

Mixed-Use
Property
Opportunity

MIXED-USE PROPERTY AND BUSINESSES



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

Dine- In Entrance

DINING ROOM FOR SIT DOWN SEATING

Dine-In Entrance

Waiting Area

Outside Dining
Entrance

Less crowding...
...More efficiency



KEEP TAKE-OUT SEPARATE

Take- Out

Separate Kitchen
Separate entrance
Separate cashier

Less crowding...
...More efficiency



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Full
Bar

COOL BAR FULL LIQUOR LICENSE



*Coffee Bar?
Juice Bar?
Alcohol Bar?*



MULTI-LEVEL DINING ROOMS SEATING FOR 63

Dine- In



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Outside Seating

**NOW, MORE
THAN EVER,
PEOPLE WANT
TO DINE
OUTSIDE**

Expansive Deck for
Outdoor Seating

Perfect for
Everyday Dining

Perfect for Outdoor
Events



LARGE OUTDOOR YARD FOR EVENTS, GARDENING, OR ENTERTAINMENT

Expansion
Opportunity



Back yard is a separate lot with .89 acres, which is perfect for events, farm-to-table concepts, small vineyard, fire pits, parking expansion and so much more!

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Dine-In Kitchen

FULLY EQUIPPED DINE-IN KITCHEN



Large main Kitchen for dine-in customers , also has direct access and communication with the Take-Out Kitchen



FULLY EQUIPPED TAKE-OUT KITCHEN

Take-Out Kitchen

Separate Kitchen
operates on it's own,
with a separate
entrance, to provide
customers with take-out
orders and also
provides certain menu
items to the Dine-In
Kitchen, for maximum
efficiency



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Residential
Space

ONE BEDROOM APARTMENT ON SECOND FLOOR



RENT OUT OR USE AS PART EMPLOYEE COMPENSATION

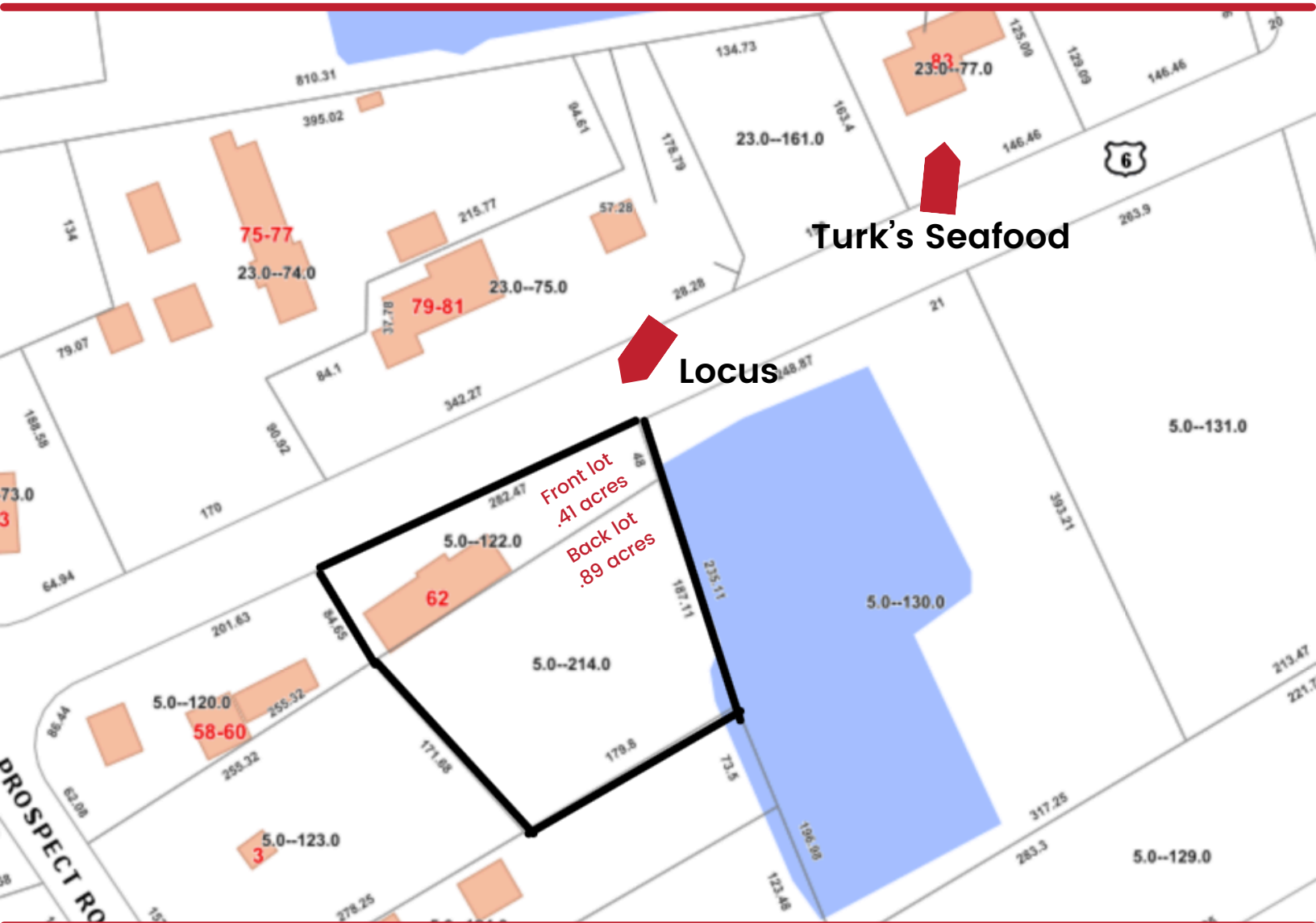
Rent
\$1,200-1,500
per
month
(incl utilities)



