



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

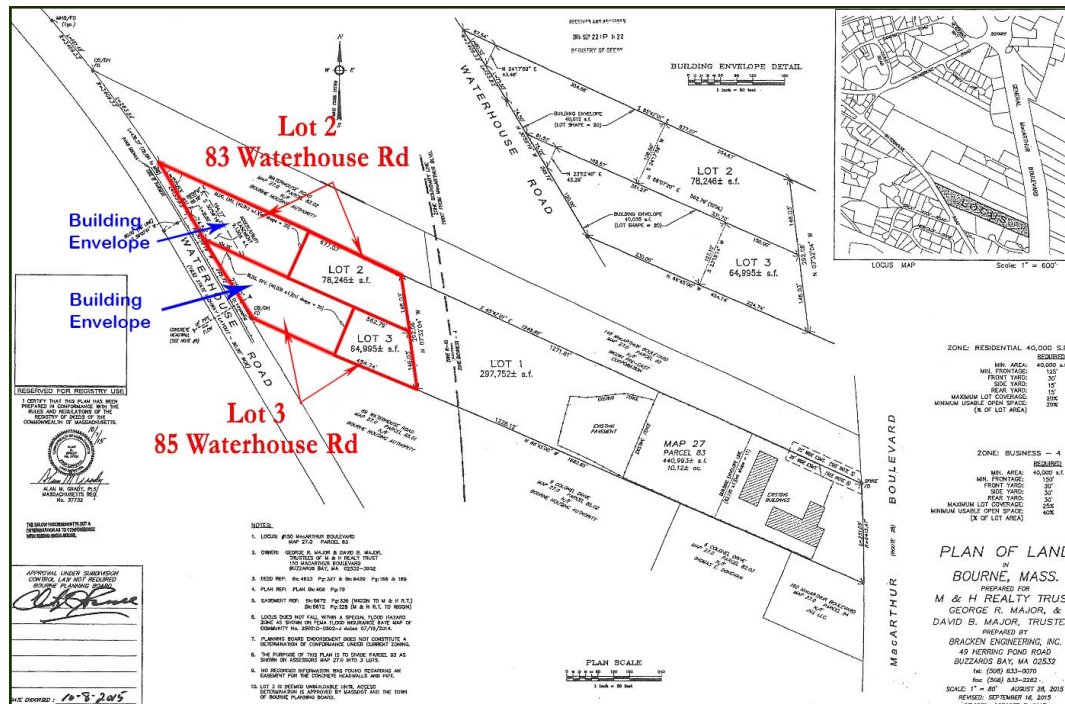
83 & 85 Waterhouse Road -Bourne, MA

Two Single Family House Lots

Approvals in Place

FOR SALE

\$119,000/Lot



Full Investment Opportunity



HARTEL COMMERCIAL REAL ESTATE

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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Lots 2 & 3

