



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR SALE - \$999,000**

**GO KART TRACK/ MINI GOLF/BATTING CAGES**  
**798 N. Bedford Street, E. Bridgewater, MA**



- Busy Route 18 Location
- 18-Hole Mini Golf, Batting Cages, Go Kart Race Track, Bumper Boats
- Ice Cream, Snack Bar
- Four plus Acres, Ample parking
- Neighbors Active F1 Outdoors Racetrack

HARTEL COMMERCIAL  
230 Jones Road, Unit 6, Falmouth, MA 02540  
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995  
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## Executive Summary

Property Address: 798 N. Bedford Street, E. Bridgewater, MA

Assessor's Reference: Map: 109, Section: 0, Parcel: 003

FY 2011 Assessments: \$1,519,200

Tax ID # M:0109 B:00 L:0003

2011 Tax Bill: \$18,990

Year Built: 1997

Total Land Area:: 4.20 acres

Zoning Outdoor Recreation



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## Detailed Summary

<b>Property Type</b>	Outdoor Recreation
<b>Number of Bathrooms</b>	2
<b>Town Sewer or Private Septic</b>	Septic
<b>Town Water or Well</b>	Town
<b>Siding</b>	Clapboard
<b>Flooring</b>	Carpet, Tile
<b>Roofing</b>	Asphalt Shingle
<b>Heating</b>	Electric Baseboard
<b>Property Features:</b>	Mini-Golf Course, Batting Cages, Go Kart Racetrack, Bumper Boats, Picnic Area, Gazebo
<b>Additional Features</b>	Outbuildings, Snack Bar, Garage, 750 +/- SF Office. All Furniture, Fixtures and Equipment included in purchase price



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## Property Description

### **General Area Overview:**

East Bridgewater was settled in 1660 and incorporated as a town in 1823. Twenty seven miles southeast of Boston, it is known mainly as a residential community. Its early economy was based on agriculture but the community did have both grist and saw mills, iron forges and tanneries, as well as shoe manufacturing and textile mills.

### **Neighborhood Description:**

The neighborhood is a mix of retail, commercial and industrial businesses, in a pleasant, pastoral setting; to the west are mainly residential homes and conservation land. The property is convenient to Routes 18, 24 and 495, as are the towns of Brockton to the north and Bridgewater to the south. Nearby businesses: restaurants, Sullivan Tire, florist, auto rental, car wash.

### **Property Details:**

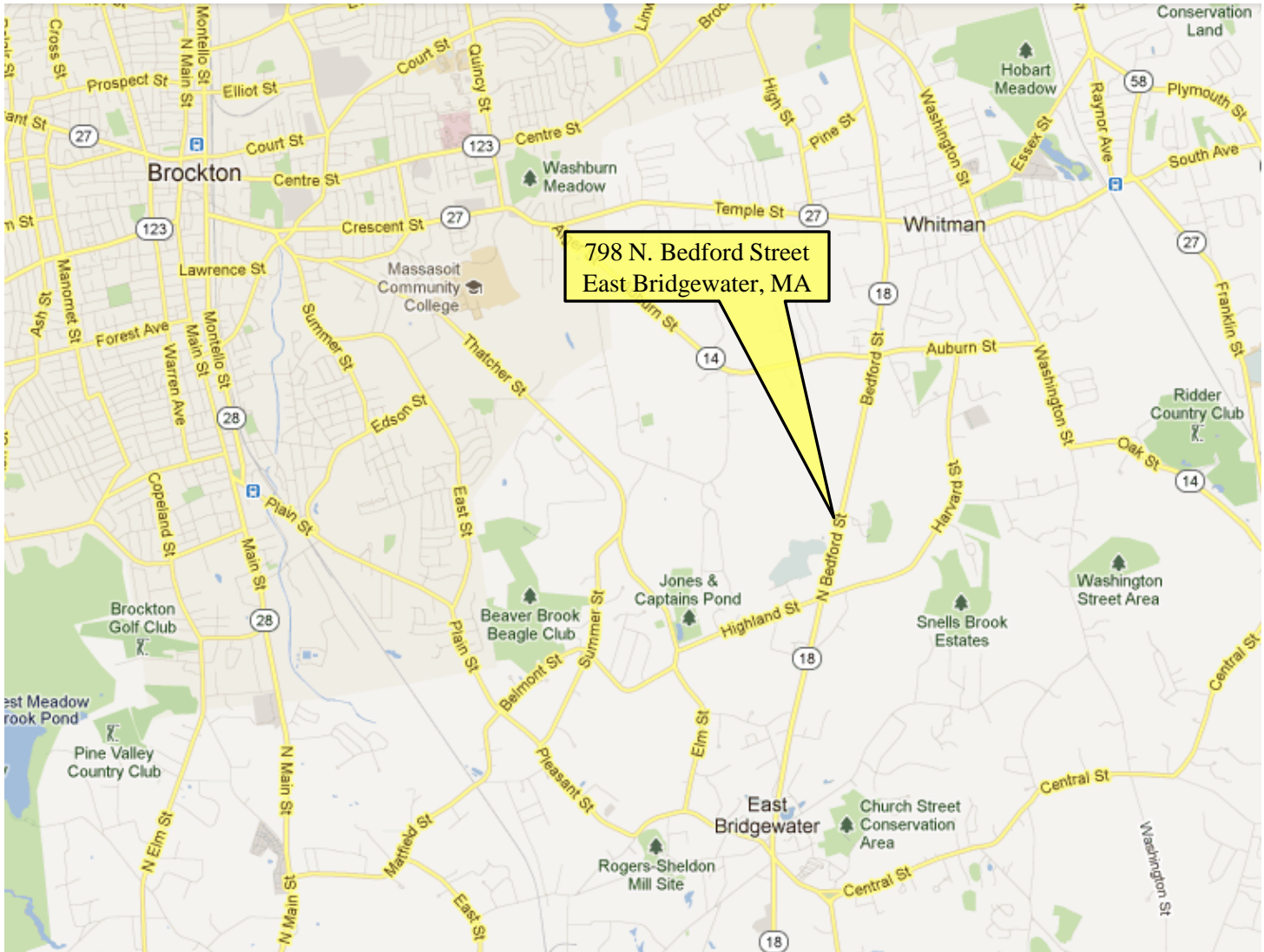
This recreational property is located right on Route 18, near the intersection of Highland and Harvard Streets, with downtown East Bridgewater just over one mile away. Busy in the warm weather, this property offers family fun with mini golf, batting cages, a go kart track, bumper boats and ice cream on over four acres. The property neighbors F1 Outdoors, part of the F1 Boston family. Plenty of parking, landscaping, a picnic area and second floor office space complete the package.



