



- 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

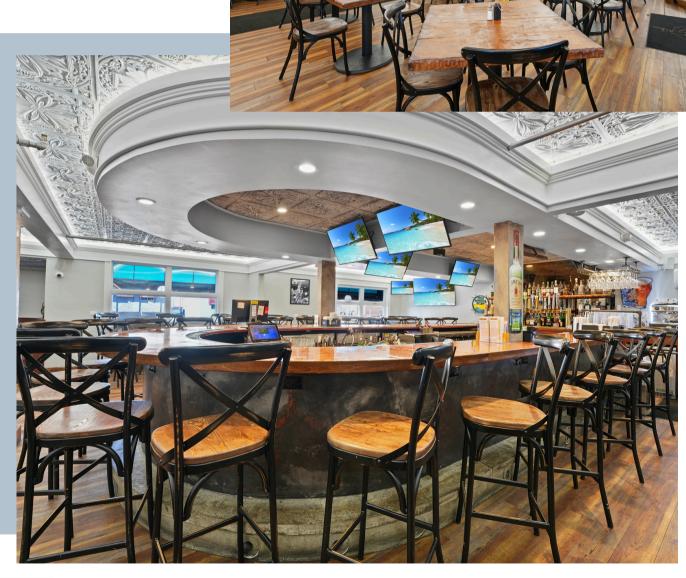
Outdoor Seating





- **9** 45 MAIN ST, MATTAPOISETT, MA
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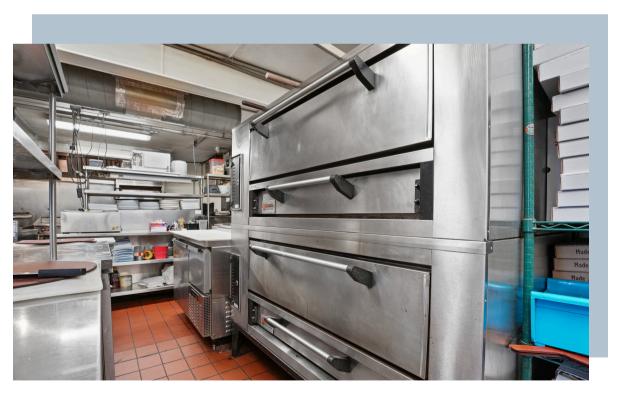
Restaurant Tenant on 1st Floor





Rent





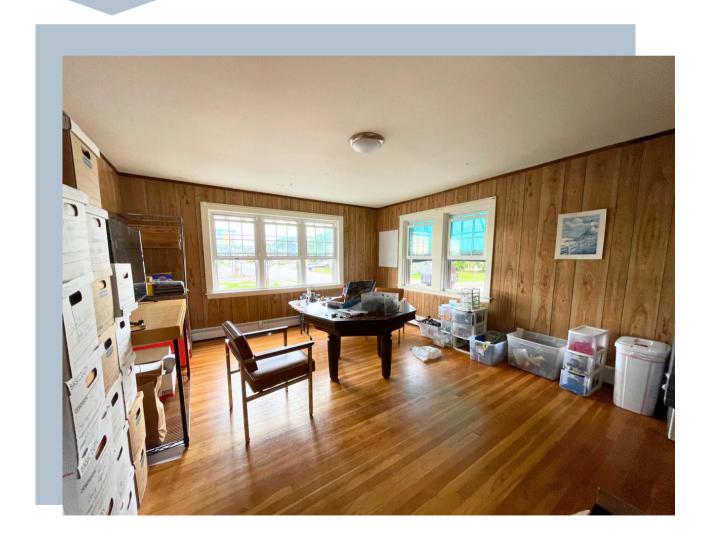
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Residential Space

1 - Two Bedroom Apt

1- One Bedroom Apt

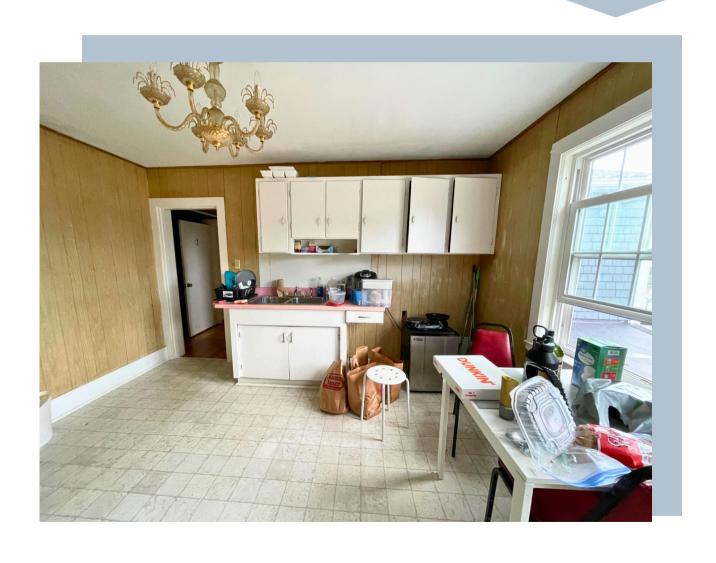
TWO APARTMENTS/ OFFICE SPACE ON SECOND FLOOR





RENT OUT OR OR USE AS PART EMPLOYEE COMPENSATION

Rent \$1,200-1,500 per month



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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

