



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

3127 Cranberry Hwy - Rte 6

Wareham, MA

1.02± Acre Site

4,000± SF Building



- * 1.02± ACRE SITE WITH 4,000± SF INDUSTRIAL BUILDING
- * HEAVILY TRAVELLED ROUTE 6 CRANBERRY HIGHWAY
 - * PARKING FOR OVER 20 CARS - ONSITE LOT
- * CS - Commercial Strip Zoned and Connected to Town Sewer

Offered For \$695,000



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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

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

Jody Shaw
508-566-3556
Jody@HartelRealty.com

Main Office
508-444-0172
www.HartelRealty.com



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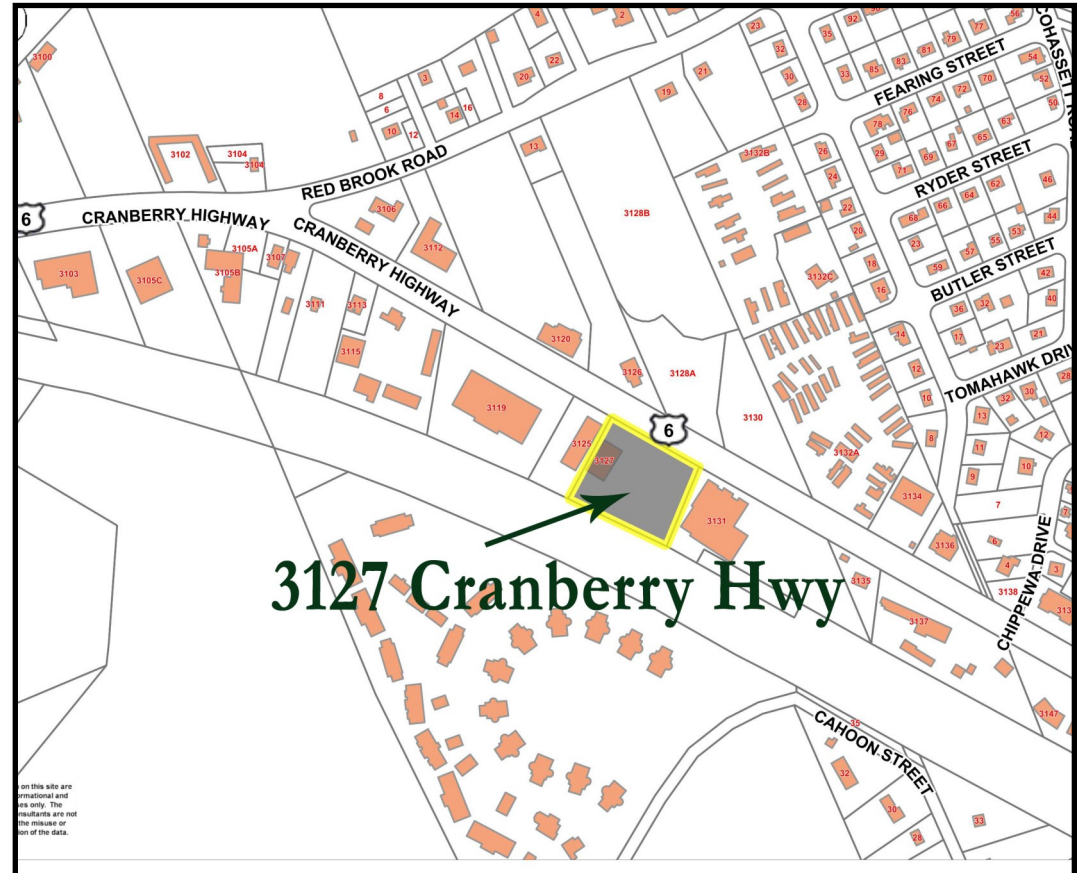
Property Details

- 1.02± Acre Site - Paved and Level
- 4,000± SF Industrial Building Built 1975
- Located Directly on Rte 6 Cranberry Highway
- Parking for 20± Cars Onsite
- Zoned CS - Commercial Strip
- Minimal Lot Size - 30,000¹ SF
- FY 2019 Assessment: \$366,100

