

Mixed-Use Property Opportunity



📍 45 MAIN ST, MATTAPOISETT, MA
🌐 WWW.BOLDREALESTATE.COM
PATRICIA MCARDLE
☎ 508-345-8440

Tons
of
Parking

CORNER LOT 40 PARKING SPOTS



OVER-SIZED COVERED DECK

Outdoor Seating



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Restaurant Tenant on 1st Floor



Rent

\$5,000 mos



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Residential Space

1 - Two Bedroom Apt

1- One Bedroom Apt

TWO APARTMENTS/ OFFICE SPACE ON SECOND FLOOR



RENT OUT OR USE AS PART EMPLOYEE COMPENSATION

Rent
\$1,200-1,500
per
month
(incl utilities)



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Detail Sheet

- Corner lot zoned Mixed-Use Business (MUB) (see zoning by-law uses attached)
- Lot = .49 Acre
- Building = 9,892 sf gross floor area
= 7,255 sf finished building area
= 2,857 sf basement area
- Built 1949 with extensive renovation
- 2 apartments above
- Current use Dine-in and take out restaurant
- 111.69 feet of frontage on Route 18
- Heat - natural gas - forced hot air



Detail Sheet

Location

Located in the North end of New Bedford, it sits on a main road with lots of through traffic. This 3 Unit building is a perfect investment for the person wanting to invest in New Bedford before the South Coast rail arrives. This mixed-use building offers development flexibility that the savvy investor can capitalize on.

Expenses

- FY24 Annual RE Taxes - Front Lot= \$ 17,476.64
- FY24 Annual Personal Property Taxes= \$ 917.31
- Annual Insurance
- Water/Sewer \$ 6,825.98
- Heating (Natural Gas) \$ TBD
- Electricity \$ TBD

CAI Property Card

City of New Bedford, MA



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 736 ASHLEY BLVD ACRES: 0.6101 PARCEL ID: 126 0065 LAND USE CODE: Mix Com-Res CONDO COMPLEX: OWNER: MOORE PROPERTIES,LLC CO - OWNER: MAILING ADDRESS: 736 ASHLEY BLVD NEW BEDFORD, MA 02745 ZONING: MUB PATRIOT ACCOUNT #: 31136	BUILDING STYLE: Mixed Use UNITS: 2 YEAR BUILT: 1947 FRAME: Wood EXTERIOR WALL COVER: Vinyl ROOF STYLE: Hip ROOF COVER: Asphalt
SALE INFORMATION SALE DATE: 11/16/2021 BOOK & PAGE: 14105-107 SALE PRICE: \$800,000 SALE DESCRIPTION: SELLER: 736 ASHLEY BOULEVARD REALTY TRUST	BUILDING INTERIOR INTERIOR WALL: Drywall FLOOR COVER: Ceramic Tile HEAT TYPE: Forced H/A FUEL TYPE: Gas PERCENT A/C: True # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 2 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS GROSS BUILDING AREA: 9,892 sq. ft. FINISHED BUILDING AREA: 7,255 sq. ft. BASEMENT AREA: 2,857 sq. ft. # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES LAND: 287,200 YARD: 27,100 BUILDING: 475,900 TOTAL: \$790,200	
SKETCH 	PHOTO



ZONED MIXED USE BUSINESS (MUB)

APPENDIX A - TABLE OF PRINCIPAL USE REGULATIONS

DISTRICTS

Principal Use	Districts										
	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
A. Residential											
1. Single-family dwelling	Y	Y	Y	Y	Y	N	N	N	N	N	N
2. Two-family dwelling	N	Y	Y	N	Y	N	N	N	N	N	N
3. Multi-family townhouse (3 stories)	N	N	Y	N	Y	N	N	N	N	N	Y
4. Multi-family garden style (up to 4 stories)	N	N	N	N	Y	N	N	N	N	N	Y
5. Multi-family mixed use (6 stories)	N	N	N	N	PB	PB	N	N	N	N	Y
6. Multi-family mid-rise (12 stories)	N	N	N	N	N	N	N	N	N	N	PB
7. Multi-family high-rise (18 stories)	N	N	N	N	N	N	N	N	N	N	N
8. Boarding house	N	N	BA	N	BA	N	N	N	N	N	N
9. Group residence	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
10. Assisted or Independent living facility	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
11. Nursing or Convalescent home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
12. Trailer camp or park	N	N	N	N	N	N	N	N	N	N	N
13. Hoofed animals	N	N	N	N	N	Y	N	N	N	N	N
14. Animals or head of poultry, not to exceed one animal or head of poultry per one thousand (1,000) square feet of net area of the lot. Net area shall be determined by subtracting the gross ground floor area of all buildings and structures on the lots from the gross area of the lot plus any contiguous lots owned by the same party.	Y	Y	Y	Y	Y	Y	N	N	N	N	N

