



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

**179 Rte 6A**

**Orleans, MA**

**Commercial Use**



\* 1,792± SF

\* .31± ACRE LOT

\* LESS THAN ONE MILE TO RTE 6 MIDCAPE HIGHWAY

\* FORMER SITE OF GOSNOLD COUNSELING CENTER

\* LB ZONED - LIMITED BUSINESS

**Offered For \$449,000**



**HARTEL COMMERCIAL REAL ESTATE**

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

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508-444-0172  
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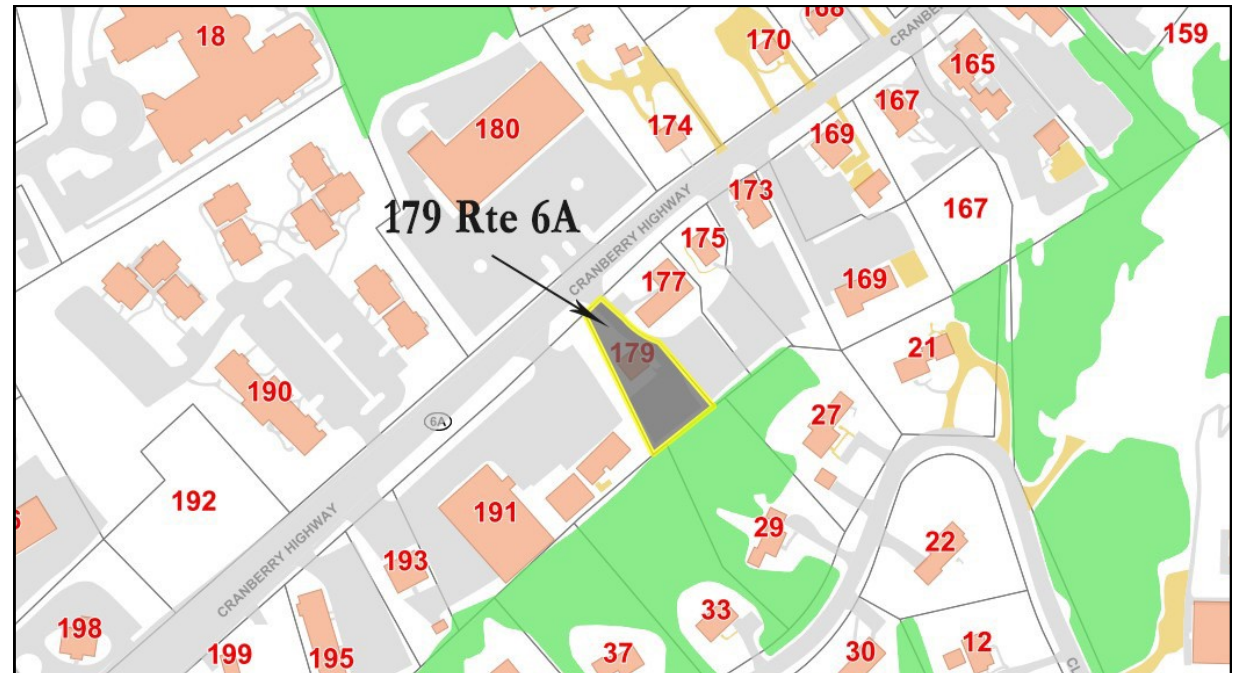


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## Property Details & Assessor Map

- .31± Acres
- 1,792± SF Commercial Building
- Heavily Traveled Road Rt 6A
- Close to Rte 6 Midcape Hwy
- Zoned LB - Limited Business
- FY 2019 Assessment:  
\$406,800
- Municipal Water
- Private Sewer



