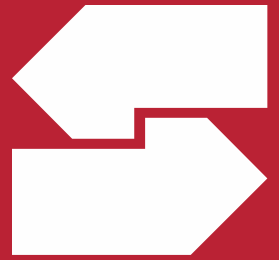


FOR SALE

3,700 SF Commercial / Industrial Building
859 Bedford Street, Bridgewater, MA



Bldg. & Lot Size:	3,700 SF on 1.46 Acres. Former Car Wash.
Utilities:	Electric, Municipal Water, On Site Septic (Municipal Sewer is in the Street), Natural Gas.
Zoning:	Bb – Business District.
:Expansion:	Lot May Support an Additional Building. Subject to Permitting.
Real Estate Taxes:	\$7,709
Solar:	Building Has an Existing 29.5 Kw Solar System in Place.
For Sale:	\$550,000.



**SOUTHEAST
COMMERCIAL
REAL ESTATE, INC**

MICHAEL GIANCOLA, SIOR
Southeast Commercial Real Estate, Inc.
3131 Cranberry Highway, P.O. Box 570
East Wareham, MA 02538

| 508.759.3030
| mgiancola@ccim.net
| southeastcommercialre.com

APPLICABLE ZONING DATA

ZONING DISTRICT: BUSINESS B
 MINIMUM AREA: 10,000 S.F.
 MINIMUM FRONTAGE: 100 FT.
 MINIMUM SETBACKS
 FRONT: 30 FT.
 SIDE: 15 FT.
 REAR: 25 FT.

LOCUS

LOCUS
 NOT TO SCALE

TOWN OF BRIDGEWATER PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
 DATE:

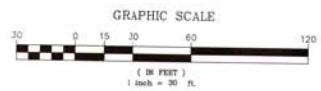
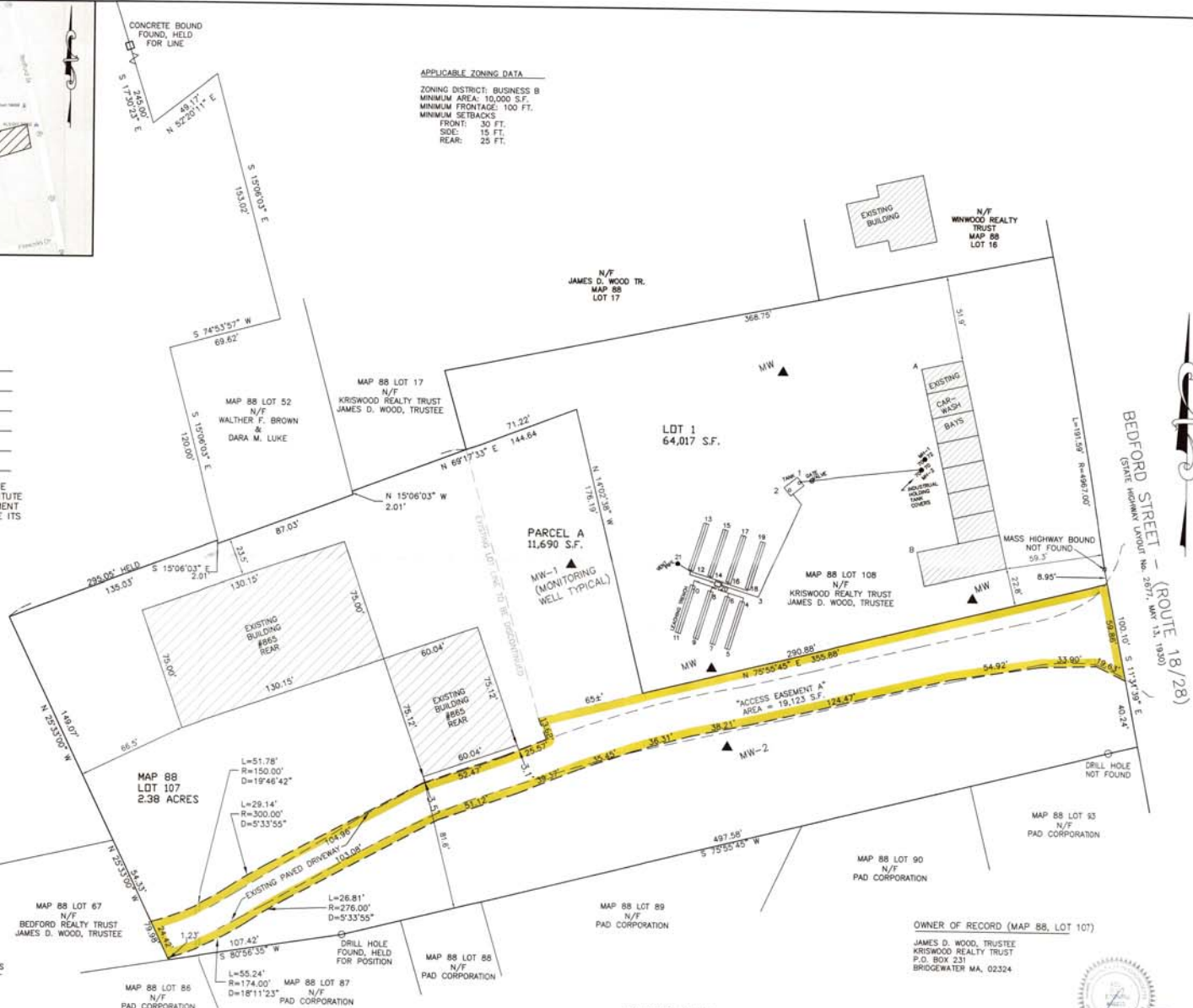
ENDORSEMENT OF THIS PLAN BY THE PLANNING BOARD DOES NOT CONSTITUTE ITS APPROVAL OF A SITE DEVELOPMENT PLAN AND IT DOES NOT CONSTITUTE ITS OPINION AS TO CONFORMANCE TO ZONING.

