

FOR SALE

2,508 SF Retail Building
2196 Cranberry Highway, West Wareham, MA



Bldg. & Lot Size:	2,508 SF on .92 Acres. Former 7-11 Convenience Store.
Utilities:	600V – 3Phase, 400 Amp – Electric, Municipal Water, On Site Septic. Natural Gas.
Zoning:	CS – Commercial Strip.
Parking Spaces:	30 (+/-).
Real Estate Taxes:	\$6,791.00
Location:	Property is located at the Lighted 4-Way Intersection of Routes 28 & 58. Seconds to Route 495. Minutes to Route 195. ADT is 14,250 Vehicles per Day.
For Sale:	\$795,000. (Leases will be considered).



**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

LANDSCAPING AREAS
(PER BOARD OF APPEALS APPROVAL CONDITIONS)

AREA # NUMBER	LA WIDTH	CANOPY TREES	UNDERST TREES	SHRUB BERRIES	EVERGR CONIFER
LA-1	VARIES	8	18	26	0
LA-2	25 MIN.	1	2+	4	0
LA-3	5' MIN.	7	11	43	22
LA-4	5' MIN.	2	3	11	8
LA-5	3' MIN.	3	5	19	10
LA-6	3' MIN.	8	11	45	23
TOTALS		30	50	147	60

CALCULATIONS FOR LA-1 & LA-2 ARE BASED ON A BUFFERED 3' CANOPY WITH A PLANT UNIT MULTIPLIER OF 0.8. OVERALL LENGTH USED = 250' FOR LA-1 AND 250' FOR LA-2.

CALCULATIONS FOR LA-3 THRU LA-6 WERE BASED ON A BUFFERED 4' CANOPY WITH A PLANT UNIT MULTIPLIER OF 1.0. OVERALL LENGTHS USED = 143' FOR LA-3, 37' FOR LA-4, 64' FOR LA-5 AND 190' FOR LA-6.

* EXISTING 24" SERVICE INCREASED TO 1" DIA. FOR NEW SERVICE.

TOWN LINE STATIONING:
ROCKESTEER = 0+04.94
VARELLAN = 0+04.95

0+00 CULV. FOR ROUTE 28 (SEE ROUTE 28 LAYOUT) 0+29 DD ROCKESTEER

0+00 FOR ROCKESTEER

0+00 FOR VARELLAN

- CURBING TYPES:
- 6" CONCRETE CURB = SECTION C-C
 - FLOPED GRANITE CURB = SECTION B-B

LIGHTING REQUIREMENTS:
ALL LIGHTING SHALL BE INSTALLED AND DIRECTED AS TO PROVIDE SAFE ILLUMINATION WITHOUT ANY DIRECT GLARE INTO THE ROADWAY OR THE RESIDENTIAL PROPERTIES.
PROPOSED LIGHTING MOUNTED TO THE BUILDING SHALL NOT EXCEED FIVE (5) CANDLERPOWER. THREE (3) UNITS REQ'D. BUILDING MOUNTED FIXTURES ARE SHOWN AS (A).
PROPOSED LIGHTING WITHIN THE PARKING AREAS SHALL BE OF THE "LOW BAY" VARIETY. THREE (3) UNITS REQ'D. PARKING LOT FIXTURES ARE SHOWN AS (B).

BENCHMARK:
FIRST BENCHMARK POINT ON EXISTING LIVESTACK ELEVATION 92.82 N.G.M.D.

DUMPSTER REQUIREMENTS:
THE DUMPSTER AREA SHALL CONTAIN TWO (2) RECEPTACLES, ONE FOR CARGO BODIED ONLY AND ONE FOR OTHER RECREATIONAL VEHICLES.
THE DUMPSTER AREA SHALL BE COMPLETELY ENCLOSED BY A 6' HIGH CEDAR SHEDKRADE FENCE, WITH LOCKING GATES.

NOTE: LOOP DETECTION SYSTEM FOR THE TRAFFIC LIGHTS SHALL BE COMPLETELY REPLACED AFTER FLOPED GRANITE CURB IS INSTALLED.

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SEAL: AUGUST 1995
CHARLES L. ROWLEY
REGISTERED PROFESSIONAL ENGINEER
NO. 2388
MASSACHUSETTS

SEAL: AUGUST 1995
CHARLES LINCOLN ROWLEY
REGISTERED PROFESSIONAL ENGINEER
NO. 2723
MASSACHUSETTS

Charles A. Rowley

REV FOR CIP & PAVE DETAIL 9/22/95
REV FOR LOOP DETECTION 9/21/95
REV FOR CURBING DETAIL 2/11/96

SITE LAYOUT & UTILITY PLAN
CHARLES L. ROWLEY & ASSOCIATES
2229 CRANBERRY HIGHWAY
WEST WAREHAM, MA. 02576 508-295-0545
PREPARED FOR THIRD ENTERPRISE, INC.
ROUTES 28 & 58 / WEST WAREHAM, MA.

Scale 1"=30' HORIZ. 1/8"=1'-0" VERT.
DATE 07/28/95 Sheet 1 of 3 Sheets