

Commercial Land For Sale

.62 Acres

Commercial Realty Advisors, Inc. is pleased to offer this property.

- .62 Acres Commercial Land
- Located at Base of Sagamore Bridge
- Formerly a Restaurant Location
- High Traffic Counts 54,417 cars off peak 70,176 cars during summer season
- Located Next Door to Christmas Tree Shop

COMMERCIAL REALTY ADVISORS, INC.

1600 Falmouth Road
Suite 18
Centerville, MA 02632

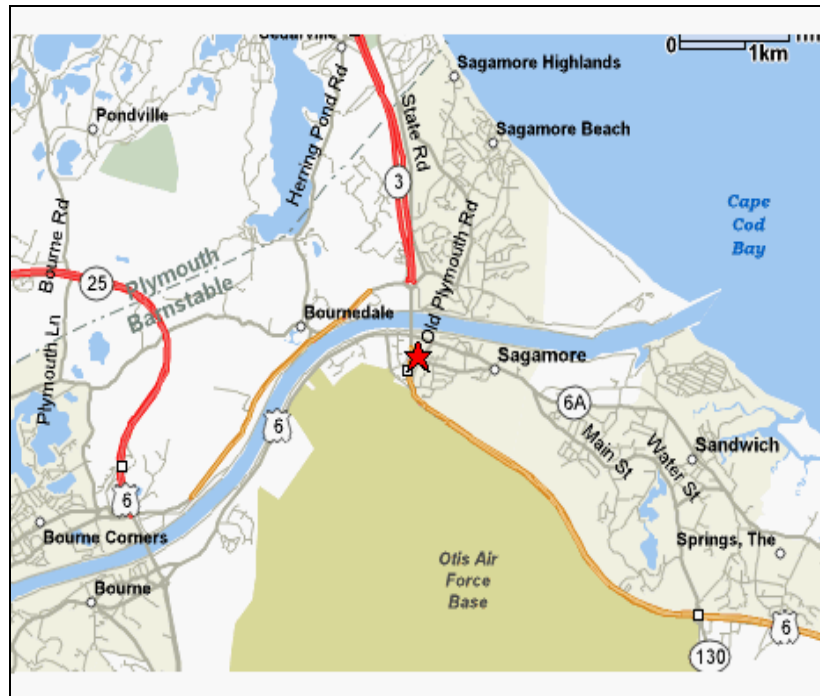
Phone: 508-862-9000

Fax: 508-862-9200

Email: advisors@comrealty.net

www.comrealty.net

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to error, omissions, change of price, rental or other conditions, withdrawal without notice. All brokers / salespeople represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed.



