

For Sale

825 Broadway, Route 138
Raynham



DONAHUE
ASSOCIATES

Commercial & Industrial Real Estate
Tel: 508.588.1717
Betsy@donahueassociates.com

1.28 Acres

2,700 SF +/- Office Building

Currently used as 2 Tenant

Large yard area

(currently used as storage)

Frontage on Rt 138, Gilmore Street

& Lincoln Street

Zoned Business District

Sewer Available

2024 Taxes: \$10,151.23 +/-

1 Mile to Route 495

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice.

www.donahueassociates.com



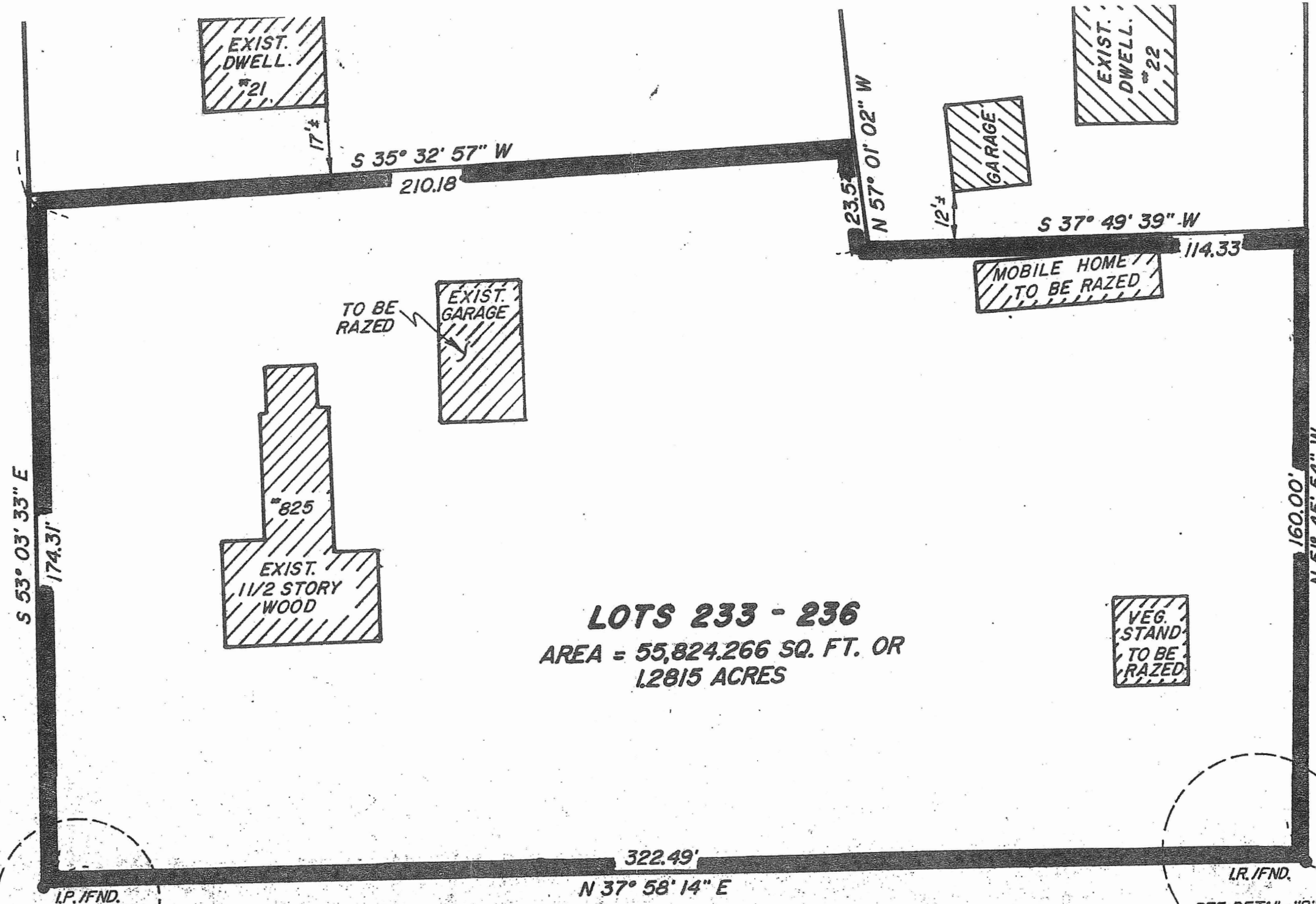
§ 350-4.2 Permitted uses: Business District.

- A. Any use permitted in a Residential A District, except a residential subdivision.
- B. Office, bank, newspaper or job printing establishment.
- C. Hotel, motel or restaurant.
- D. Any wholesale or retail business, research laboratory, service business or public utility, not involving manufacture on the premises except of products, the majority of which is sold on the premises by the producer to the consumer, excluding, however, from the definition of any wholesale or retail business the business of buying or selling of secondhand motor vehicles, commonly known as a "used car lot," and provided that no such use shall be permitted which would be unreasonably detrimental or unreasonably offensive or tend to reduce property values in the same or adjoining districts by reason of excessive dirt, odor, fumes, smoke, gas, sewage, refuse, noise, vibration, danger of explosion or fire. Also excluded from the definition herein of any wholesale or retail business, or service business, are "adult bookstore," "adult motion picture theater," "adult paraphernalia store," "adult club" and "adult video store," as those terms are defined in Article 10, Definitions.
[Amended 5-20-1991 ATM; 11-22-1999 STM]
- E. Adult retirement community by special permit in accordance with Article 18.
[Added 6-7-2004 STM]

§ 350-4.1 Permitted uses: residential districts.

- A. Residential A District.
 - (1) Detached one family dwellings and a residential garage, toolhouse, swimming pool, tennis court, basketball court or similar amenity.
[Amended 2-12-1990 STM]
 - (2) Religious, education or municipal use.
 - (3) Hospital, sanitarium.
 - (4) Farm or nursery, including the display and sale of natural products raised in the Town and the raising of stock products insofar as a majority of such products for sale have been produced by the owner of the land on which the facility is located; and the raising of livestock not to exceed one livestock per 15,000 square feet; and the raising of fowl not to exceed one fowl per 2,500 square feet.
[Amended 2-12-1990 STM]

GILMORE (PUBLIC) (VARIABLE WIDTH) **ST**



LOTS 233 - 236
AREA = 55,824.266 SQ. FT. OR
1.2815 ACRES

LINCOLN (EXIST.) (PUBLIC WAY) **AVE**

I.R./FND.
SEE DETAIL "A"

I.R./FND.
SEE DETAIL "B"

BROADWAY ... **DTE 120**