



MLS # 73326881 - Active
Land - Mixed Use

300 Center St
Pembroke, MA 02359-3206
Plymouth County

List Price: **\$1,300,000**

Grade School: **Hobomock**
High School: **Pembroke High**

Middle School: **PCMS**

Directions: **Center St is Route 36. On the corner of Center St. and Hobomock St**

Waterfront Property on Hobomock Pond. This unique 2.4 acre lot offers flexibility and development potential. The property could be subdivided into two residential lots as it has the frontage (398 ft) and acreage for 2 residential waterfront lots. Or explore for potential 40B development pending town/state approvals and septic design adjustments (see attached documentation). The property currently has an existing 2,565± sq. ft. building that features a 5+ bedroom residence, with a 3-bedroom Colonial connected to a 2+ bedroom ranch-style Accessory Dwelling Unit (ADU) – perfect for extended family, rental income, or dual living arrangements. The current septic design (not approved by BOH) flow is for 9,990 GPD. Buyer to install septic system. Seller may consider financing with a mortgage-back option, making this a good opportunity for investors or developers. Don't miss this chance to create something remarkable on this waterfront property!

Property Information

Total Approx. Acres: **2.41 (104,979 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage: **398 Ft**

Timber Acres:

HOA Fee:

Disclosures: **Potential Septic design is for 264 seat restaurant and 5 BR residential unit. Buyer is responsible for septic. Restaurant would need to be torn down if buyer is purchasing property as land.**

Features

Area Amenities: **Shopping**

Beach: **No**

Cable Available:

Documents: **Septic Design, Order of Conditions**

Electric: **On-Site**

Gas: **On-Site**

Lot Improvements: **Curbs & Gutters, Storm Drains, Sidewalks**

Land Description: **Corner, Scenic View(s)**

Road Type: **Public, Paved, Publicly Maint., Sidewalk, State Road**

Sewer Utilities: **Private, Other (See Remarks)**

Water Utilities: **Public, On-Site**

Waterfront: **Yes Pond, Frontage**

Water View: **Yes Pond**

Zone Usage: **Single Family, Commercial, Other (See Remarks)**

Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test: **Yes**

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:C7 P:25**

Assessed: **\$1,118,600**

Tax: **\$13,457** Tax Year: **2024**

Book: **55372** Page: **232**

Cert:

Zoning Code: **Comm/Res**

Map: **C7** Block: Lot: **25**

Office/Agent Information

Listing Office: **KKeegan Realty** (781) 294-4800

Listing Agent: **Kathleen Keegan** (781) 775-4670

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Accompanied Showings, Sign, Schedule with ShowingTime or Call 888-627-2775**

Showing: Facilitator: **Accompanied Showings, Sign, Schedule with ShowingTime or Call 888-627-2775**

Special Showing Instructions:

Market Information

Listing Date: **1/16/2025**

Listing Market Time: MLS# has been on for **5** day(s)