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ZONED MIXED USE BUSINESS (MUB)

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B. Exempt and Institutional Uses	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Child care facility (in existing building)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Child care facility (not in existing building)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6. Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. Municipal facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
9. Cemeteries	Y	Y	Y	Y	Y	N	N	N	N	N	N
10. Hospital	Y	Y	Y	Y	Y	N	N	N	N	N	N

ZONED MIXED USE BUSINESS (MUB)

C. Commercial	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
1. Nonexempt agricultural use	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
2. Nonexempt educational use	N	N	N	N	Y	Y	BA	BA	BA	BA	Y
3. Animal clinic or hospital; with ancillary animal boarding	N	N	N	N	SP	N	BA	BA	BA	N	BA
4. Adult day care	BA	BA	BA	BA	BA	N	BA	BA	BA	N	Y
5. Family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
6. Large family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
7. Club or lodge, nonprofit	CC	CC	CC	CC	CC	N	N	N	N	N	CC
8. Funeral home	BA	BA	BA	BA	BA	BA	N	N	N	N	N
9. Adult entertainment establishment	N	N	N	N	CC	CC	CC	CC	CC	CC	N
10. Bed & Breakfast	BA	BA	BA	BA	BA	N	N	N	N	N	BA
11. Motel, hotel or inn	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
12. Retail stores and services not elsewhere set forth	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
13. Grocery stores	N	N	N	N	Y	Y	BA	BA	BA	N	Y
14. Big Box Retail (60,000 Sq. ft. or greater)	N	N	N	N	BA	BA	N	N	N	N	Y
15. Health clubs	N	N	N	N	Y	Y	Y	Y	Y	N	Y
16. Mixed use	N	N	N	N	Y	Y	N	N	N	N	Y
17. Live /work	N	N	N	N	BA	BA	N	N	N	N	Y
18. Motor vehicle sales and rental	N	N	N	N	CC	CC	CC	CC	N	N	N
19. Motor vehicle general repairs	N	N	N	N	CC	CC	N	CC	N	Y	N
20. Motor Vehicle body repairs	N	N	N	N	N	N	N	CC	N	N	N
21. Motor vehicle light service	N	N	N	N	CC	CC	CC	CC	N	CC	N
22. Restaurant	N	N	N	N	Y	Y	Y	N	SP	Y	Y

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ZONED MIXED USE BUSINESS (MUB)

23. Restaurant, fast-food	N	N	N	N	BA	BA	BA	N	N	BA	BA
24. Business or professional office	N	N	N	N	Y	Y	Y	N	Y	Y	Y
25. Medical offices, center, or clinic	N	N	N	N	BA	BA	BA	N	BA	BA	Y
26. Bank, financial agency	N	N	N	N	Y	Y	Y	N	Y	Y	Y
27. Indoor commercial recreation	N	N	N	N	Y	Y	Y	N	N	Y	Y
28. Outdoor commercial recreation	N	N	N	N	BA	BA	BA	N	BA	BA	BA
29. Wireless Communications Facilities	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
30. Theatres and auditoriums	N	N	N	N	PB	PB	N	N	N	N	PB
31. Convention Centers	M	M	M	M	PB	PB	PB	PB	PB	N	PB
32. Marijuana Retailer	N	N	N	N	N	N	PB	PB	PB	N	N

D. Industrial	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
1. Earth removal	N	N	N	N	N	N	N	N	N	N	N
2. Manufacturing	N	N	N	N	N	N	Y	Y	Y	Y	N
3. Light manufacturing	N	N	N	N	N	N	Y	Y	Y	Y	Y
4. Research, development or testing laboratories and facilities	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
5. Biotechnology facilities	N	N	N	N	N	Y	Y	Y	Y	Y	Y
6. Medical devices manufacturing	N	N	N	N	N	Y	Y	Y	Y	Y	Y
7. Fish processing	N	N	N	N	N	N	N	N	N	Y	N
8. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility	N	N	N	N	N	N	Y	Y	Y	Y	N
9. Transportation terminal	N	N	N	N	N	N	Y	Y	Y	Y	Y
10. Water freight terminal	N	N	N	N	N	N	N	N	N	Y	N

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ZONED MIXED USE BUSINESS (MUB)

11. Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery provided that such businesses shall be primarily reliant upon a waterfront location or shall be in direct support of an industrial use which requires a waterfront location	N	N	N	N	N	N	N	N	N	Y	N
12. Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery	N	N	N	N	N	N	CC	N	N	N	N
13. Businesses engaged in salvaging, dismantling and reprocessing of scrap and waste materials including building materials, motor vehicles, machinery and equipment, paper, rags or any other discarded material, provided that such business shall be primarily reliant upon a waterfront location	N	N	N	N	N	N	N	N	N	Y	N
14. Junkyard or automobile graveyard	N	N	N	N	N	N	N	N	N	N	N
15. Contractor's yard	N	N	N	N	N	N	Y	Y	N	N	N
16. Low-level radioactive or nuclear waste facility	N	N	N	N	N	N	N	N	N	N	N
17. Tire recycling & re-treading	N	N	N	N	N	N	N	N	N	N	N
18. Batch asphalt & concrete plants	N	N	N	N	N	N	N	CC	N	N	N
19. Craft Marijuana Cooperative	N	N	N	N	N	N	PB	PB	PB	N	N
20. Independent Testing Laboratory	N	N	N	N	N	N	PB	PB	PB	N	N
21. Marijuana Cultivator	N	N	N	N	N	N	PB	PB	PB	N	N
22. Marijuana Product Manufacturer	N	N	N	N	N	N	PB	PB	PB	N	N
23. Marijuana Research Facility	N	N	N	N	N	N	PB	PB	PB	N	N

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24. Medical Marijuana Treatment Center	N	N	N	N	N	N	PB	PB	PB	N	N
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(Ord. of 12-23-03, § 1; Ord. of 12-8-05, §§ 2-4; Ord. of 3-16-11, § 1; Ord. of 10-8-13, § 2; Ord. of 1-20-15, § 3; Ord. of 3-26-15; Ord. of 9-26-18, § 2(a), (b); Ord. of 12-18-18, § 1; Ord. of 5-6-22, §§ 2—3)

APPENDIX B - TABLE OF DIMENSIONAL REGULATIONS

DISTRICTS

REQUIRE- MENT	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	AMC
Minimum Lot Size (sq. ft.)	8,000	8,000 for uses allowed in RA; 10,000 for two family units	8,000 for uses allowed in RA; 10,000 for two family units; 15,000 for 3 or more family units	16,000	8,000 for uses allowed in residence A; 10,000 for two family units; 15,000 for 3 or more family units	0	0	0	0	0	5,000

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Density of Dwelling Units per Lot	1 per 10,000 sq. ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	1 per 16,000 sq. ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	N/A	N/A	N/A	N/A	N/A	N/A
Lot Frontage (ft.)	75	75 for uses allowed in RA; 100 for two family	75 for uses allowed in RA; 100 for two family; 150 for 3 or more family	150	75 for uses allowed in RA; 100 for two family; 150 for 3 or more family; 0 for other allowed uses	0	0	0	0	0	50
Height of Buildings (ft.)	45; 60 for religious, educational, or institutional buildings	45; 60 for religious, educational, or institutional buildings	60	35; 60 for religious, educational, or institutional buildings	45 for single or two family; 60 for three family, 100 ¹ for other allowed uses	25	100	100	100	100 ¹	Chapter 3, Article II, Section 3.23 of the New Bedford Code of Ordinances

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Height of Buildings (# stories)	2.5; 3 for religious, educational, or institutional buildings	2.5; 3 for religious, educational, or institutional buildings	4	2.5; 3 for religious, educational, or institutional buildings	2.5 for uses allowed in residence A or B; 4 for three or more family; 7 for other allowed uses	2	7	7	7	7	Chapter 3, Article II, Section 3.23 of the New Bedford Code of Ordinances
Front Yard (ft.)	20 ²	20 ²	20 ²	40 ²	20 for uses allowed in residential district ¹ ; 0 for other allowed uses	25	25	25	25	10	25
Side Yard (ft.)	10 on one side; 12 on the other	10 on one side; 12 on the other	10 on one side; 12 on the other	16 on one side; 24 on the other	10 on one side, 12 on the other for uses allowed in residential district; for other uses, 10 on any side where adjacent lot is in a residential district or used for residential purposes	25	25	25	25	10	20

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Rear Yard (ft.)	30	30	30	30	30 for uses allowed in residential district; for other uses, 10 for 1-2 story buildings; 20 feet for 3 or more stories	25	25	25	25	10 for 1-2 story buildings; 20 feet for 3 or more stories	10
Lot Coverage by Buildings (%)	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots for uses allowed in residential district; 0 for other uses	50	50	50	50	50	50%
Green Space	35%	35%	35%	35%	35% for uses allowed in residential districts; 0 for other uses	20%	20%	20%	20%	20%	20%

¹ Provided, however, that no part of any building shall be erected to a height in excess of 1½ times the horizontal distance from its face to the opposite street line.

² Provided, however, that no story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be counted as having a front yard of the depth required by this chapter. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern. One street frontage of a corner lot shall have a clear depth of no less than ten (10) feet, in which case this distance shall not be considered in determining the front yard depths on such street. Nothing in this chapter shall require any building hereafter erected between two (2) existing buildings or immediately adjacent lots to set back from the street a greater distance than that one of such two (2) existing buildings which is farther from the street line.