Land	\$185,600
Improvements	\$180,500
- FY 2019 Taxes: \$6,326±/Annual

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

Assessor Map



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



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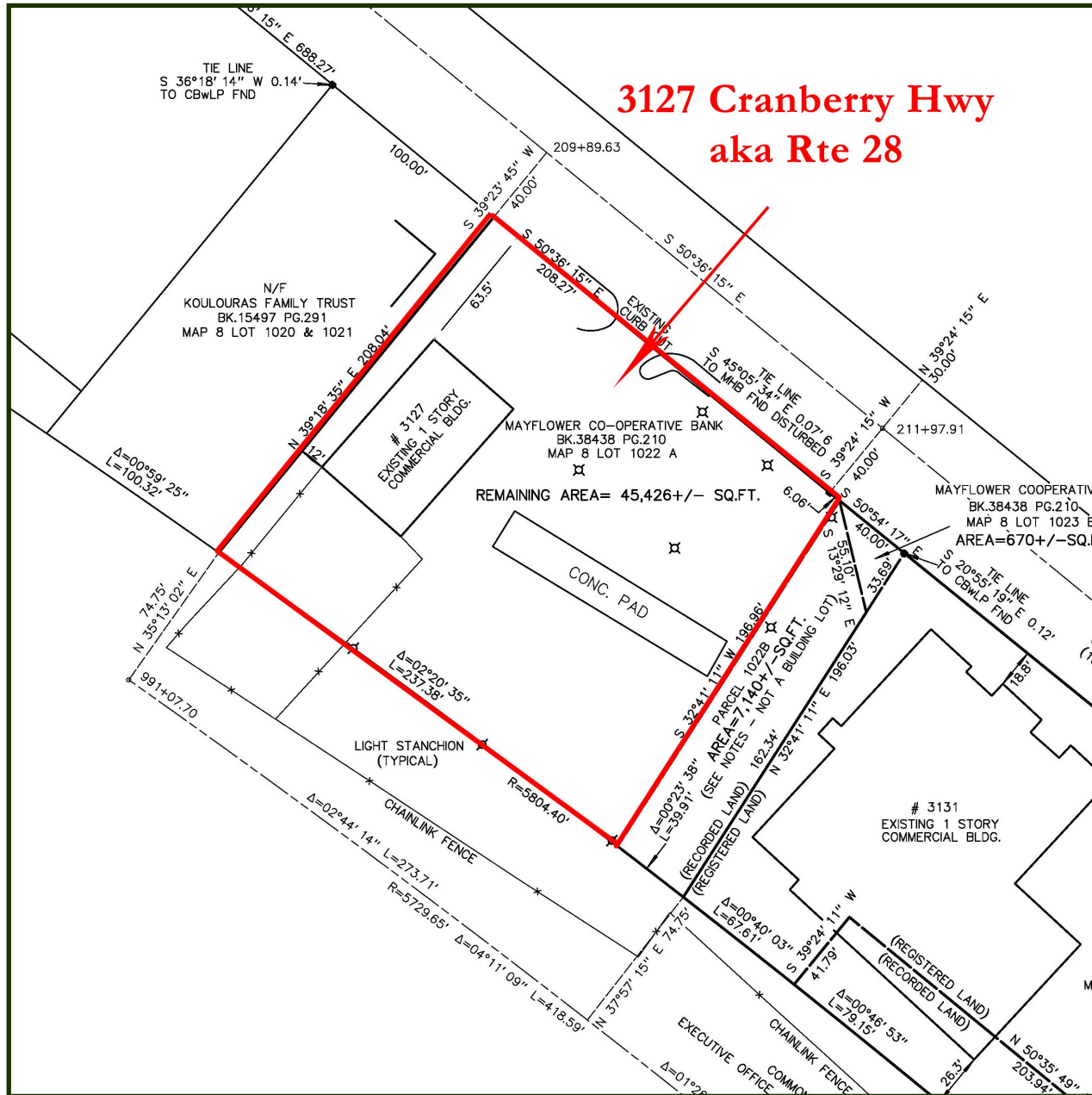
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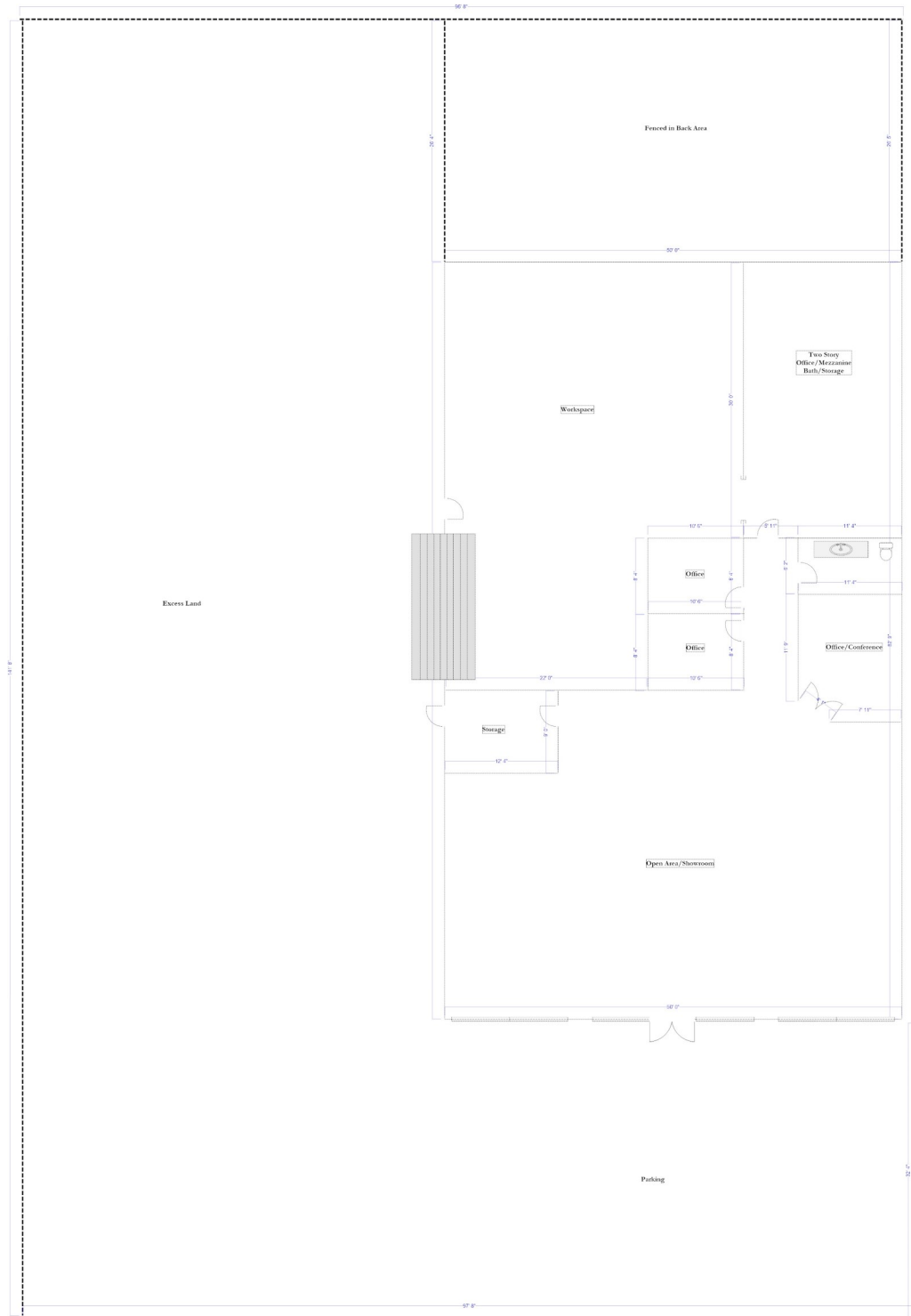
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Site Plan