21 Route 6A
Sagamore, Ma

For More information about this or other opportunities

Call 508-862-9000

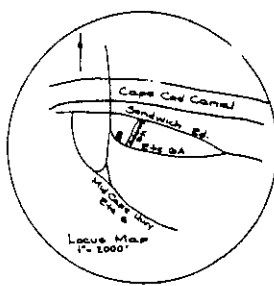
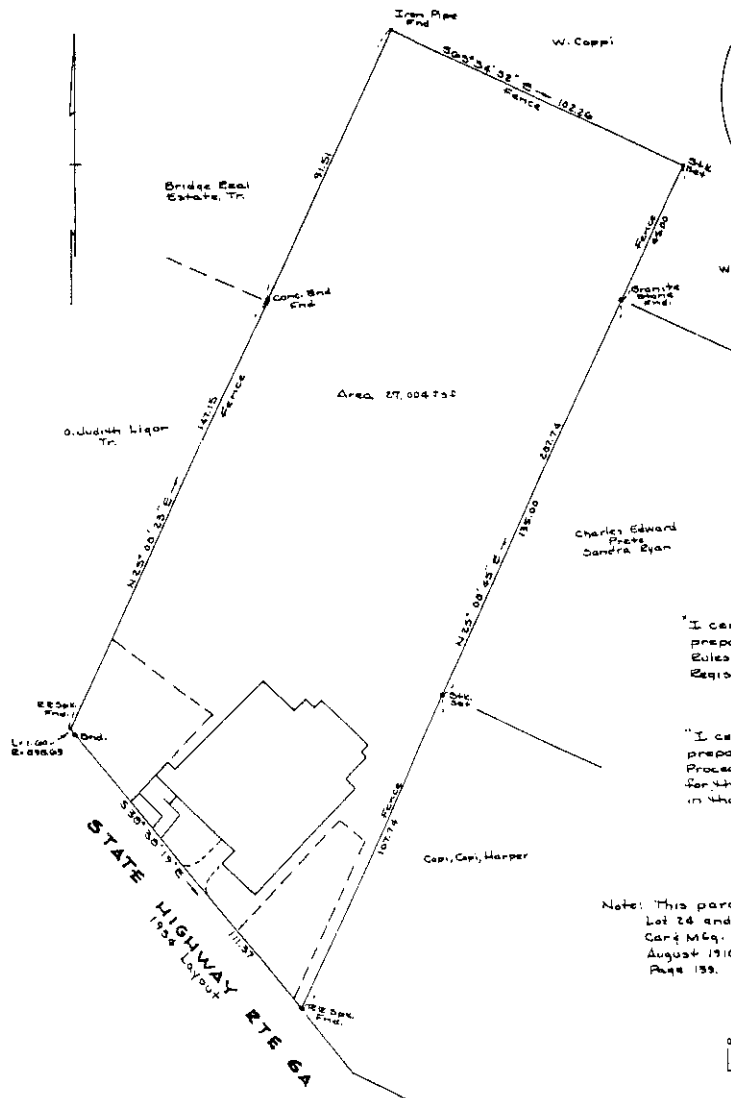
Or e-mail advisors@comrealty.net

Or visit our website at

www.comrealty.net

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BOURNE PAGE 9



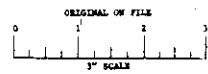
"I certify that this plan was prepared in conformity with the Rules and Regulations of the Mass. Registers of Deeds."

W. C. Taylor

"I certify that this plan was prepared in accordance with the Procedural and Technical Standards for the practice of Land Surveying in the Commonwealth of Mass."

W. C. Taylor

Note: This parcel contains a portion of Lot 24 and Lots 25 & 26 of Plan of Keith Carl Mfg. Co. Ware property dated August 1910 and recorded in Pl. Bk. 49, Page 139.



**PLAN OF LAND
IN
BOURNE, MA
(SASAMORE, MASS)**

For: Charles Edward Prate and Sandra Ryan

Scale: 1" = 20' May 5, 1985

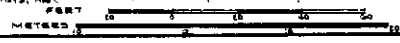
William C. Taylor, R.L.S., P.E.
Consulting Engineer
1 Beale Ave., Sandwich, Mass.



BOURNE PLANNING BOARD
Approval under the Subdivision Control Law not Required

Sally H. Ready
Date: 5-9-85

See Bourne Assessors Map 11.4
Parcels 92 and 94



Enclosed you will find information regarding the former Bridge Restaurant.

The restaurant was destroyed by fire in January 2005. The lot is now being offered for sale

This location falls within the Town of Bourne zoning area designated B-2.

This parcel contains 27,004 square feet. The northwest corner abuts land of the Christmas Tree Shop.

We hope to be able to leave the footprint of the restaurant.

