

Cottage

**Bad Martha
Farmer's Brewery**

**Commercial
Development
Potential**

876 East Falmouth Highway, East Falmouth, MA

Offered at \$4,995,000 - REAL ESTATE ONLY - Does NOT Include Business

Development Opportunity Includes Well Established Brewery Building

Located in the Busy Rte 28 Corridor of East Falmouth

2.37± Total Acres - Which Includes 1.04± Acre of Commercial Development Potential

Brewery Total 6,177± SF & 612± SF 2-Bedroom Cottage & 1.04± Acre Commercial Lot Potential

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HARTEL COMMERCIAL REAL ESTATE
Falmouth, MA

Property Details

Two Buildings:

- * Main Building 6,177± SF & Cottage 612± SF
- * Adjacent Excess Land Included for Commercial Development Potential
- * 2.37± Acres Which Includes 1.04± Acre of Commercial Development Potential
- * Oversized Septic System Currently in Place
- * Heavily Traveled Route 28 Corridor
- * Zoned B2 - Business 2
- * Parking Onsite for 40 Vehicles

Bad Martha's Brewery:

- * 6,177± Total SF Building (4,776± SF Brewery and 1,401± SF Restaurant)
- * 94 Licensed Seating for Indoor/Outdoor Seat Restaurant
- * Licensed for Farmer's Brewery and Farmer's Winery
- * **Owner Seeks Sale - Leaseback**
Develop Parcel while Generating Cash Flow from Existing Business & Cottage
- * **Bad Martha's - \$10/SF NNN w/5 Yr Lease & 3 5 Yr Options**

Excess Land Included:

- * 1.04± Acre Excess Adjacent Land Offers Commercial Development Potential
- * 4,000± SF Proposed Mixed Use Building/Retail Space Below-3-Unit Apt. Above
- * Separate Parking and Utilities

Cottage Included:

- * 612± SF Cottage
 - * Four Rooms - Two Bedrooms & One Bath
-

RECORD OWNER:

PARCEL ID: 32 05 001A 002
#876 EAST FALMOUTH HIGHWAY

BMFB FALMOUTH LLC
P.O. BOX 247, EAST FALMOUTH, MA
PLAN BOOK 476 PAGE 58 (LOT 2)

NOTES:

- PLAN REFERENCES:
 - PLAN BOOK 476, PAGE 58 (LOT 2).
- DETAIL INFORMATION SHOWN HEREON IS BASED UPON PLAN SUPPLIED BY CLIENT. TOPOGRAPHIC DETAIL COMPLIED FROM PLAN BY BSS DESIGN, INC. TITLED SEPTIC SYSTEM PLAN DATED MARCH 1, 2018, REVISED 03/20/19.

- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD).

- SUBJECT SITE IS IN THE PUBLIC USE BUSINESS 2 "B2" & AGRICULTURE A "A" DISTRICT. PROJECT IS WITHIN IN A COASTAL POND OVERLAY DISTRICT (WAQUOIT BAY). SUBJECT SITE IS WITHIN THE WIND BOURNE DEBRIS DISTRICT. NO SOIL ABSORPTION SYSTEM IS LOCATED WITHIN CPO DISTRICT AND THE WILDLIFE CORRIDOR OVERLAY DISTRICT (FORAGING AREA) AS DEPICTED ON THE TOWN OF FALMOUTH ZONING MAP.

- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

- EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF FALMOUTH BOARD OF HEALTH.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25001C0733J, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ENVIRONMENTAL NOTES:

- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
- SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).
- SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP "CERTIFIED VERNAL POOLS."
- SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
- SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

ZONING REQUIREMENTS
BUSINESS 2 - "B2" DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SF	103,360 SF	103,360 SF
LOT FRONTAGE	200 FEET	441.8 FEET	441.8 FEET
LOT COVERAGE BY STRUCTURES	40%	5.0% (5,205 SF)	8.9% (9,205 SF)
LOT COVERAGE BY STRUCTURES, PAVING & PARKING	70%	28.3% (29,205 SF)	40.8% (42,163 SF)