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(Ord. of 12-23-03, § 1; Ord. of 11-27-13, § 1; Ord. of 5-19-21, § 3)

APPENDIX C - TABLE OF PARKING AND LOADING REQUIREMENTS

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
One-family dwelling Two-family dwelling Multi-family (3) or more per structure	Two (2) spaces per dwelling unit Two (2) spaces per dwelling unit	One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units
Hotel, motel, bed and breakfast, rooming or boarding or lodging house, tourist home, dormitories, or other non-family residence accommodations, excluding group homes	One (1) space per each employee per shift, who does not reside on the premises; one (1) space per guest room, dwelling parking requirements, if applicable	One (1) loading space for each building containing more than 20 guest rooms
Offices: General, professional, business, banks, medical clinics and laboratories, radio and television stations; office of non-profit educational, cultural, or charitable organizations	One (1) space per each 200 sq. ft. of gross floor area but not less than two (2) spaces for each business unit intended to occupy the premises. After 10,000 sq. ft. of gross floor area, one space for every 1,000 sq. ft. of gross floor area	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for 100,000 sq. ft. or more of gross floor area
Fast-food drive-in, carry-out restaurants	One (1) space per each employee per shift for a minimum of five (5) spaces plus one (1) space per 100 sq. ft. of gross floor area with a minimum of twenty (20) spaces	One (1) loading space for each building
Businesses engaged in retail sale of goods and services, not elsewhere enumerated herein	One (1) space per each 200 sq. ft. of gross floor area, but not less than two (2) spaces for each business use intended to occupy the premises. After 20,000 sq. ft. gross floor area, one space per 400 sq. ft.	One loading space for each building containing more than 5,000 and less than 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor area
Businesses engaged in retail sale, rental, repair, servicing, storage and distribution of motor vehicles, trailers, campers, boats, furniture or building materials	One (1) space per each 400 sq. ft. of gross floor area, but not less than two (2) spaces for each business use intended to occupy the premises	
Family Day Care Home, Large Family Day Care Home	One (1) space for each non-resident employee in addition to residential parking requirement	N/A

(Ord. of 12-23-03, § 1)

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Hospital, convalescent homes, nursing homes, rest homes or homes for the aged	One (1) space per three (3) beds, three (3) space Drop-Off Zone.	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for buildings containing 100,000 sq. ft. or more of gross floor area
Places of assembly, including theaters, veterans, fraternal, social and recreational clubs and organizations not operated for a profit; facilities primarily for the education and instruction of persons sixteen (16) yrs. of age and older; taxi, bus & railroad passenger terminals; auditoriums, theaters, bowling alleys and dance halls; sports facilities; places of worship; funeral homes	One (1) space per five (5) seats for which the building is designed or one (1) spaces for each 200 sq. ft. of gross floor area whichever results in the greatest number	
Businesses engaged in the manufacturing, processing, assembly, fabrication of products, including research and testing laboratories and facilities	One (1) space per each 500 sq. ft. of gross floor area plus one (1) space for each vehicle used in conducting the business	Two (2) loading spaces for each building containing 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor area or for each fifteen (15) feet of dock, platform or opening in the building where the loading or unloading of commodities is intended to occur, whichever is the greatest
Businesses engaged in the warehousing and distribution of goods & materials including building & construction contractors, equipment & supplies on premises, motor freight terminal, facilities for storing & servicing of motor vehicles used in conducting a business or public transportation, industrial machinery & equipment, grain, petroleum products & junkyards	One (1) space per 1500 sq. ft. of gross floor area up to 15,000 sq. ft. Thereafter, one (1) additional space for each 5,000 sq. ft. or portion thereof in excess of 15,000 sq. ft., plus one (1) space for each vehicle utilized in the business	
Schools, Adult Day Care Centers, Day Care Centers, excluding family day care homes	One (1) space for each employee in addition to three (3) space Drop-Off Zone	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for buildings containing 100,000 sq. ft. or more of gross floor area
Group Homes	One (1) space for each employee per shift	One (1) loading space for each building containing more than twenty (20) guest rooms

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Financials and Inventory available
to buyers with serious interest who have
executed a Non-disclosure Agreement (NDA).



BOLD Real Estate, Inc
Main Office:
45 Main Street
Mattapoisett, MA 02739
Tel: 508-999-9800

Wareham Office:
8 Sandwich Road
Wareham, MA 02571
Tel: 508-299-6599

www.boldrealestate.com



Facebook @boldrealestateinc



Instagram@boldrealestateinc



Kate Lanagan
MacGregor
508-728-3648



Patricia
McArdle
508-345-8440