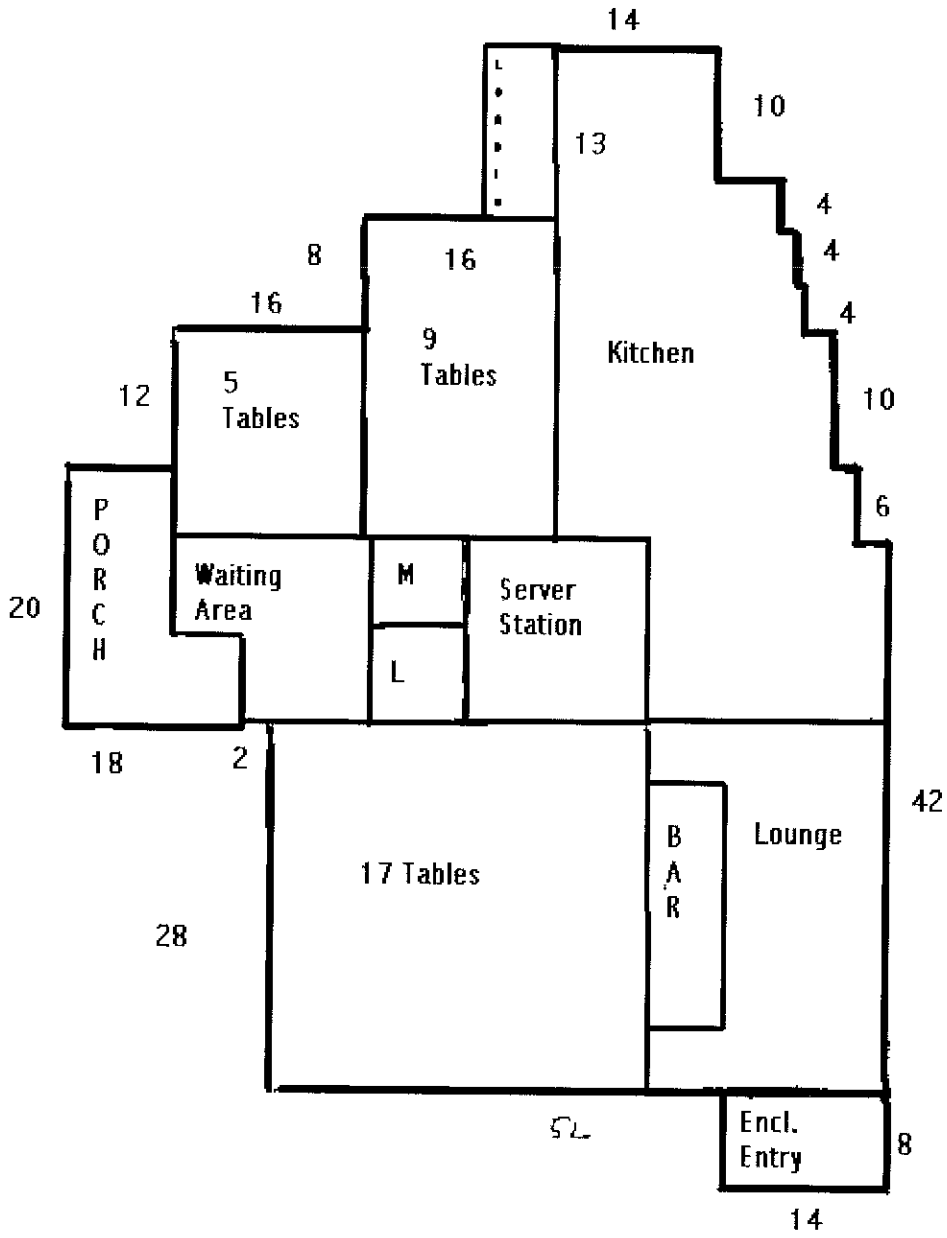
The parcel is number 64 on the Town of Bourne zoning map.

Also:

Parcel #65 is also for sale and abuts the Bridge Restaurant lot. The parcel is improved with an 1800 square foot wood frame building.

Details of this parcel can be obtained by calling Paul Rodrique at Decoy Realty at 508-888-6545.

FLOOR PLAN



GBA = 3,690 SF

- all land in the R-40 District bounded on the southwest by the Bourne Bridge, on the northwest by the Cape Cod Canal, on the southeast by Sandwich Road, and on the northeast by the extension of the northeasterly boundary of the Scenic Development District,

all as shown on the map entitled 'Traffic Management Districts', dated August 15, 1996.

2120. District Boundaries. Except when labeled to the contrary, boundary or dimension lines shown approximately following or terminating at street, railroad, or utility easement center or layout lines, boundary or lot lines, or the channel of a stream, shall be construed to be actually at those lines; when shown approximately parallel, perpendicular, or radial to such lines shall be construed to be actually parallel, perpendicular, or radial thereto; when appearing to follow tidal shoreline shall coincide with the mean low water line. When not locatable in any other way, boundaries shall be determined by scale from the map.

