

**3.96 Acres - High Density Commercial Land  
218 Main Street  
Buzzards Bay, MA**



*Buzzards Bay is Open for Business !!!*

*Be Part of the Town of Bourne's  
Increased Development Density.*

*Developer Friendly Zoning & Permitting.*

*This Parcel is included in the Phase I  
Growth Incentive Zone Application.  
(Project would be excluded from CC  
Commission Review).*

*Zoned: Downtown Core.*

*Possible Uses Include:  
Office / R&D, Hotel, Residential,  
Medical, Restaurant., or a combination  
of .*

*Residential Densities could be from  
12 to 24 units per acre.*

*Build Up not Out.*

*Access to Municipal Sewer is Possible.*

*Access via Private Way is  
Partially Complete.  
2011 Taxes: \$2,347*

*Registry of Deeds Book 13,159 Page 209*



***For Sale at \$195,000***

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**Southeast Commercial Real Estate, Inc.**  
**www.southeastcommercialre.com**