MINIMUM YARDS:

FRONT YARD	35 FT	114 FEET (BREWERY)	36.0 FEET (MIX-USE)
SIDE YARD	10 FT	24.6 FEET (BREWERY)	24.6 FEET (BREWERY)
REAR YARD	10 FT	12.4 FEET (DWELLING)	12.4 FEET (DWELLING)

ZONING NOTE:
REFER TO THE TOWN OF FALMOUTH ZONING BYLAW AS MINIMUM YARDS MAY VARY DEPENDING ON ZONE AND EXISTING OR PROPOSED USE.

PARKING CALCULATION & SETBACKS:

RESIDENTIAL USE
REQUIRED: 2 SPACES PER UNIT HAVING 2 OR MORE BEDROOMS
PARKING REQUIREMENTS:
3 UNIT x 2 SPACES = 6 SPACES

RETAIL USE
REQUIRED: 1 SPACES PER 200 S.F.
PARKING REQUIREMENTS:
4,000 S.F. x 1/200 S.F. = 20 SPACES

TOTAL PARKING SPACES REQUIRED 26 SPACES
(FALMOUTH ZONING BYLAW)

TOTAL PARKING SPACES PROVIDED 26 SPACES
(INCLUDES 2 HANDICAP SPACES)

TITLE 5 CALCULATIONS:

RESIDENTIAL
2 BEDROOM UNITS x 3 = 6 BEDROOMS
TOTAL BEDROOMS = 6 BEDROOMS

6 BEDROOM x 110 GPD/BEDROOM = 660 GPD

COMMERCIAL/RETAIL
OFFICE SPACE = 4,000 S.F.

4,000 x 75 GPD/1,000 SF = 300 GPD

PROPOSED TITLE 5 FLOW FOR SITE = 960 GPD

SOIL ABSORPTION SYSTEM-- 4,000 GPD
• 12" DIAMETER "PRESBY" ENVIRO-SEPTIC PIPE
• FORTY (40) 50' LONG ROWS
• EACH ROW HAS FIVE 10' LONG PIPES
• FIVE ROWS PER SECTION
• 52' x 61' SAND BED.
• VENT PER PRESBY INSTALLER'S MANUAL.

6' HIGH STOCKADE
FENCE AROUND
SYSTEM
COMPONENTS

10' x 10' SHED WITH
BLOWER(S), CONTROLS,
ALARMS, ETC.

15,000 GALLON 10'
DIAM FRP FLOW
EQUALIZATION
PH BALANCE/
PRE-TREATMENT

CHEMICAL FEED
FOR PH
CONTROL
RECIRCULATION
PIPES

10,000 GAL 8'
DIAM. FRP
SEPTIC TANK

TWO BIOCLERE
24/12-1600
UNITS

ALARM
PANEL

1,000 GAL H2O
SETTLING CHAMBER
WITH PL 825
EFFLUENT FILTER

SAMPLING
CHAMBER

PAVEMENT
SMOOTH LIMIT

EXISTING SOIL ABSORPTION SYSTEM TO
REMAIN, RESET VENTS AS NECESSARY

EXISTING 2
BEDROOM HOUSE
FF ELEV. 29.5

HOUSE WASTE
WATER FLOW:
220 GPD

ADJUST INTERIOR
WASTE PLUMBING TO
ALLOW FOR NEW
SEPTIC SYSTEM
OUTLET

RESET D-BOX
COVER TO GRADE

9 SPACES

11 SPACES

PROPOSED 2-STORY
MIXED-USE BUILDING
RETAIL SPACE BELOW (4,000 SF)
3-UNIT APARTMENT ABOVE

PROPOSED ADVANCED
6" TREATMENT SEPTIC TANK
(H-20)

PROPOSED D-BOX
(H-20)

PROPOSED SOIL ABSORPTION SYSTEM (8)
500 GALLON PRECAST CONCRETE LEACHING
CHAMBERS IN TRENCH CONFIGURATION
(12.83'W x 76.0'L x 2'D EFFECTIVE AREA)