2130. Divided Lot. Where a district boundary line divides any lot existing at the time such line is adopted, the regulations for any district in which the lot has frontage on a street may be extended not more than 30 feet into the other district by Special Permit of the Planning Board.

2140. District Purposes. District purposes are as follows:

RESIDENCE R-80 and RESIDENCE R-40: To ensure continuance of a residential environment, with any development carefully related to environmental capacities and existing character.

VILLAGE BUSINESS V-B: To provide for village-oriented business compatible with small scale environs and nearby residences.

BUSINESS B-1: To provide high-intensity generally pedestrian-oriented activity concentrations at village centers.

BUSINESS B-2: To accommodate general business development in areas serviced by major traffic arteries, and where conflict with residential development will not be substantial.

BUSINESS B-3: To reserve areas for business development without single-family residential development, in areas of 10 acres or more well suited by utilities, access, topography, and surroundings for such use.

BUSINESS B-4: To provide for business development along arterial routes with careful control over environmental and traffic impacts.

SCENIC DEVELOPMENT DISTRICT SDD: To gain intensive use of land, while at the same time preserving or enhancing highway views of the canal, ocean, or bay, preserving or enhancing landscaping and tree cover, minimizing visibility of parked autos and the intrusion of commercial signs, and avoiding creation of hazards or congestion. Each Scenic Development District created on the Zoning Map shall be not smaller than 40 acres in extent, shall be accessible directly via state-owned highway, and shall be so located that ocean or canal visibility exists or can reasonably be expected to be gained.

GOVERNMENT DISTRICT GD: To provide for necessary governmental functions on publicly owned land.

WATER RESOURCE DISTRICT WR: To protect the public health by preventing contamination of the ground and surface water resources providing water supply for the Town.

SENSITIVE USE DISTRICT SUD: To provide for rarely encountered uses whose consequences for their surroundings warrant Town Meeting consideration of individual sites.

BOURNE DALE OVERLAY DISTRICT BOD: To provide for the preservation of resources that are unique to the Bournedale area and which are fundamental to the character of the areas.

2200. USE REGULATIONS

2210. Application. Uses shall be permitted in any district only in accordance with the following table. For uses allowed on Special Permit for an exception, the Special Permit Granting Authority is indicated as follows:

"BA" - Board of Appeals

"SP*" - Board of Appeals, except Planning Board for development requiring site plan review under Section 1230..."

"PB" - Planning Board

"S" - Board of Selectmen

See Section 2230 for uses allowed in the Scenic Development District.

2220. Use Regulation Schedule

DISTRICT	R-40 R-80	V-B B-1	B-2 B-4	B-3	GD
PRINCIPAL USES					
RESIDENTIAL USES					
Single-family dwelling	Yes	Yes	Yes	No	No
Two-family dwelling ³	Yes ⁵	Yes	Yes	No	No
Conversion of single-family into two-family without substantial alteration in exterior appearance ³	BA	BA	BA	BA	No
Multifamily dwelling ³	No ²	No ^{2,11}	No ^{2,11}	No	No
Taking not more than six persons as boarders or lodgers in a dwelling by a family resident therein ³	Yes	Yes	Yes	Yes	No
Mobile home parks, subject to Section 4200	No	No	PB	No	No
Campgrounds, subject to Section 4200	No	No	PB	No	No
Residential Social Service Facility ^{1,3}	BA	BA	BA	No	BA
Transient dwelling	No ²	SP ²	SP ²	No	No
OPEN USES					
Farm or nursery without retailing	Yes	Yes	Yes	Yes	Yes
Standard or Par-3 golf courses	SP*	SP*	SP*	SP*	No
INSTITUTIONAL USES					
Patriotic, fraternal organizations, clubs, if not conducted for profit	Yes	Yes	Yes	Yes	No
Religious purposes, non-profit educational uses; philanthropic institutions	Yes	Yes	Yes	Yes	Yes
Municipal use voted at Town Meeting, or other public use not more specifically cited	Yes	Yes	Yes	Yes	Yes
Hospital, nursing home	SP*	SP*	SP*	SP*	No

