

.87 to 3 Acres of Commercial Land - For Sale 6 MacArthur Blvd., Bourne, MA



Land Area: .87 to 3.1 Acres Total
A Maximum of Three lots, .87, .95, 1.33 Acres
Can be Created.

Utilities: Electric, Septic, Natural Gas,
Municipal Water.

Zoning: B-2.

Real Estate Taxes: \$6,452 (Entire Parcel)

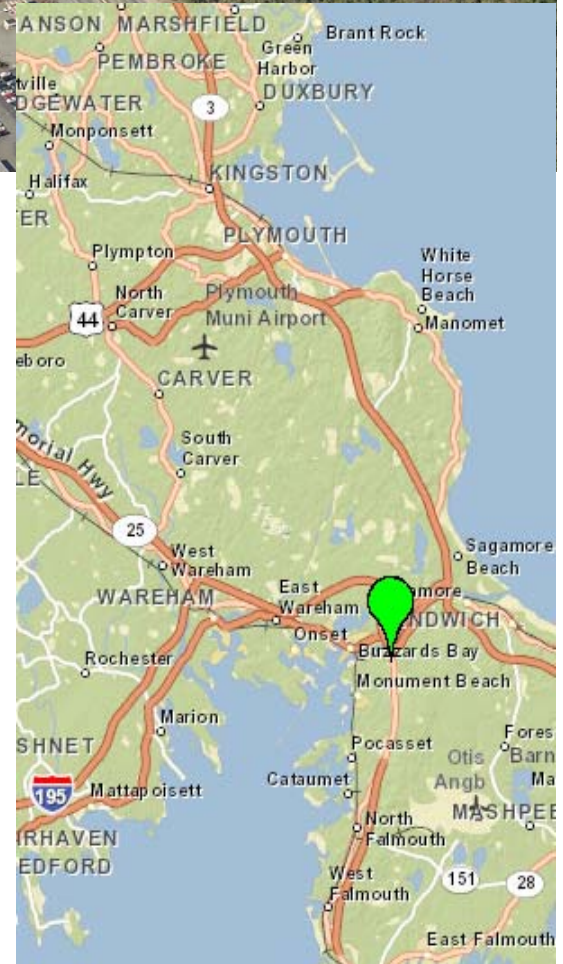
Lot #1 - .87 Acres, \$1,075,000

Lot #2 - 1.33 Acres, \$930,000

Lot #3 - .95 Acres, \$675,000

Contact:

Michael Giancola, SIOR
508.833.5050
mgiancola@ccim.net



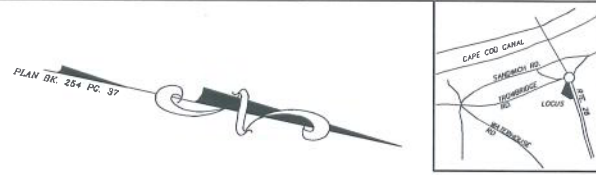
Southeast Commercial Real Estate, Inc.
www.southeastcommercialre.com



ZONE: B-2
 MAP: 24.0 PARCEL: 19
 FLOOD ZONE: X
 Panel No. 255210 0005 E (8/9/99)
 PLAN REFERENCE: BOOK 254 PAGE 37
 BENCHMARK DATUM: ASSUMED
 WIND EXPOSURE CATEGORY: B

LEGEND

- 75----- EXISTING GRADE CONTOURS
- EDGE OF EXISTING PAVEMENT
- OVERHEAD UTILITY LINES
- EXISTING UTILITY POLE
- EXISTING HIGHWAY SIGN
- EXISTING FIRE HYDRANT