**3127 Cranberry Hwy
aka Rte 28**



Layout





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Site Views



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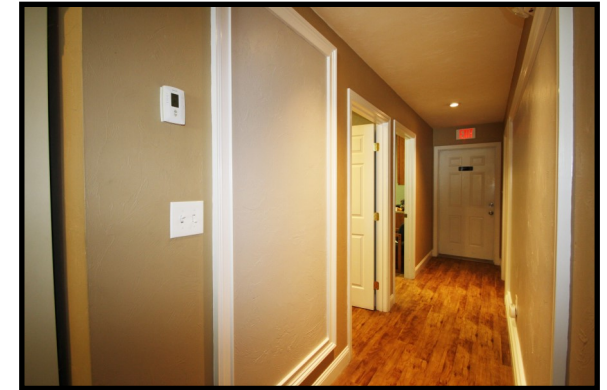
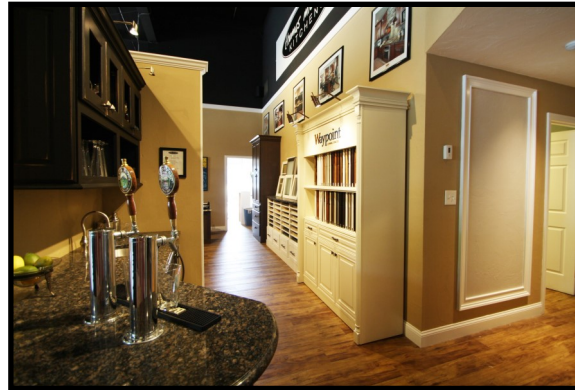
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Property Views



