawer filing cabinet
- one 2 drawer cabinet
- HP office jet all in one fax machine
- two Nortel networks multiline phones
- one Lorex security camera system
- (8) eight picnic tables

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