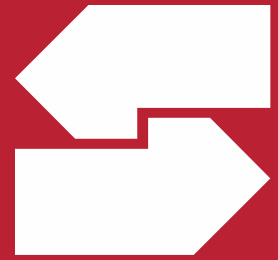


FOR SALE

2.48 Acres of Vacant Land
242 Marion Road, Wareham, MA



Lot Size:	2.48 Acres.
Utilities:	Electric, Municipal Sewer & Water, Natural Gas.
Zoning:	MR-30. Multi-Family by Right. Commercial Uses by ZBA Permit.
Potential Uses:	Apartments, Retail Or Light Commercial Uses.
Real Estate Taxes:	\$2,710.00
Location:	Located at the Corner of Marion & Swifts Beach Road. A new stop light will be installed at this intersection by Mass Highway in the near future.
For Sale:	\$395,000.



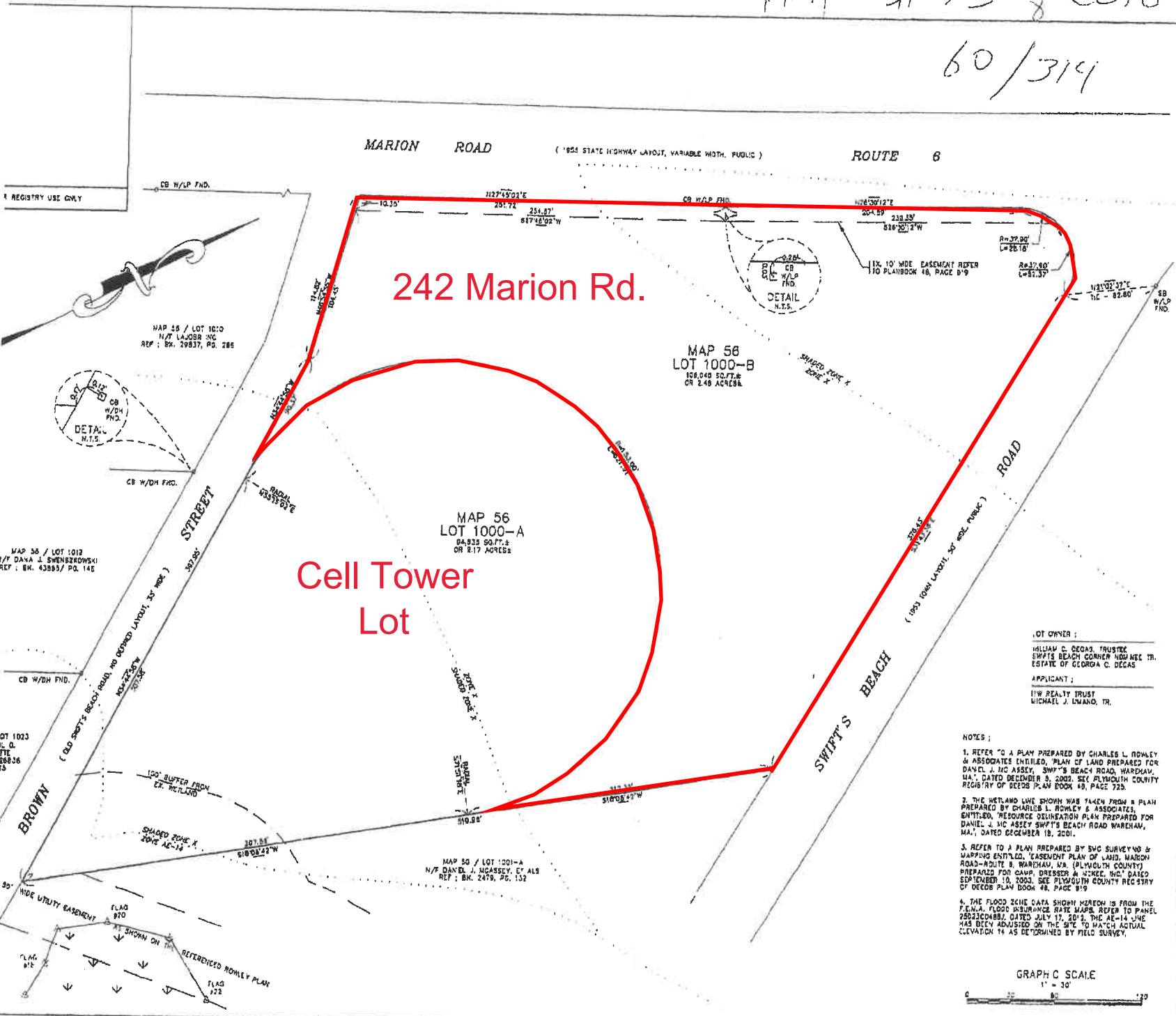
**SOUTHEAST
COMMERCIAL
REAL ESTATE, INC**

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

Final #73 of 2016

60/314



LOCUS MAP / SCALE : 1" = 200'S

ZONING DATA :

DISTRICT : WR-30

MINIMUM LOT AREA : 30,000 SQ.FT.

MINIMUM FRONTAGE : 150'

MINIMUM FRONT SETBACK : 20'

MINIMUM SIDE SETBACK : 10'

MINIMUM REAR SETBACK : 10'

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY BY DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

ADJUSTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS

Robert A. Graham, Jr.
ROBERT A. GRAHAM, JR.
P.L.S. # 41850

TOWN OF WAREHAM
APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

Robert A. Graham, Jr.
ROBERT A. GRAHAM, JR.
P.L.S. # 41850

WAREHAM PLANNING BOARD

DATE 8/24/15

NOTES :

1. REFER TO A PLAN PREPARED BY CHARLES L. ROWLEY & ASSOCIATES ENTITLED, "PLAN OF LAND PREPARED FOR DANIEL J. MC ASSEY, SWIFT'S BEACH ROAD, WAREHAM, MA," DATED DECEMBER 5, 2005. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 48, PAGE 725.
2. THE WETLAND LINE SHOWN WAS TAKEN FROM A PLAN PREPARED BY CHARLES L. ROWLEY & ASSOCIATES ENTITLED, "RESOURCE DELINEATION PLAN PREPARED FOR DANIEL J. MC ASSEY SWIFT'S BEACH ROAD WAREHAM, MA," DATED DECEMBER 18, 2001.
3. REFER TO A PLAN PREPARED BY SVC SURVEYING & MAPPING ENTITLED, "EASEMENT PLAN OF LAND, MARION ROAD-ROUTE 6, WAREHAM, MA (PLYMOUTH COUNTY) PREPARED FOR CAMP, DRESSER & NOCKE, INC." DATED SEPTEMBER 19, 2000. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 48, PAGE 919.
4. THE FLOOD ZONE DATA SHOWN HEREON IS FROM THE F.I.E.M.A. FLOOD INSURANCE RATE MAPS REFER TO PANEL 25023C0488I, DATED JULY 17, 2013. THE AE-14 LINE HAS BEEN ADJUSTED ON THE SITE TO MATCH ACTUAL ELEVATION 14 AS DETERMINED BY FIELD SURVEY.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAWS RELATIVE TO SPECIALLY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, 1815, ARTICLE 8, 1819, ARTICLE 10, ARTICLE 6, 1820 FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE 6 OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.



APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVAL NOT REQUIRED PLAN C.A.F. ENGINEERING, INC.