83 & 85 Waterhouse Road -Bourne, MA

* **LOT 2/83 WATERHOUSE RD - 1.80± ACRES**

* **LOT 3/85 WATERHOUSE RD - 1.49± ACRES**

* **2 PARCELS - \$119,000/EACH**

* **GREAT INVESTMENT OPPORTUNITY FOR DEVELOPER**

* **ZONED R40**

Each Lot Over One Acre



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Satellite



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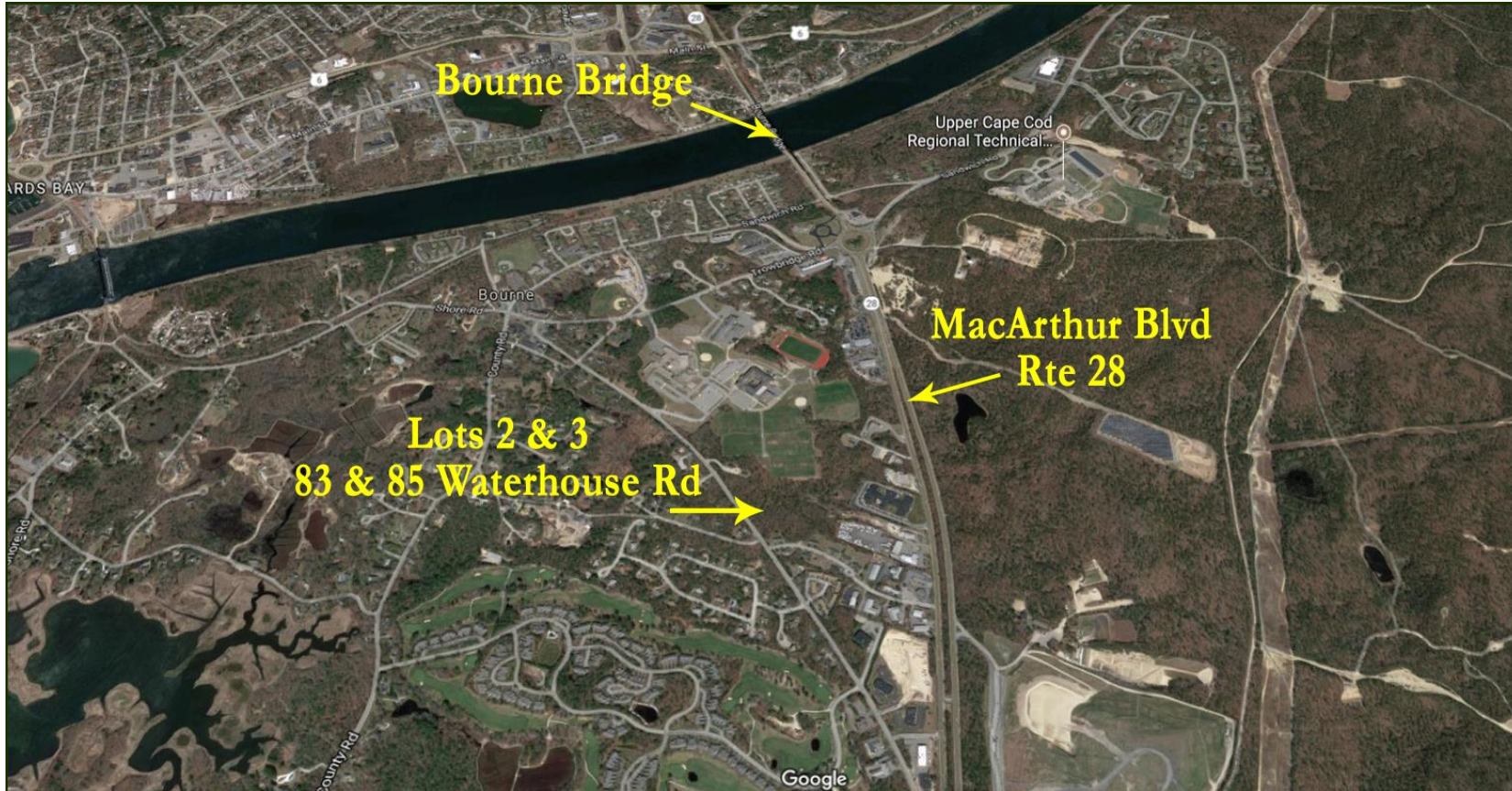
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Panoramic Satellite