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## Area Map



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East Bridgewater, MA

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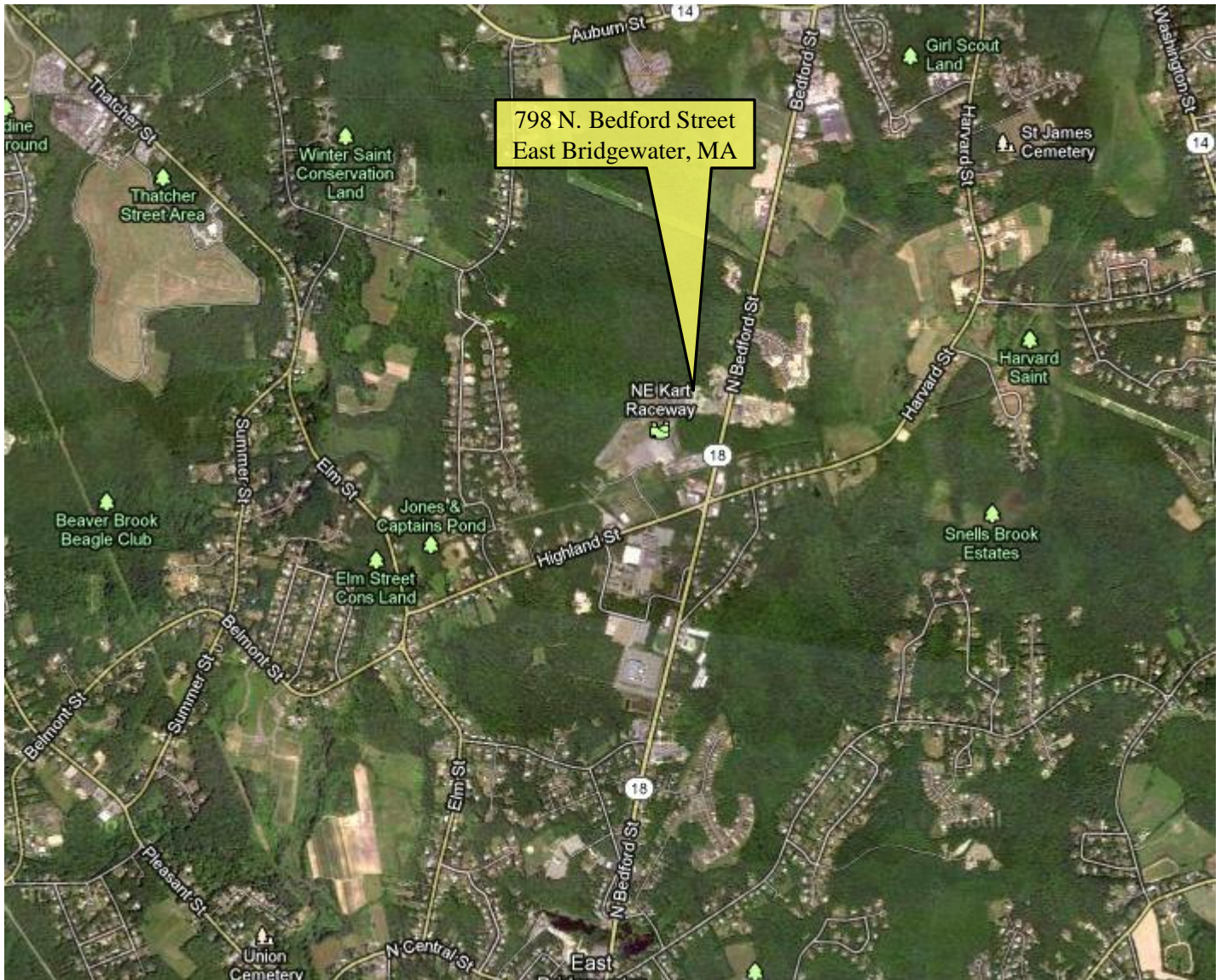
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## Aerial View



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## Photos



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