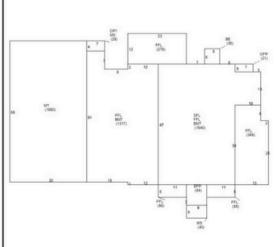
Heating (Natural Gas)TBD

• Electricity \$ TBD

CAI Property Card City of New Bedford, MA

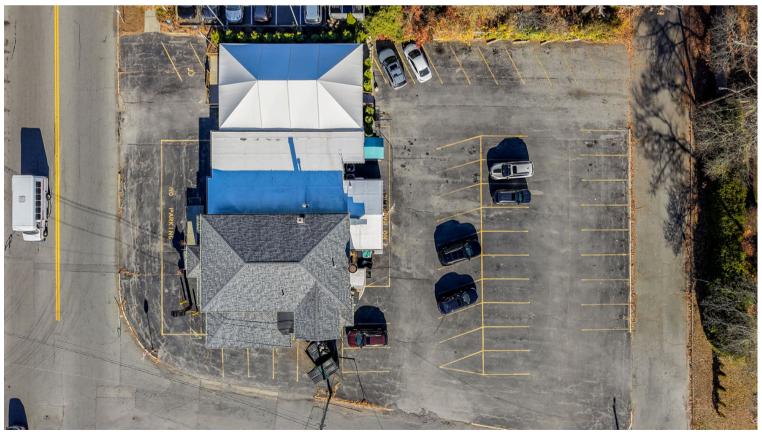
the way		3
lighting	ne	Word

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









APPENDIX A - TABLE OF PRINCIPAL USE REGULATIONS

DISTRICTS

Principal Use	Districts												
A. Residential	RA	RB	RC	RAA	MUB	РВ	IA	IB	IC	wı	KHTOD		
Single-family dwelling	Υ	Υ	Υ	Υ	Υ	N	N	N	N	N	N		
2. Two-family dwelling	N	Υ	Υ	N	Υ	N	N	N	N	N	N		
3. Multi-family townhouse (3 stories)	N	N	Υ	N	Υ	N	N	N	N	N	Υ		
4. Multi-family garden style (up to 4 stories)	N	N	N	N	Υ	N	N	N	N	N	Y		
5. Multi-family mixed use (6 stories)	N	N	N	N	РВ	РВ	N	N	N	N	Υ		
6. Multi-family mid-rise (12 stories)	N	N	N	N	N	N	N	N	N	N	РВ		
7. Multi-family high-rise (18 stories)	N	N	N	N	N	N	N	N	N	N	N		
8. Boarding house	N	N·	ВА	N	ВА	N	N	N	N	N	N		
9. Group residence	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА		
10. Assisted or Independent living facility	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ва	ва	ВА	ВА		
11. Nursing or Convalescent home	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА		
12. Trailer camp or park	N	N	N	N	N	N	N	N	N	N	N		
13. Hoofed animals	N	N	N	N	N	Υ	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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B. Exempt and Institutional Uses	RA	RB	RC	RAA	MUB	РВ	IA	IB	IC	wı	KHTOD
Use of land or structures for religious purposes	Υ	Υ	Υ	Y	Y	Υ	Υ	Υ	Υ	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
Child care facility (in existing building)	Y	Υ	Υ	Y	Υ	Y	Y	Y	Υ	Y	Y
Child care facility (not in existing building)	Υ	Y	Υ	Y	Υ	Y	Υ	Υ	Υ	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	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
8. Essential services	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА	ВА
9. Cemeteries	Υ	Y	Υ	Y	Υ	N	N	N	N	N	N
10. Hospital	Υ	Υ	Υ	Υ	Υ	N	N	N	N	N	N

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ZONED MIXED USE BUSINES	ss (MUB)
	7 (_