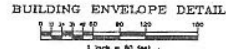
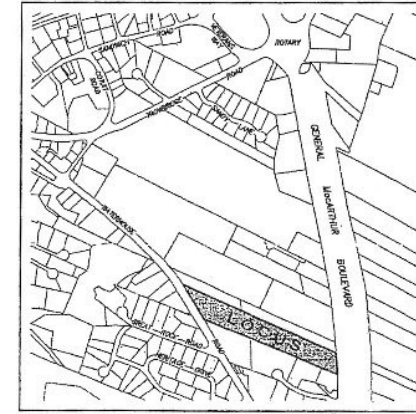
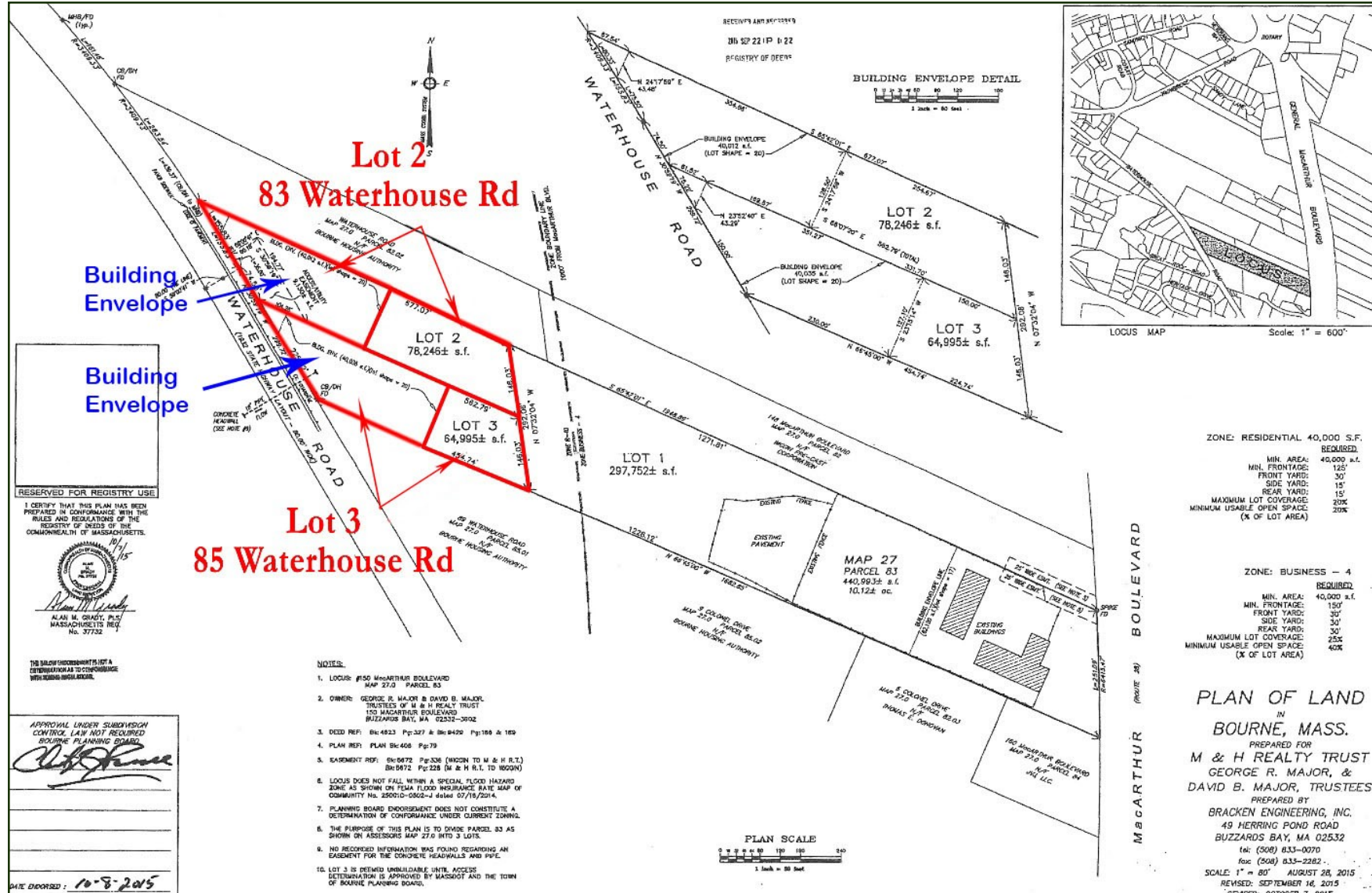




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Subdivision Plan



RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

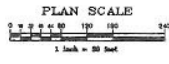
ALAN M. GRADY, P.L.S.
MASSACHUSETTS REG.
No. 37732

THE COMMONWEALTH HAS NOT A DETERMINATION AS TO CONFORMANCE WITH ANY OTHER REGULATIONS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
BOURNE PLANNING BOARD

