



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

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**3127 Cranberry Hwy - Rte 6  
Wareham, MA**

**Large Portion of 1.02± Acre Site  
Construction Potential for Retail, Commercial or Industrial Building**



- \* HEAVILY TRAVELLED ROUTE 6 CRANBERRY HIGHWAY
- \* PARKING FOR OVER 20 CARS - ONSITE LOT - RENTAL OPTIONS
- \* CS - Commercial Strip Zoned and Connected to Town Sewer

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**Inquire For Land Lease and Development Options**

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230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
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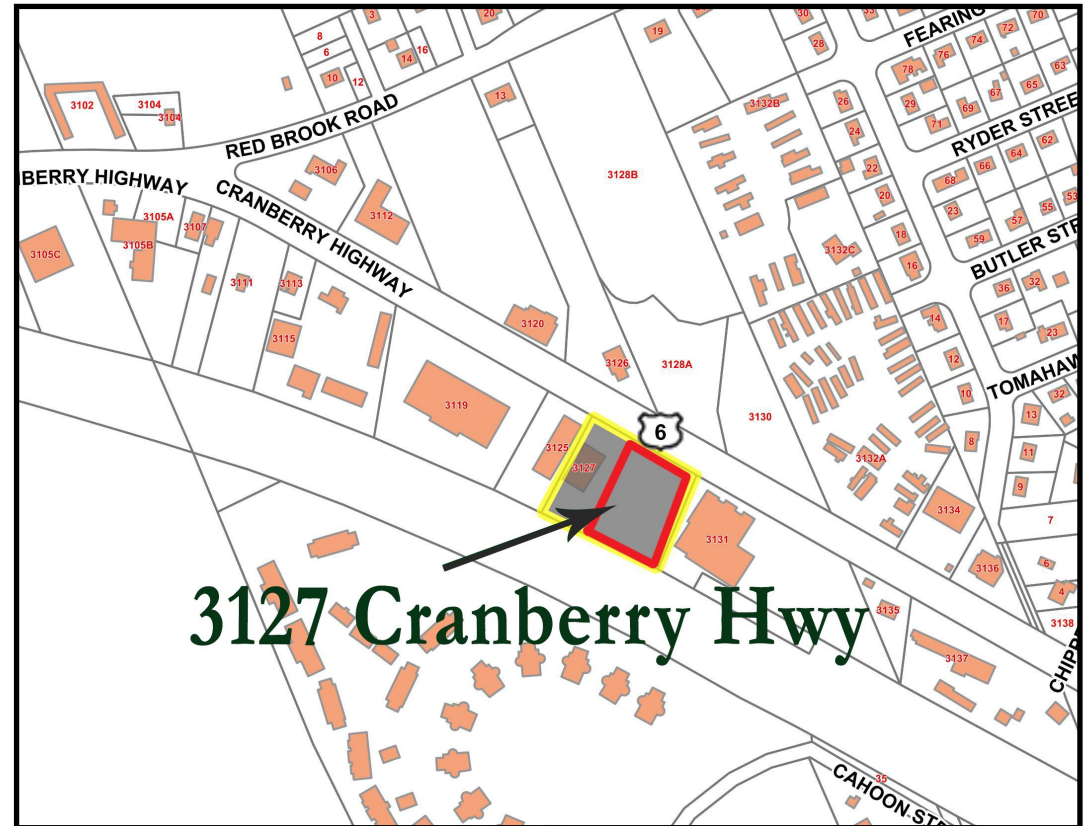
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## Property Details

- Portion of 1.02± Acre Site - Paved and Level
- Potential for 6,000± SF Commercial or Industrial Building w/  
Due Diligence
- Located Directly on Rte 6 Cranberry Highway
- Parking for 20± Cars Onsite
- Zoned CS - Commercial Strip
- Minimal Lot Size - 30,000<sup>1</sup> SF

Many Potential Opportunities on just under an Acre of Land -  
Due Diligence with Uses

## Assessor Map



**3127 Cranberry Hwy**

<sup>1</sup> For Motel, one acre plus 3,000 SF for each additional unit in excess of 12