DISTRICT	R-40 R-80	V-B B-1	B-2 B-4	B-3	GD
TRANSITIONAL USES					
Use of dwelling as temporary real estate office ⁴	Yes	Yes	Yes	Yes	No
Open Space Community, subject to Section 4600	PB	PB	PB	PB	No
COMMERCIAL USES					
Technology Campus	No ¹⁰	No	Yes	Yes	No
Motor vehicle service stations, subject to Section 4500	No	S	S	No	No
Commercial recreation	No	SP*	SP* ⁷	SP*	No
Adult uses, subject to Section 4800	No	No	SP* ⁶	No	No
Bank, Restaurant	No	PB	PB	PB	No
Other retail sales and service, professional offices, printing shops, hotels ³ , motels ³ , or similar establishments:					
If having service to patrons while in motor vehicles	No	PB	PB	PB	No
If gasoline sales occur on the same premises	No	PB	PB	PB	No
If having 15,000 square feet or more gross floor area on the premises	No	PB	PB	PB	No
If having under 15,000 square feet gross floor area on the premises, and no service to patrons while in motor vehicles:					
Under 1,600 square feet gross floor area, and also fewer than 200 vehicle trip ends per average business day ⁸	No	Yes	Yes	Yes	No
More floor area or trip ends	No	PB ⁹	Yes	Yes	No
Animal kennels or animal hospitals, funeral homes	SP*	SP*	SP*	SP*	No
Flea Market	No	No	S	S	No
Manufacturing, processing, research, contractor's yards	No	No	Yes	Yes	No
Junkyards, earth removal, subject to Section 4400	No	No	SP*	SP*	No

DISTRICT	R-40 R-80	V-B B-1	B-2 B-4	B-3	GD
Wholesaling, bulk storage, or other business use meeting requirements of Section 3400	No	SP*	Yes	Yes	No
Extensive resort development, subject to Section 4600	PB ⁵	PB	PB	No	No
Village Mixed Use Development, subject to Section 4250	No	No ¹¹	No ¹¹	No	No
OTHER PRINCIPAL USES					
Seasonal Conversion	----- (See Section 4900) -----				
Other use having externally observable attributes similar to one above	----- as regulated above -----				No
All other uses	No	No	No	No	No
ACCESSORY USES					
Accessory dwelling (See Section 4120)	BA	BA	BA	No	No
Home occupation, subject to Section 4100	Yes	Yes	Yes	Yes	No
Roadside stand for sale of produce largely raised on the premises	Yes	Yes	Yes	Yes	No
Up to three guest houses ³	Yes	Yes	Yes	Yes	No
Signs, subject to Section 3200	Yes	Yes	Yes	Yes	No
Fishing-related activities	SP*	Yes	Yes	Yes	No
Other customary accessory uses	Yes	Yes	Yes	Yes	No

FOOTNOTES TO SECTION 2220 Use Regulation Schedule.

1. Provided that all Building Code, Health, and Zoning Bylaw requirements are met, and that the specific premises are not unsuitable in relation to the needs of the persons being cared for, and in consideration of avoidance of undue concentration of such facilities in any neighborhood.
2. Except PB in an Open Space Community (see Sections 4610 and 4642).
3. Special lot area rules apply: see Section 2500 and its footnotes.
4. If serving exclusively the subdivision or apartment complex in which it is located. Occupancy permits for such use shall be issued only for six-month periods, renewable only while development is being completed.