DATE DEPOSITED: 10-8-2015

- NOTES:
- LOCUS: #100 MscARTHUR BOULEVARD MAP 27.0 PARCEL 83
 - OWNER: GEORGE R. MAJOR & DAVID B. MAJOR, TRUSTEES OF M & H REALTY TRUST 100 MscARTHUR BOULEVARD BUZZARDS BAY, MA 02532-3092
 - DEED REF: Bk:4823 Pg:327 & Bk:8420 Pg:188 & 189
 - PLAN REF: PLAN Bk:408 Pg:79
 - EASEMENT REF: Bk:5872 Pg:336 (WAGON TO M & H R.T.) Bk:5872 Pg:228 (M & H R.T. TO WAGON)
 - LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP OF COMMUNITY No. 2500-D-0502-J dated 07/19/2014.
 - PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.
 - THE PURPOSE OF THIS PLAN IS TO DIVIDE PARCEL 83 AS SHOWN ON ASSESSORS MAP 27.0 INTO 3 LOTS.
 - NO RECORDED INFORMATION WAS FOUND REGARDING AN EASEMENT FOR THE CONCRETE HEADWALLS AND PIPE.
 - LOT 3 IS DEEMED UNBUILDABLE UNLESS ACCESS DETERMINATION IS APPROVED BY MASSDOT AND THE TOWN OF BOURNE PLANNING BOARD.



ZONE: RESIDENTIAL 40,000 S.F. REQUIRED

MIN. AREA: 40,000 s.f.
MIN. FRONTAGE: 125'
FRONT YARD: 30'
SIDE YARD: 15'
REAR YARD: 15'
MAXIMUM LOT COVERAGE: 20%
MINIMUM USABLE OPEN SPACE: (X OF LOT AREA) 20%

ZONE: BUSINESS - 4 REQUIRED

MIN. AREA: 40,000 s.f.
MIN. FRONTAGE: 150'
FRONT YARD: 30'
SIDE YARD: 30'
REAR YARD: 30'
MAXIMUM LOT COVERAGE: 25%
MINIMUM USABLE OPEN SPACE: (X OF LOT AREA) 40%

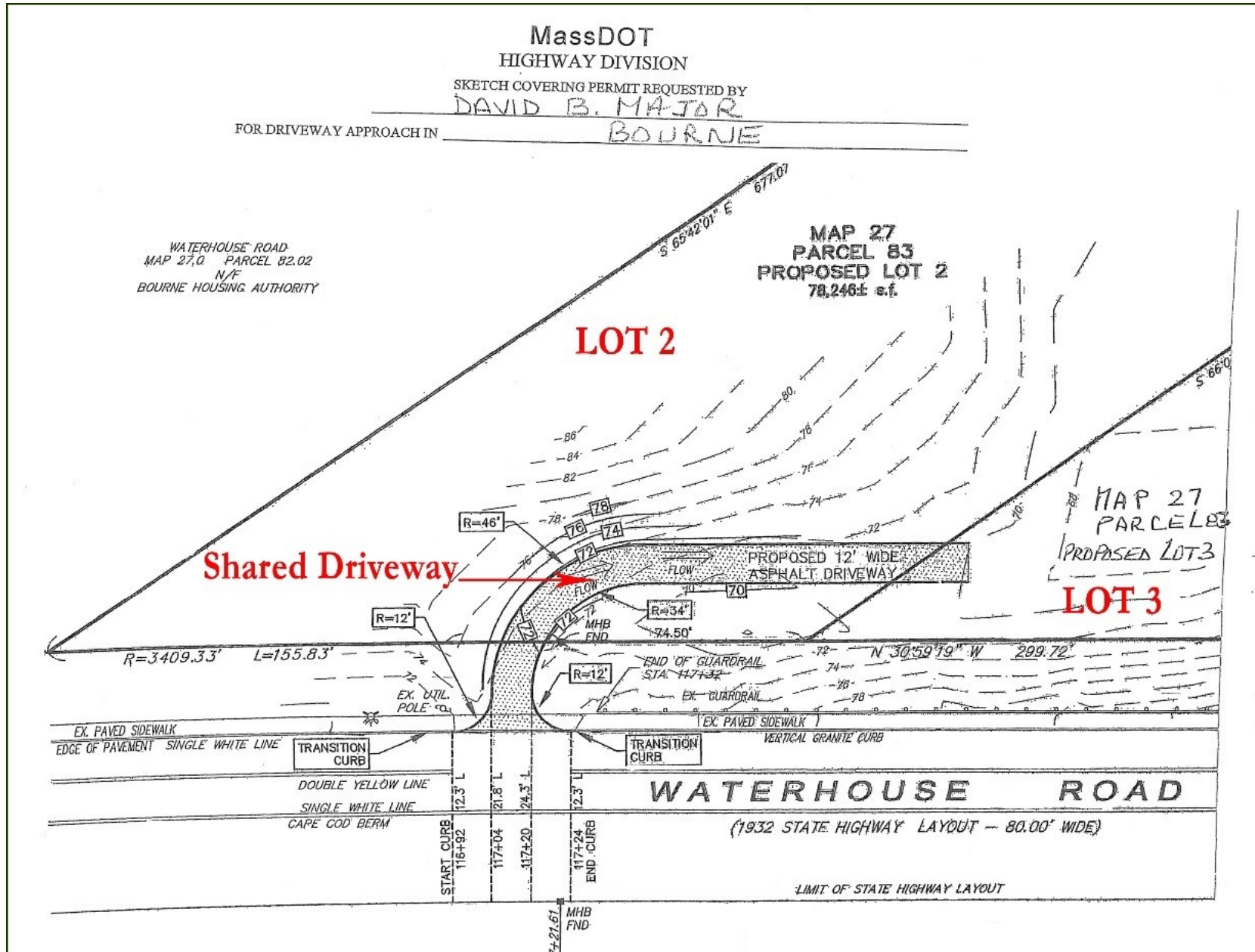
PLAN OF LAND
IN
BOURNE, MASS.
PREPARED FOR
M & H REALTY TRUST
GEORGE R. MAJOR, &
DAVID B. MAJOR, TRUSTEES
PREPARED BY
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
Tel: (508) 833-0070
Fax: (508) 833-2282
SCALE: 1" = 80' AUGUST 28, 2015
REVISED: SEPTEMBER 16, 2015
RECORDED: OCTOBER 7, 2015