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## Site Views



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## Satellite View



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## Neighborhood View



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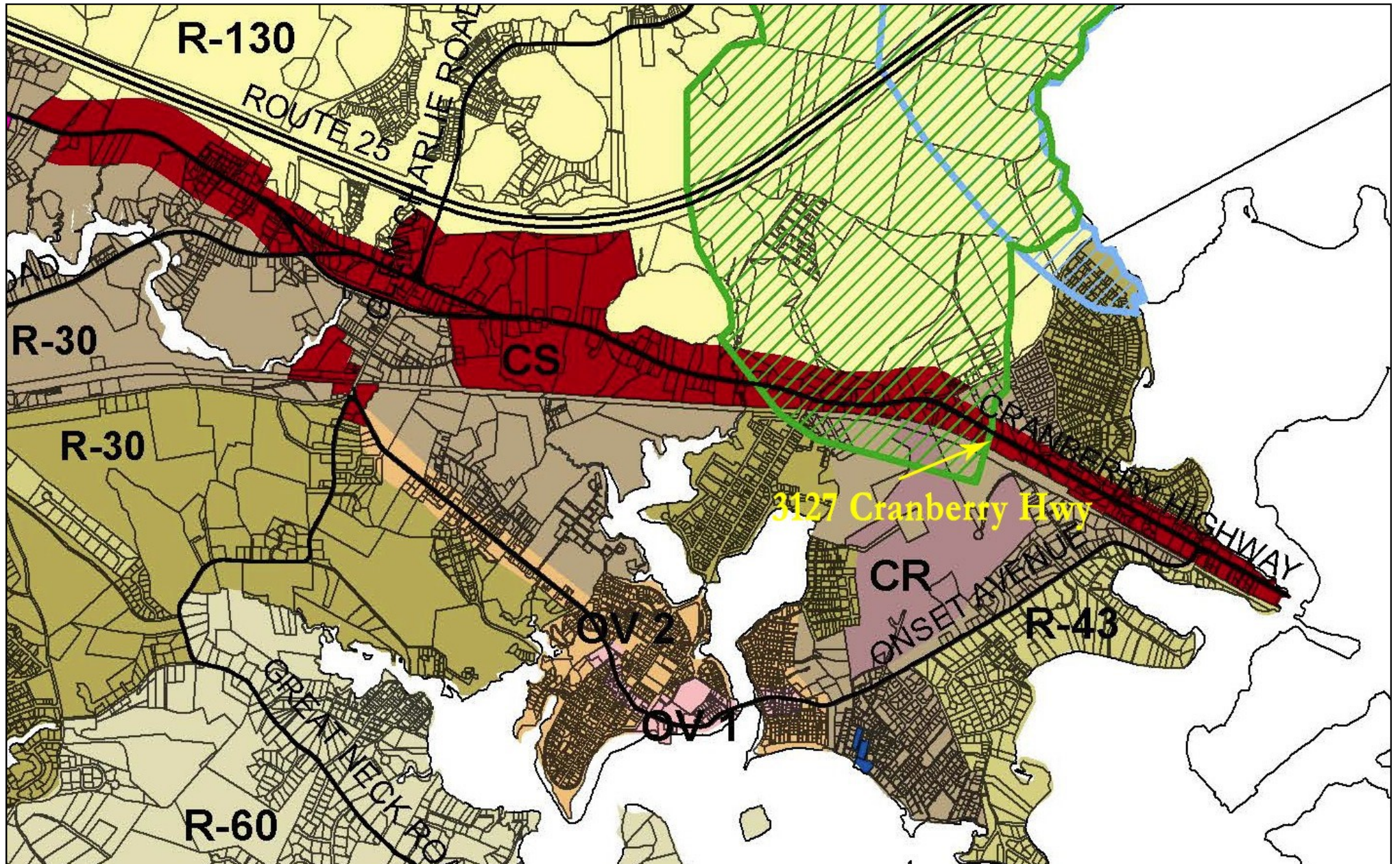
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# Zoning Map







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## Allowed Zoning Uses - CS Commercial Strip

- Agricultural uses upon tracts less than or more than 5 acres
- Cider mill, ice house, temporary sawmill less or more than 5 acres
- Animal kennels more than 5 acres, riding stables less or more than 5 acres
- Piggeries, fur farms, more than 5 acres, Veterinary hospital less or more than 5 acres
- Campgrounds, Golf course or club, non-profit recreation, Tennis club, Youth camp
- 1-Family Detached Dwelling <sup>±</sup>
- Municipal Use, Hospital, medical related facility, nursing home, intermediate care center Day care center, Religious Use, Other places of assembly, Banks, offices, Retail businesses.
- Conference center, Hotel/Motel<sup>1</sup>, Bed & Breakfast, Neighborhood Convenience store, wholesale business, restaurant, commercial recreational facilities, Other places of amusement.
- Retail use of Marine equipment and supplies (not including fish products or food).
- Public utility structures for public utility use not including repair stations or outside storage of supplies, wireless communication facility not exceeding 40 feet in height. Commercial Storage, Boats. Distribution Warehouse.
- Laboratory/Research Facility. Dry Cleaning Plant. Public Transportation Terminal
- Private Parking Area

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<sup>±</sup> Residential subdivisions on 30 acres or greater are subject to Site Plan Review -

Special Permit (Article 15)



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## Allowed Zoning Uses - By Special Permit

- Animal kennels less than 5 acres.
  - 2 to 5 plus family dwellings - new and existing structures.
  - Residential Cluster Development. Seasonal Conversions.
  - Cemeteries and Marijuana Establishments - east of Glen Charlie Rd, Depot St, and Great Neck Rd, and not otherwise not allowed.
  - Motor Vehicle Service and Sales.
  - Wireless communication facility, exceeding 40 feet in height.
  - Manufacturing of products produced on premises, the major portion of which are sold on premises from producer to consumer.
  - Industrial (except earth removal). Gravel, Loam, sand, stone, or earth removal.
  - Fish processing plants.
  - Junkyards and salvage yards.
  - Storage container accessory.
  - Accessory uses for scientific research, scientific development, or related production activities.
  - Direct antenna 5 feet or more in diameter.
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