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

23. Restaurant, fast-food	N	N	N	N	ВА	ВА	ВА	N	N	ВА	ВА
24. Business or professional office	N	N	N	N	Υ	Υ	Υ	N	Υ	Υ	Y
25. Medical offices, center, or clinic	N	N	N	N	ВА	ВА	ВА	N	ВА	ВА	Υ
26. Bank, financial agency	N	N	N	N	Υ	Υ	Υ	N	Υ	Υ	Y
27. Indoor commercial recreation	N	N	N	N	Υ	Υ	Υ	N	N	Υ	Y
28. Outdoor commercial recreation	N	N	N	N	ВА	ВА	ВА	N	ВА	ВА	BA
29. Wireless Communications Facilities	РВ	РВ	РВ	РВ	РВ	РВ	РВ	РВ	РВ	РВ	РВ
30. Theatres and auditoriums	N	N	N	N	РВ	РВ	N	N	N	N	РВ
31. Convention Centers	М	М	М	М	РВ	РВ	РВ	РВ	РВ	N	РВ
32. Marijuana Retailer	N	N	N	N	N	N	РВ	РВ	РВ	N	N
D. Industrial	RA	RB	RC	RAA	MUB	РВ	IA	IB	IC	WI	кнтор
1. Earth removal	N	N	N	N	N	N	N	N	N	N	N
2. Manufacturing	N	N	N	N	N	N	Υ	Υ	Υ	Υ	N
3. Light manufacturing	N	N	N	N	N	N	Υ	Υ	Υ	Υ	Υ
Research, development or testing laboratories and facilities	N	N	N	N	Υ	Y	Y	Y	Y	Y	Y
5. Biotechnology facilities	N	N	N	N	N	Υ	Υ	Υ	Υ	Υ	Υ
6. Medical devices manufacturing	N	N	N	N	N	Υ	Υ	Υ	Υ	Υ	Υ
7. Fish processing	N	N	N	N	N	N	N	N	N	Υ	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	Υ	Υ	Υ	Υ	Υ

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	Ν
12. Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery	N	N	N	N	N	N	СС	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	Υ	Υ	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	сс	N	N	N
19. Craft Marijuana Cooperative	N	N	N	N	N	N	РВ	РВ	РВ	N	N
20. Independent Testing Laboratory	N	N	N	N	N	N	РВ	РВ	РВ	N	N
21. Marijuana Cultivator	N	N	N	N	N	N	РВ	РВ	РВ	N	N
22. Marijuana Product Manufacturer	N	N	N	N	N	N	РВ	РВ	РВ	N	N
23. Marijuana Research Facility	N	N	N	N	N	N	РВ	РВ	РВ	N	N

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24. Medical Marijuana Treatment	N	N	N	N	N	N	РВ	РВ	РВ	N	N
Center											

(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)

PPENDIX B - TABLE OF DIMENSIONAL REGULATIONS

DISTRICTS

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

Density	1 per	1 per	1 per	1 per	1 per	N/A	N/A	N/A	N/A	N/A	N/A
of	10,000 sq.	10,000 sq.	10,000	16,000 sq.	10,000 sq.						
Dwelling	ft.	ft. for single	sq. ft.	ft.	ft. for						
Units per		family; 1	for		single						
Lot		per 5,000	single		family; 1						
		sq. feet for	family;		per 5,000						
		two family	1 per		sq. feet						
			5,000		for two						
			sq. feet		family; 1						
			for two		per 1,000						
			family;		sq. feet						
			1 per		for three						
			1,000		or more						
			sq. feet		family						
			for								
			three								
			or								
			more								
			family								
Lot	75	75 for uses	75 for	150	75 for	0	0	0	0	0	50
Frontage		allowed in	uses		uses						
(ft.)		RA; 100 for	allowed		allowed in						
		two family	in RA;		RA; 100						
			100 for		for two						
			two		family;						
			family;		150 for 3						
			150 for		or more						
			3 or		family; 0						
			more		for other						
			family		allowed						
					uses						
Height of	45; 60 for	45; 60 for	60	35; 60 for	45 for	25	100	100	100	100 ¹	Chapter 3,
Buildings	religious,	religious,		religious,	single or		1	1	1		Article II,
(ft.)	educational,	educational,		educational,	two						Section
	or	or		or	family; 60						3.23 of the
	institutional	institutional		institutional	for three						New
	buildings	buildings		buildings	family,						Bedford
	2085	2085			100 ¹ for						Code of
					other						Ordinance
					allowed						O. diridiree.

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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	
EDFO	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	5
	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	

Rear

30

30

30

30

ZONED MIXED USE BUSINESS (MUB)

30 for

25

25

25

25

10 for 1-2

10

Yard (ft.)					uses					story		
					allowed in					buildings;		
					residential					20 feet		
					district;					for 3 or		
					for other					more		
					uses, 10					stories		
					for 1-2							
					story							
					buildings;							
					20 feet for							
					3 or more							
					stories							_
Lot	30; 40 on	30; 40 on	30; 40	30; 40 on	30; 40 on	50	50	50	50	50	50%	
				100		50	50	50	50	50	50%	
Coverage	comer lots	corner lots	on	corner lots	corner							
by			comer		lots for							
Buildings			lots		uses							
(%)					allowed in							
					residential							
					district; 0							
					for other							
					uses							
Green	35%	35%	35%	35%	35% for	20%	20%	20%	20%	20%	20%	
Space					uses							
					allowed in							O
					residential							
					districts; 0							
					for other							
					uses							

¹ Provided, however, that no part of any building shall be erected to a height in excess of 1¾ 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.

(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 nonfamily 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		

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(Ord. of 12-23-03, § 1)

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				
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	for buildings containing 100,000 sq. ft. or more of gross floor area				
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				

DNINON

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



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