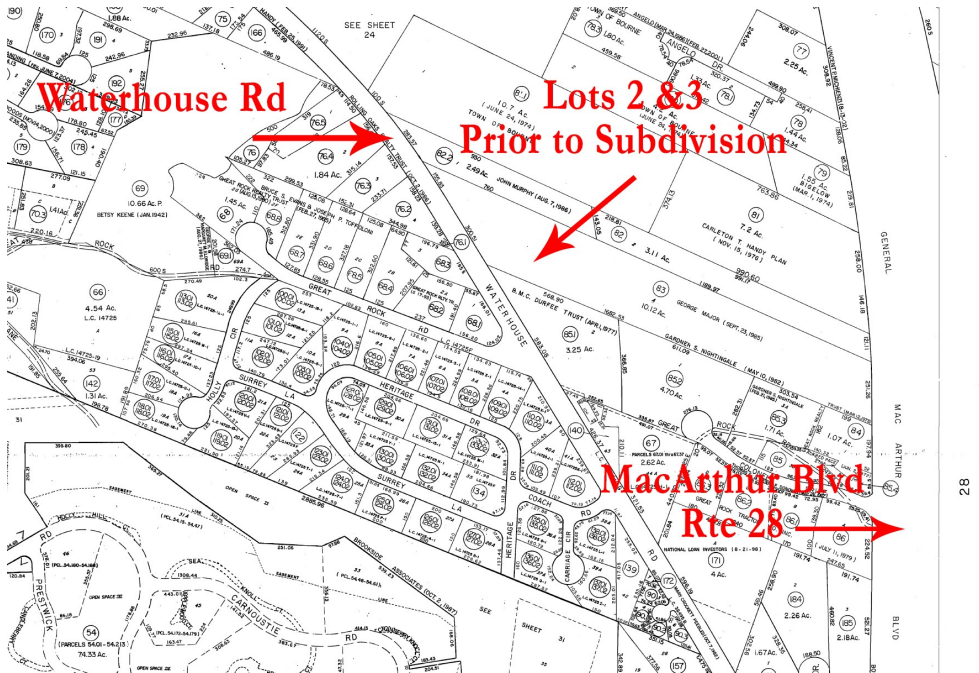
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Driveway Plan



Assessor Map & Close Up of Parcels



Zoning Map