2500. INTENSITY OF USE SCHEDULE

D I S T R I C T

	GD ⁿ		B-1 ^{a,m,p}				
	R-80 ^{k,m}	SDD ^{g,n}	R-40 ^m	V-B ^{a,m}	B-2 ^{j,n,p}	B-3 ⁿ	B-4 ⁿ
Minimum lot area of first dwelling unit (s.f.) ^{e,f}	80,000	40,000	40,000	20,000	20,000	20,000	40,000
Minimum lot frontage (ft.) ^o	150	150	125	125	125	125	150
Minimum front yard (ft.) ^c	40	40	30	0 ^l	30 ⁱ	30	30 ⁱ
Min. rear & side yard (ft.)	25	25	15	12 ^d	12 ^h	12	30
Maximum lot coverage (%)	10	10	20	100	50	50	25
Max. building height (ft.)	40	40	35	35	35	35	40
Min. usable open space (% of lot area)	40	40	20	-----	20	20	40

- a. Requirements of the B-3 District shall apply to permitted dwellings.
- b. (Not Used)
- c. Required front yard shall not exceed the average setback on adjacent lots within 50 feet of the subject lot. Corner or through lots shall maintain front yard requirements for both frontages.
- d. Side and rear yards not required for nonresidential structures with walls of fire resistive construction as defined by the current building law, except where such structures would adjoin a Residence District or a use normally permitted in a Residence District.
- e. Water Resource Districts in compliance with Section 2470.
- f. Increase by 100% for two-family dwelling and for each guest house, but not for an accessory dwelling authorized under Section 4120. Guest houses not to be within 30 feet of any principal structure. For hotel, motel, or similar establishments, lot area must be increased by 3,000 square feet per guest unit for each guest unit after the first.
- g. For uses permitted under Section 2232 (Scenic Development District) intensity requirements of Section 2233 substitute for these.
- h. Increase to 25 feet where abutting a residential use or district.
- i. Increase to 50 feet for front yards adjoining MacArthur Boulevard. Section 3540 notwithstanding, no parking, loading, or storage areas shall be located within a required front yard. Within a required front yard, no trees of over 6" diameter shall be removed except as necessary for egresses, safe visibility, or removal of dead or diseased trees.
- j. Requirements of the R-40 District shall apply to permitted dwellings.

QUITCLAIM DEED

We, CHARLES J. PRETE, SANDRA RYAN, HENRY C. RYAN, and BOONSOM PRETE, all of Sagamore, Bourne, Barnstable County, Massachusetts in consideration of One Dollar (\$1.00)

GRANT TO CHARLES J. PRETE and SANDRA RYAN, as Tenants in Common, of Hilltop Terrace, Sagamore, Bourne, Barnstable County, Massachusetts

with QUITCLAIM COVENANTS

The land together with the buildings thereon situated in Sagamore (Bourne), Barnstable County, Massachusetts, containing 20,000 square feet of land, more or less, being shown as LOTS 25 and 26 on Ware Property Plan No. 4173 duly recorded with Barnstable County Registry of Deeds in Plan Book 19, Page 139.

Said Lots 25 and 26 are a portion of the land as shown on a plan entitled "Plan of Land in Bourne, MA (Sagamore, Mass.) for: Charles & Edward Prete and Sandra Ryan...", which said plan is duly recorded with Barnstable Deeds in Plan Book 398, Page 9.

This deed is given to correct a mistake whereby the said Lots 25 and 26 were erroneously included in a deed of other land of Grantees to Grantors herein, which said deed is duly recorded with Barnstable Deeds in Book 8711, Page 139. See also Book 8711, Page 137.

Consideration being less than \$100.00, no Massachusetts Excise Tax Stamp shall be required.

WITNESS our hands and seals this 15th day of July, 1994.

Sandra Ryan

Charles J. Prete

Boonsom Prete

~~Henry C. Ryan~~
Henry C. Ryan


COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

July 15, 1994

Then personally appeared the above named Charles J. Prete, Sandra Ryan, Henry C. Ryan, and Boonsom Prete and acknowledged the foregoing to be their free act and deed, before me

James W. Megley, Jr.

Notary Public


My Commission Expires:
Oct. 28, 1998

JAMES W. MEGLEY, JR.
ATTORNEY AT LAW
116 ROUTE 6A
SANDWICH, MA 02563
(508) 888 2055

Top: Bulfinch St. Sagamore, MA 02231