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Detail Sheet

- Front lot zoned General Business and back lot zoned RR3 (see zoning by-law uses attached)
- Lot = 1.3 Acres total (Front is .41 & Back is .89)
- Building = 5,846 gross floor area
- Building = 3,838 'net floor area
- Built 1930 with extensive renovation 2007
- 1-Bedroom apartment above
- Current use Dine-in and take out restaurant
- 282 feet of frontage on Route 6
- Heat - natural gas - forced hot air
- Across from Turk's Seafood restaurant



Detail Sheet

Renovations

- New 28 x 24 Deck 2022
- Replacement windows 2018
- 20 x 24 Tent for outdoor seating 2018
- Lally columns replaced 2014
- Addition 24 x 10 porch roof 2014
- Remodel 2010

Expenses

- FY24 Annual RE Taxes - Front Lot= \$ 4,903.56
- FY24 Annual RE Taxes - Back Lot= \$ 121.92
- FY24 Annual Personal Property Taxes= \$ 917.31
- Annual Insurance
- Water/Sewer \$ 5,117.19
- Heating (Natural Gas) \$ 9,931.87
- Electricity \$42,327.83

5.8 General Business (GB), Permitted Uses and Exceptional Uses:

5.8.1 Structures or premises may be used for one or more of the following permitted uses:

5.8.1.1 Uses permitted in any residential district except multi-family which only will be allowed following the issuance of a special permit by the Board of Appeals pursuant to section 7.2.2 of the Zoning By-Law and the standard provided in this paragraph a. The density of multi-family housing on Route 6 shall not exceed that of the nearest adjoining residential district except where such units may be served by public sewers. Where multi-family units are served by public sewers, the density shall not exceed three (3) units per acre. The following standards shall apply to multifamily development except where the Board of Appeals, in a special permit procedure, determines that substantial increases in building setbacks are necessary to remove the housing from the noise and activity of Route 6.

5.8.1.1.1 In determining whether the multifamily density rate has been complied with, all land in the development lot or parcel not reasonably suited for residential development, such as wetlands, shall be excluded.

5.8.1.1.2 The minimum lot size and dimensional requirements of section 6.5.

5.8.1.1.3 Maximum lot coverage; forty (40) percent to include the gross ground floor area of all buildings and parking areas.

5.8.1.1.4 Minimum usable open space: there shall be provided for each lot or building site area a minimum usable open space of not less than forty (40) percent of the lot area. Usable open space shall include all the lot area not covered by buildings, accessory buildings and/or structures, or surface parking areas. The area devoted to lawns, landscaping, walks, roadways, drives and exterior recreation areas shall be included in usable open space.

5.8.1.2 Professional offices, and personal service agencies.

5.8.1.3 Home Based Businesses and Retail Structures with a gross floor area of 2,000 feet or less

5.8.1.3.1 that sell, display and store all goods for sale inside a fully-enclosed building on a lot, or

5.8.1.3.2 that sell, display and store goods for sale inside a fully-enclosed building on a lot and display goods for sale on the lot outside the building only during regular business hours, such goods being displayed or stored inside a building at all other times, or

5.8.1.3.3 that sell, display and store goods for sale inside a fully-enclosed building on a lot and display or store during and beyond regular business hours only trees, shrubs, plants, flowers, wreaths, greenery and similar goods for sale on the lot outside the building.

5.8.1.4 Restaurants, as defined in G.L. c. 138, s. 1, not including fast-food restaurants or restaurants having fast-food functions, that is, restaurants that serve food to customers occupying motor vehicles located on the premises.

5.8.1.5 Drive thru facilities are not permitted in the General Business district.

5.8.2 Structures or premises may be used for other business uses not permitted as of right under subsections 5.8.1.1 – 5.8.1.4, above, except for junkyards, as defined in G.L. c. 140B, sec 1, if authorized by a Special Permit granted by the Board of Appeals pursuant to section 7.2.2 of the Zoning By-Law."

