



## **HIGH TRAFFIC MIXED-USE PROPERTY**

- Downtown Zoning District
- Downtown Gateway Sub District
- Buzzards Bay On the Rotary Leading to the Bourne Bridge
- Properties are on Town Sewer & Natural Gas
- 1 Parcels Total of 1.2 Acres
- 1 Commercial Buildings (set up as a restaurant-not in use)
- Plus a 4 Bedroom Single Family Residence

**ENTRANCE TO PROPERTY**

**IS LOCATED OFF OF  
OLD BRIDGE STREET**

**Buy This Property**

1-508-737-3297

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**304 Main Street, Bourne, MA**  
**Commercial Building & Single Family Residence**  
**1.2 Acre Lot**

**Commercial Building-Set up as a Restaurant  
(not currently operating)**

- 2688 Square Feet
- 2 bars
- 1 Walk-in Freezer
- 1 Walk-in Cooler
- Fully equipped kitchen
- Newer heat and ac
- Seating Capacity 99
- Parking Lot



**Single Family Residence**

- Built in 2009
- 4 Bedrooms (1 Primary)
- 2 Full Baths (1 Primary)
- 1 Full Bath (Lower level)
- Open Floor Plan
- Hardwood Floors
- Walk-up attic
- 1<sup>st</sup> Floor Laundry
- Chef's Kitchen
  - Stainless steel appliances
  - Granite Counter
  - Sub zero refrigerator
  - Wine refrigerator
- Partially Finished Lower Level with bonus room & 3<sup>rd</sup> bath
- 2- 1 Car Garages (under)



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