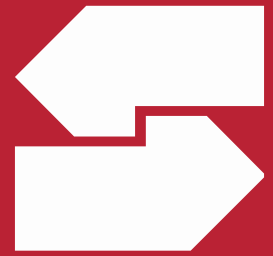


FOR SALE or LEASE

3,825 SF Automotive Sales & Service Bldg.

119 East Grove Street, Middleboro, MA



Building Info:	3,825 SF on .59 Acres. 2 Offices, Admin Area, Conference Room, Kichenette. 2 Baths. 2 - 10' x 10' On Grade Doors. 2 - 8' x 10' On Grade Doors. Floor Drains to Tight Tank. Additional Rear Lot Available for Sale or Lease.
Utilities:	Electric, Municipal Water, Natural Gas, On Site Septic.
Vehicle Sales:	Class II Dealer License for 27 Vehicles.
Real Estate Taxes:	\$6,696.
Business Equipment:	Lifts, Frame Machine, Waste Oil Heater and Office Equipment all Available for Sale.
Location:	Located Less than 2 Miles from Exit 12, Route 495.
For Sale or Lease:	\$975,000. Lease it at \$25.00 SF NNN.



**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

PLYMOUTH CO. REG. OF DEEDS
 JUN 29 2020
 6-29-20
 RECORDED

20-247

REGISTRY USE ONLY

ZONING : GU

RESIDENCE REQUIREMENTS

LOT AREA	60,000 S.F
LOT WIDTH	157'5"
LOT FRONTAGE	175'
FRONT SET-BACK	25'
SIDE & REAR YARDS	10'
WATER RESOURCE PROTECTION DISTRICT Z-4	

COMMERCIAL REQUIREMENTS

LOT AREA	NONE
LOT WIDTH	NONE
LOT FRONTAGE	75'
FRONT SET-BACK	35'
SIDE & REAR YARDS	25'
WATER RESOURCE PROTECTION DISTRICT Z-4	

APPROVAL UNDER SUBDIVISION CONTROL - LAW NOT REQUIRED

[Signature]

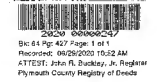
Edward J. ...

[Signature]

TOWN OF MIDDLEBOROUGH PLANNING BOARD

DATE

NOTE: THE MIDDLEBOROUGH PLANNING BOARD'S ENDORSEMENT MAKES NO DETERMINATION AS TO COMPLIANCE WITH ZONING.