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## Satellite View

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## Neighborhood View



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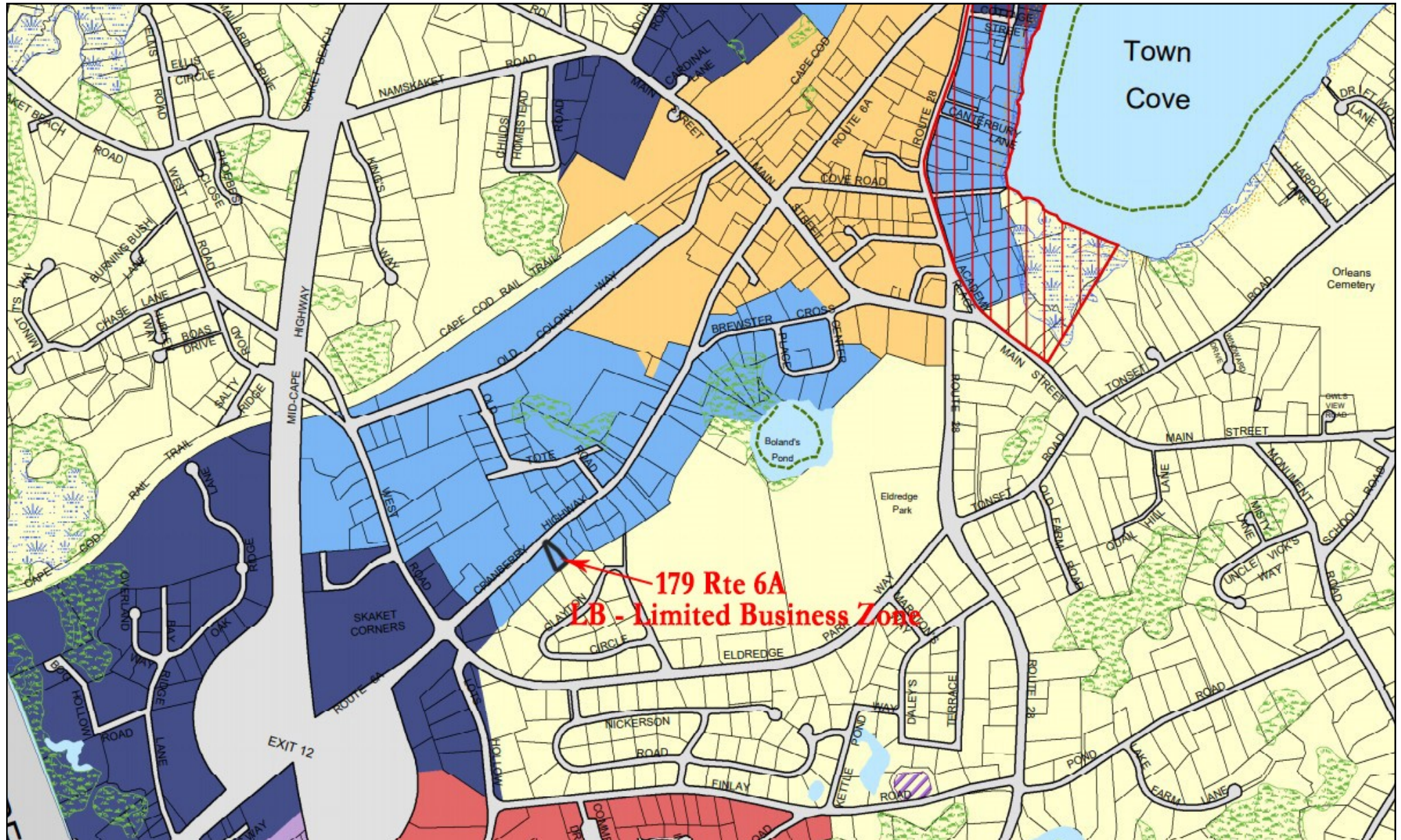
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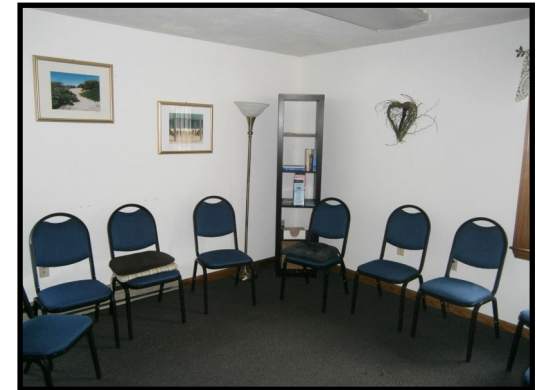


## Zoning Map





## *Photographs*



## ***LB - Limited Business Zone***

### ***Allowed Uses***

#### **AGRICULTURAL**

- Agricultural, horticultural, floricultural or aquaculture use and uses customarily necessary thereto except piggeries on parcels of less than five acres.
- Cultivation, propagation, storage and sorting buildings in connection with the operation of cranberry bogs.
- Roadside Stand for display and sale of natural products, 100 SF in area or larger.

#### **INSTITUTIONAL**

- Educational or municipal uses <sup>7</sup>
- Hospitals, sanatoriums or convalescent homes.
- Private clubs, except a club operated for profit or the chief activity of which is a service customarily carried on as a business, not providing sleeping accommodations for its members or their guests.
- Religious Use <sup>7</sup>

#### **RESIDENTIAL**

- Commercial Structures with dwelling units, subject to § 164-32 [ATM 5/11/98 Article 25]
- Conversion of existing dwelling to multiple dwellings, subject to the conditions in § 164-28.
- The renting or leasing of not more than 2 rooms, nor to more than 4 persons, by a family resident in a dwelling unit [ATM 5/8/84 Article 8]

<sup>7</sup> See Section 164-27 for dimensional, parking and other requirements for Educational, Municipal and Religious Uses. [STM 11/18/91 Article 3]

## ***LB - Limited Business Zone***

### ***Allowed Uses***

#### **COMMERCIAL**

- Art Gallery, bakery, bank, barber, beauty salon and beauty parlors, bicycle repair and sales, book store.
- building, sale, rental charter storage and repair of boats.
- Cobbler, contractor yard, crafting and sale of handmade gifts, drug store, fabric yarn and art store, florist shop, fruit and vegetable stand, general store (food and conveniences).
- Gift shops and antique shops, health club, fitness center, hotel, motels and motor inns subject of the conditions of § 164-24. Museums, offices. <sup>4</sup>
- Liquor store, marinas, mobile food establishments, photo store, post office, restaurant, formula-based, restaurants with entertainment and sale or dispensation of alcoholic beverages, restaurant without entertainment, restaurants without alcoholic beverages, retail business, retail sale of fishing bait, fish and shellfish, retail sale of marine fishing and boating supplies, sale of agricultural, landscaping supplies (as a primary Use) [5/13/2002 Article 24], service or public utility, retail sale of agricultural, farming, gardening and landscaping needs and supplies, processing of trees, stumps and brush [ATM 5/4/81 Article 34], TV repair.

#### **OTHER USES**

- Amateur Radio Tower, Commercial and non-commercial Wind Energy Facilities [ATM 5/10/04 Article 23], Communication Appurtenance (excluding towers and monopoles) [ATM 5/19/97 Article 29], Communication Buildings [ATM 5/19/97 Article 29]

<sup>4</sup> Except "A" if creating more than 2,500 SF of gross floor area in commercial use whether through new construction, addition, or change of use. Such special permits are subject to § 164-38 and § 164-39. The calculation of the total gross floor area in commercial use shall include all existing and proposed floor area.