PROPOSED 3,000 GALLON
DUAL COMPARTMENT
SEPTIC TANK (H-20)

PROTECT EXISTING
ELM TREE

PROPOSED CURB STOP TO
BE INSTALLED BY TOWN

BENCH MARK: TOP
OF FIRE HYDRANT
ELEV. 33.91

EXISTING SIGN

UTILITY POLE TO BE RELOCATED,
COORDINATE WITH UTILITY COMPANY

PROPOSED FENCE
ALONG TOP

PROPOSED MODULAR BLOCK
RETAINING WALL 175± L.F.
(DESIGNED BY OTHERS)

PROPOSED SURFACE
VENT, LOCATION TO BE
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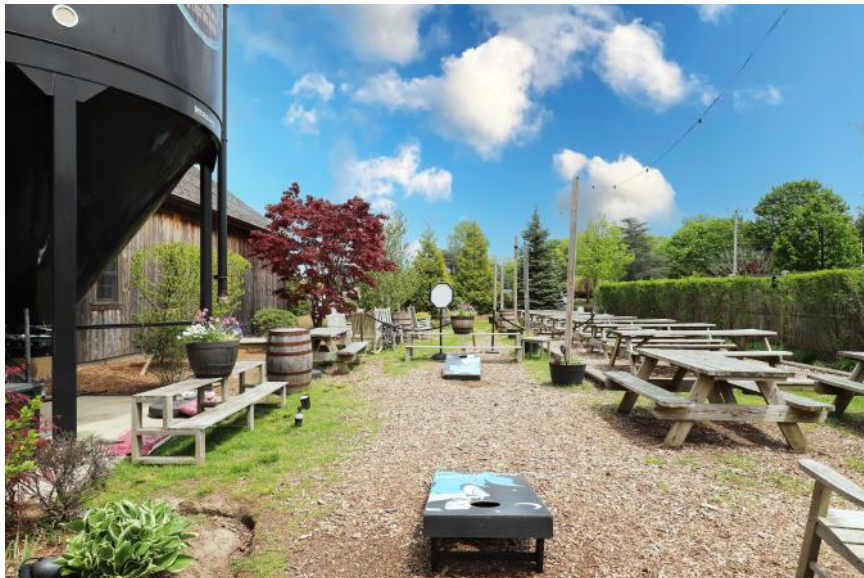