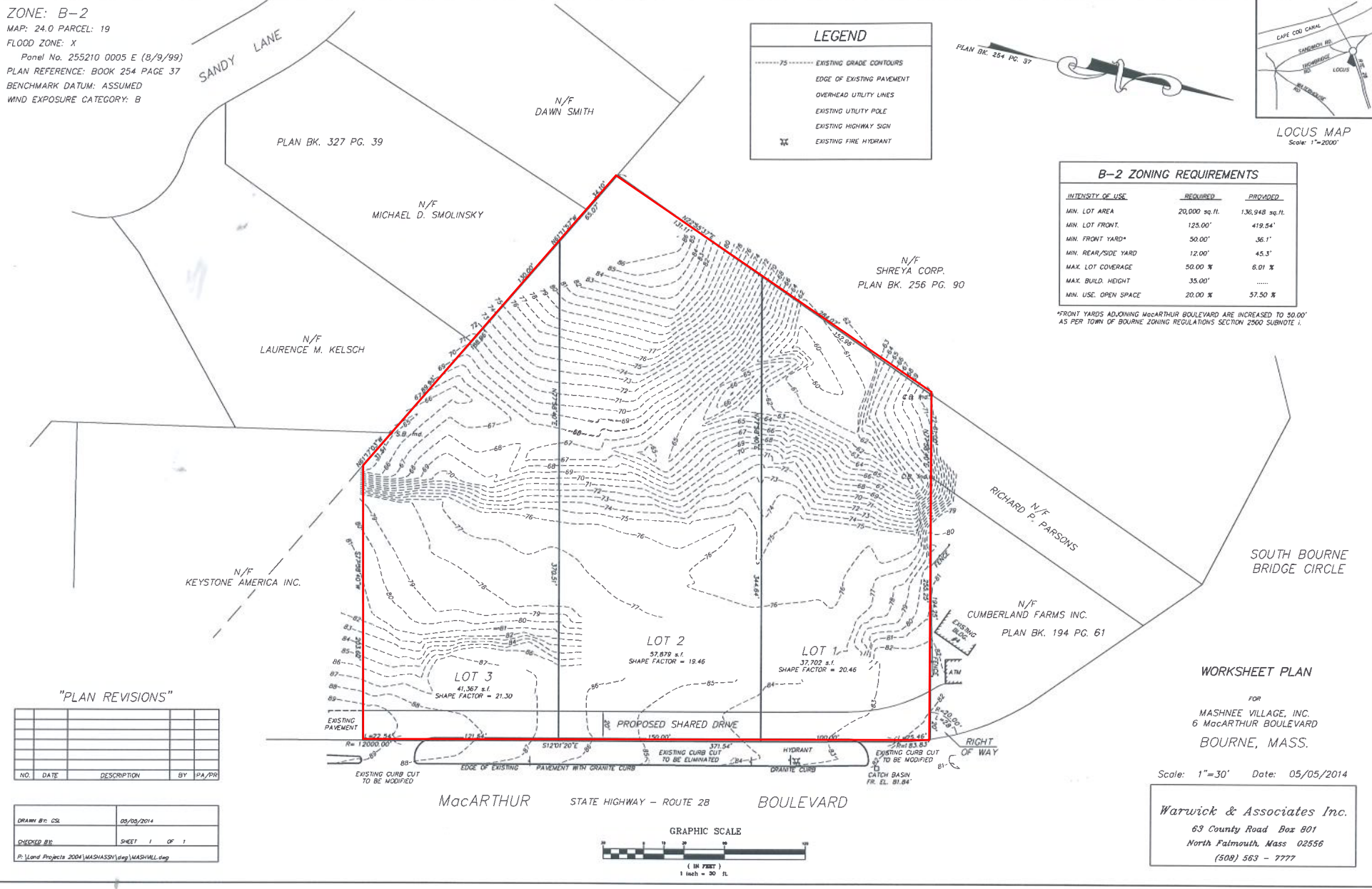


LOCUS MAP
 Scale: 1"=200'

B-2 ZONING REQUIREMENTS

INTENSITY OF USE	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 sq.ft.	136,948 sq.ft.
MIN. LOT FRONT	125.00'	419.54'
MIN. FRONT YARD*	50.00'	36.1'
MIN. REAR/SIDE YARD	12.00'	45.3'
MAX. LOT COVERAGE	50.00 %	6.01 %
MAX. BULD. HEIGHT	35.00'
MIN. USE, OPEN SPACE	20.00 %	57.50 %

*FRONT YARDS ADJOINING MACARTHUR BOULEVARD ARE INCREASED TO 50.00' AS PER TOWN OF BOURNE ZONING REGULATIONS SECTION 2500 SUBNOTE 1.



"PLAN REVISIONS"

NO.	DATE	DESCRIPTION	BY	IPA/PR

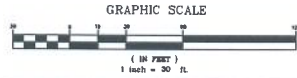
DRAWN BY: CG	05/05/2014
CHECKED BY:	SHEET 1 OF 1
P:\Land Projects 2004\MASHASSV\log\MASHVLL.dwg	

WORKSHEET PLAN

FOR
 MASHNEE VILLAGE, INC.
 6 MACARTHUR BOULEVARD
 BOURNE, MASS.

Scale: 1"=30' Date: 05/05/2014

Warwick & Associates Inc.
 69 County Road Box 801
 North Falmouth, Mass 02556
 (508) 563 - 7777



MacARTHUR STATE HIGHWAY - ROUTE 28 BOULEVARD