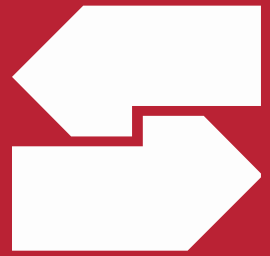


FOR SALE

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

No warranty or representation, express or implied, is made as to the accuracy to the information contained herein, and same is submitted subject to errors, omissions or withdrawals without notice.

LANDSCAPING AREAS
(PER BOARD OF APPEALS APPROVAL CONDITIONS)

AREA # NUMBER	LA WIDTH	CANOPY TREES	UNDERST. TREES	SHRUB TREES	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	6
LA-5	7 MIN.	3	5	19	10
LA-6	7 MIN.	8	11	45	23
TOTALS		30	50	147	60

CALCULATIONS FOR LA-1 & LA-2 ARE BASED ON A BUFFERED 3' CATEGORY 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' CATEGORY 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 2" SERVICE INCREASED TO 1" DIA. FOR NEW SERVICE.

TOWN LINE STATIONING:
ROCHESTER = 0+04.94
WAREHAM = 0+04.95

0+00 ON 1984 PL FOR ROUTE 28 (SEE ROUTE 28 LAYOUT) 0+29.80 ROCHES-TER

0+00 FOR ROCHES-TER
0+00 FOR WAREHAM

CURBING TYPES:

6" CONCRETE CURB = SECTION C-C
SLOPED GRANITE CURB = SECTION B-B

LIGHTING REQUIREMENTS:

ALL LIGHTING SHALL BE INSTALLED AND DIRECTED AS TO PROVIDE SAFE ILLUMINATION WITHOUT ANY DIRECT GLARE OUT TO THE ROADWAY OF 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 (4).

PROPOSED LIGHTING WITHIN THE PARKING AREAS SHALL BE OF THE "LOW POLE" VARIETY, THREE (3) UNITS REQ'D. PARKING LOT FIXTURES ARE SHOWN AS (X).

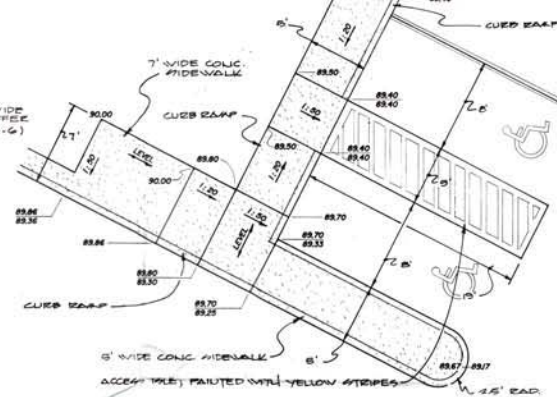
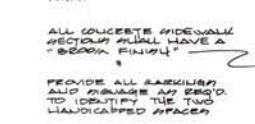
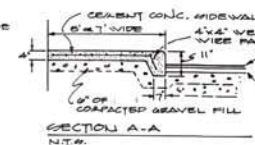
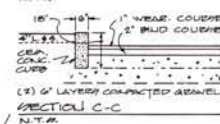
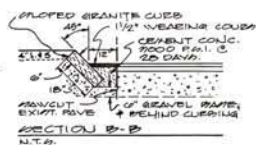
ENCLOSURES

FEET BOLTER BOLT ON EXISTING HYDRANT ELEVATION 92.82 N.A.V.D.

ENCLOSURE REQUIREMENTS:

THE ENCLOSURE AREA SHALL CONTAIN TWO (2) RECEPTACLES, ONE FOR CARD BOARD ONLY AND ONE FOR OTHER RESAVERSING WASTE.

THE ENCLOSURE AREA SHALL BE COMPLETELY ENCLOSED BY A 6' HIGH CEDAR SHEDGE FENCE, WITH LOCKING GATES.



1 SIDEWALK DETAIL
D-1 SCALE 1" = 5'

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

Index To Sheets.....

Site Layout & Utility Plan	Sheet 1 of 3
Grading & Drainage Plan	Sheet 2 of 3
Septic Design & Topo Plan	Sheet 3 of 3



Charles L. Rowley

REV FOR OFF R/W/PAVE DETAIL 9/22/95
REV FOR LOOP DETECTION 9/21/95
REV FOR CURBING DETAIL 9/21/95

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' HWT DATE 07/28/95	28 W. 58 - 58 Sheet 1 of 3 Sheets