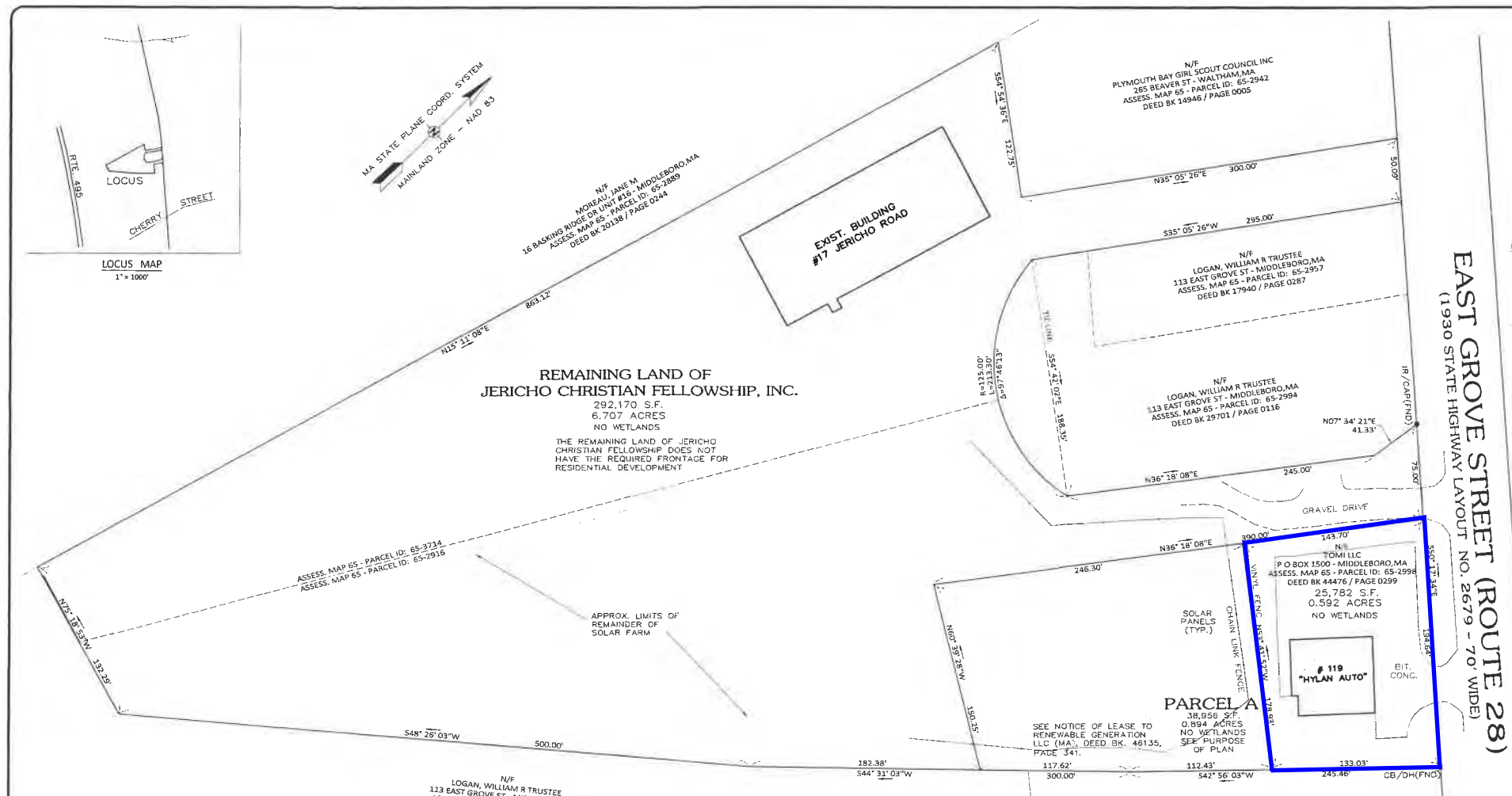


OWNER & APPLICANT:
 JERICO CHRISTIAN FELLOWSHIP, INC.
 17 JERICO ROAD
 MIDDLEBORO, MA 02346

DEED REFERENCES
 DEED BK 14055 PAGE 54
 DEED BK 16160 PAGE 133
 DEED BK 16425 PAGE 115

ASSESSORS REFERENCE
 PARCEL ID : 65-3714
 PARCEL ID : 65-2916

Plymouth County Registry of Deeds
 PLAN BOOK 64 PAGE 427



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

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



Richard W. Reid, Jr.
 PROFESSIONAL LAND SURVEYOR
 02-21-2020
 DATE

PLAN REFERENCES

- PLAN BK 49, PAGE 155
- PLAN BK 42, PAGE 237
- PLAN BK 27, PAGE 222
- PLAN BK 36, PAGE 800
- PLAN BK 41, PAGE 543

LEGEND

- IR/CAP(FND) IRON ROD W/ CAP(FND)
- CB/DH(FND) CONCRETE BOUND DRILL HOLE FOUND
- MHB MASSACHUSETTS HIGHWAY BOUND

NOTES

- TRaverse points 1 and 2 were observed with a Leica GS14 GPS receiver using the Leica SmartNet North America RTK network.
 HORIZONTAL DATUM: MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011) EPOCH 2010.00 - US FEET
 VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET
- ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
- THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED ON FEBRUARY 21, 2020.
- LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
- THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS:
 COUNTY: PLYMOUTH COUNTY
 COMMUNITY: MIDDLEBOROUGH
 PANEL: 2502330319K
 EFFECTIVE DATE: JULY 16, 2015

PURPOSE OF PLAN:

TO CREATE PARCEL A AND COMBINE IT WITH ASSESSORS MAP 65, LOT 2998 OWNED BY TOMI, LLC. THE COMBINED AREA WILL BE 64,738 S.F. AND HAVE A SHAPE FACTOR OF 18.6.
 PARCEL A BY ITSELF SHALL NOT BE USED OR AVAILABLE FOR USE AS THE SITE OF ONE OR MORE BUILDINGS UNDER TOWN OF MIDDLEBOROUGH ZONING BY-LAWS, FOR CONVEYANCE PURPOSES ONLY.

REVISIONS:

NO.	DATE	DESCRIPTION



PREPARED BY:
LIGHTHOUSE LAND SURVEYING, LLC
 27 JEFFERSON STREET - TAUNTON, MASSACHUSETTS
 Tel. 508-824-6609
 website: www.lighthouselandsurveying.com

PROJECT:
 17 JERICO ROAD
 119 EAST GROVE STREET
 (PLYMOUTH COUNTY)
 MIDDLEBOROUGH, MASSACHUSETTS

TITLE:
 APPROVAL NOT REQUIRED
 PLAN OF LAND

PREPARED FOR:
 TODD WALANTIS
 119 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346

DATE:
 FEBRUARY 21, 2020

1 OF 1
 SHEET NO: 1

20-247

Additional Photo's of 119 East Grove Street. Middleboro, MA.