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Satellite View



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Neighborhood View



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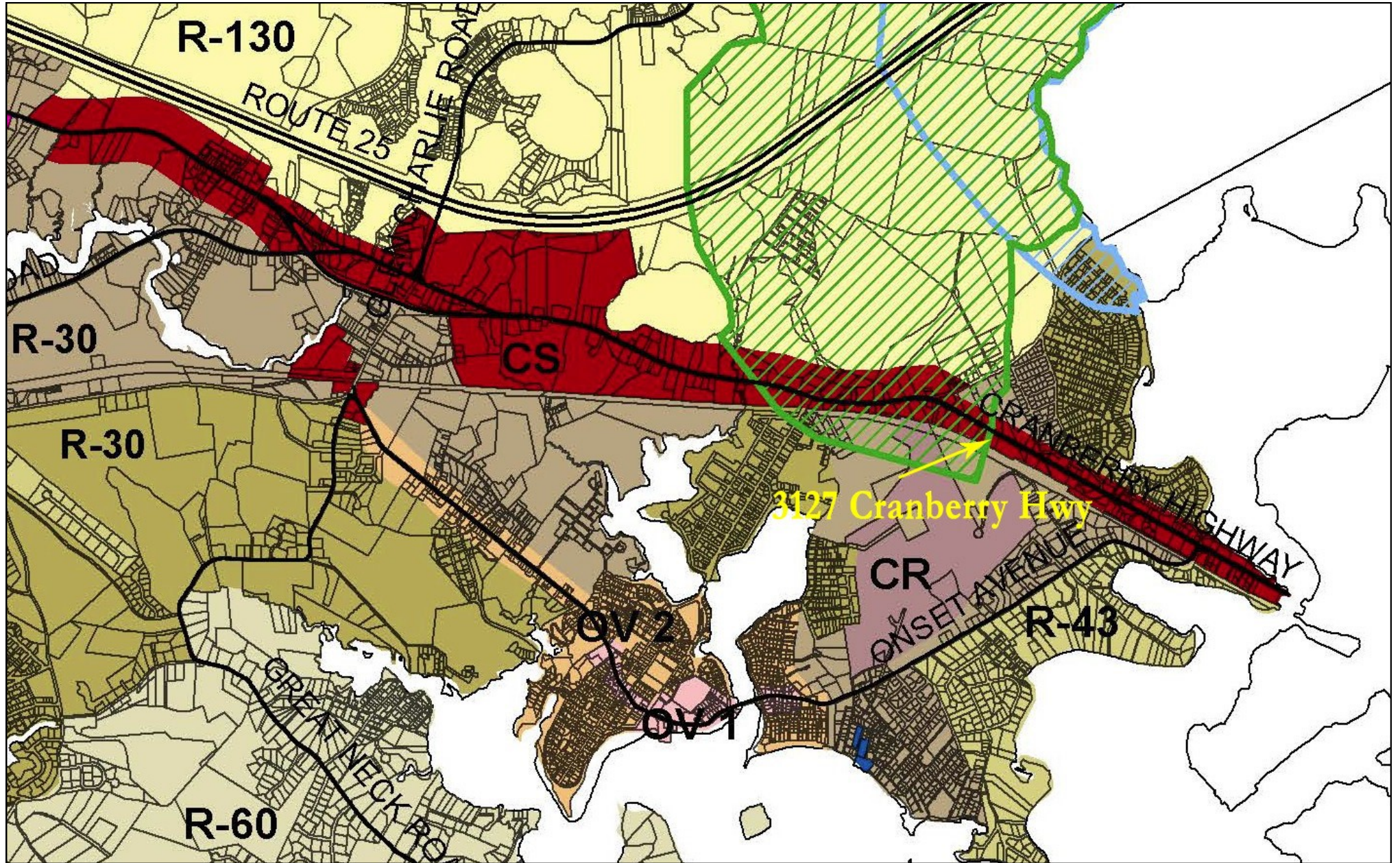
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Zoning Map





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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 [±]
- 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/Motel¹, 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

[±] 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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