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PHOTOGRAPHS

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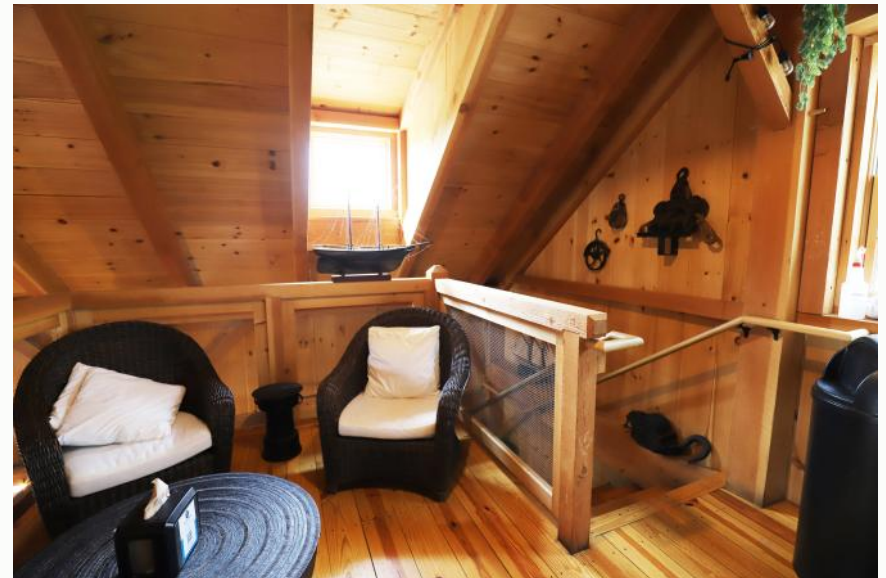
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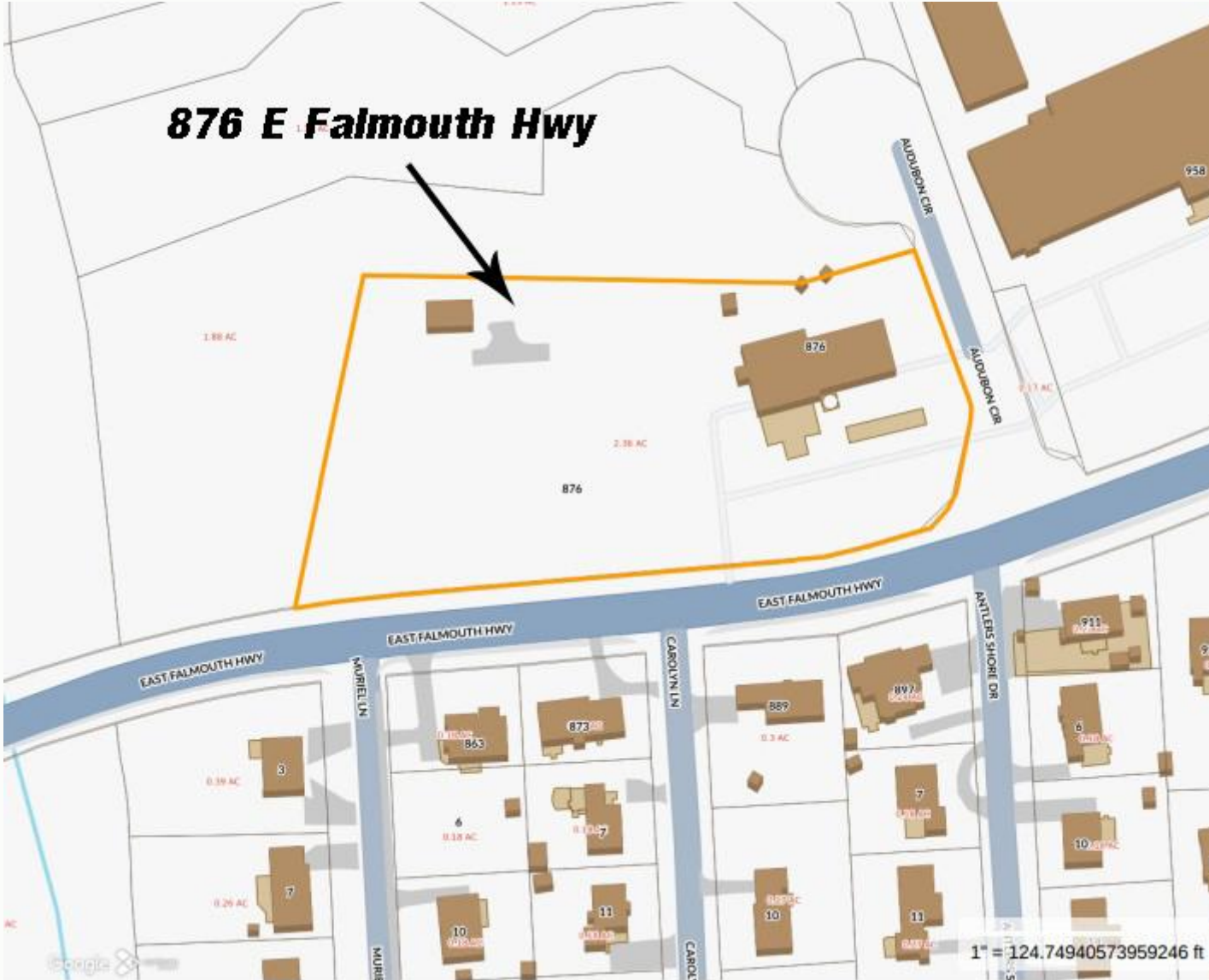
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Assessor Map

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