DEED REFERENCES
 PLYMOUTH COUNTY REGISTRY OF DEEDS

BOOK NO.	PAGE NO.
10130	40

PLAN REFERENCES
 PLYMOUTH COUNTY REGISTRY OF DEEDS

BOOK NO.	PAGE NO.
56	956
10192	28



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

[Signature]
 AZU O. C. ETORNU, P.L.S.
 MA REGISTERED LAND SURVEYOR #49203

GENERAL NOTE(S):

- 1) THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF THE TITLE TO THE PROPERTY DISPLAYED HEREON. THE NAMES SHOWN AS OWNERS OF THE LOCUS AND ABUTTING LANDS ARE TAKEN FROM THE CURRENT ASSESSORS TAX LIST AND/OR RECORD DEEDS.
- 2) LOT 1 AND PARCEL A SHOWN HEREON REPRESENT A DIVISION OF THE LAND SHOWN AS LOT 108 ON THE BRIDGEWATER ASSESSORS MAP SHEET 88.
- 3) PARCEL A SHOWN HEREON IS TO BE COMBINED WITH THE ABUTTING LAND SHOWN HEREON AS MAP 88, LOT 107.

THIS PLAN IS THE RESULT OF RECORD PLAN COMPILATION, SUPPLEMENTED BY ON THE GROUND INSTRUMENT SURVEY CONDUCTED BY E. T. ENGINEERING ENTERPRISES, INC. ON MAY 30 AND MAY 31, 2016.

**PLAN OF LAND
 (SHOWING ACCESS EASEMENT AND
 LOT MODIFICATION)**
 IN
 BRIDGEWATER, MA
 PLYMOUTH COUNTY
 865 REAR BEDFORD STREET
 (ASSESSORS MAP 88, LOT 107)

PREPARED FOR
KRISWOOD REALTY TRUST
 P.O. BOX 231
 BRIDGEWATER, MA 02324

PREPARED BY
E.T. ENGINEERING® ENTERPRISES, INC.
 PROFESSIONAL CIVIL AND ENVIRONMENTAL ENGINEERS
 AND PROFESSIONAL LAND SURVEYORS
 481 BEDFORD ST. (ROUTES 18 & 28)
 BRIDGEWATER, MA 02324-3152

PHONE: 508-697-5215 FAX: 508-697-1451
 DATE: MAY 31, 2016 SCALE: AS NOTED
 REV: JULY 27, 2016; SEPTEMBER 12, 2016

PROJECT: 087-009
 DRAWING: ARCH D
 FILE: 087-009/DWG/087-009-EASEMENT-PLAN.DWG



13 SEP. 2016