5.7 Rural Residence 30 , 40 ,45 and 80 (RR 30, RR 40, RR 45 & RR 80), Permitted Uses:

5.7.1 Any use permitted in Waterfront 30 (W 30).

5.7.2 All agricultural, horticultural and floricultural uses, including the breeding and keeping of dairy animals and horses but excluding piggeries, mink or fox farms or other obnoxious uses, except as authorized by a Special Permit granted by the Board of Appeals pursuant to section 7.2.2 of the Zoning By-Law.

5.7.3 Roadside stands, owned and operated by a resident for the sale of produce at least 75% of which is grown in Town.

5.7.4 Public access and private golf courses with 9 or 18 regulation length golf holes located on a parcel or parcels of land containing not less than 75 acres, such golf courses to include any other facilities normally associated with a 9-hole or 18-hole golf course, with such associated facilities subject to a Special Permit granted by the Board of Appeals pursuant to section 7.2.2. of the Zoning By-Law.

- 6.3 **In all Districts:**
 - 6.3.1 No structure need be setback from the street right-of-way line more than the average of the set-backs of the building or lot next thereto within 250 feet on each side; except in Business Districts on Route 6, where the minimum set-back from Route 6 shall be 65 feet. On all streets entering Route 6 in Business Districts, the minimum set-back shall be 50 feet for a distance of 150 feet from the right-of-way line of Route 6.
 - 6.3.2 No structure of 150 square feet or less of floor area need be set-back from the rear or side property lines more than five (5) feet.
 - 6.3.3 No structure shall be over thirty-five (35) feet high, exclusive of chimneys, spires, antennae or other accessory features. Windpower Generator Systems authorized by section 3.7 of this By-law are exempt from this prohibition. Height shall be measured from the average finish grade level adjoining the building at all exterior walls.
 - 6.3.4 The Board of Appeals may grant Special Permits under section 7.2.2 for exceptions to section 6.5 of the Zoning By-Law in cases where the zoning map has divided the lot into two (2) different zoning districts or placed a residential lot in a business district.
 - 6.3.5 Except as otherwise expressly provided herein, setbacks are to be measured from the street right of way or property line to the closest extension or protrusion of any structure, including, without implied limitation, eaves, steps, decks, bulkheads, chimneys or bay windows.
- 6.4 Frontage is defined as the boundary between the lot and the abutting street line, located between two side lot lines or, in the case of a lot abutting two or more intersecting streets (corner lot), such lot shall be required to have applicable minimum legal frontage on only one such street, which shall be measured from the intersection of one sideline to the intersection of street lines or to the middle of the corner rounding curve connecting such street lines, said lot is also required to maintain front yard setback lines from the street the lot abuts
 - 6.4.1 Lot Shape - Said lot must be capable of containing a circle whose diameter must be at least 80% of the required frontage and said circle must touch the frontage at a single point.
 - 6.4.2 Any new driveway and vehicle access must be approved by the Planning Board with review by the Mattapoisett Highway department
- 6.5 Any structure hereafter erected in any District shall be located on a lot having not less than the minimum requirements set forth in the table below, and no more than one (1) dwelling shall be located upon such a lot, except that a "guest house" is not classified as a dwelling for this purpose. No existing lot shall be changed as to size or shape so as to result in the violation of the requirements set forth below:

District	Lot <u>Sq.Ft.Feet</u>	Frontage	Set-Back <u>Street*</u>	Set-Back <u>Rear</u>	Set-Back <u>Side</u>
R 80	80,000	150	50	40	30
RR 80	80,000	150	50	40	30
RR 45	45,000	150	50	40	30
R 40	40,000	150	50	40	30
RR 40	40,000	150	50	40	30
R 30	30,000	150	50	40	30
RR 30	30,000	150	50	40	30
W 30	30,000	125	35	30	20
MR 30	30,000	125	35	30	20
R 20	20,000	125	35	30	20
VR 10	10,000	100	25	30	10
GB		150	65	30	20
LI		200	75	50	50

Except that any dwelling existing on April 3, 1973 may be added to or accessories built and said dwelling shall continue to be governed by the density regulations applicable to said dwelling on April 3, 1973, without increasing the number of dwelling units contained therein.

*Measured from the street right-of-way line

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Amount	Code	Description	Code	Appraised	Assessed
62 MARION RD, LLC						31,490	31,490
62 MARION RD						13,900	13,900
MATTAPOISETT MA 02739						850	850
						283,410	283,410
						125,100	125,100
						7,650	7,650
Total						462,400	462,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed
57015	6	07-12-2022	U	1V	700,000	1V		2023	0101	31,490	2022	0101	29,700
49166	0155	11-10-2017	U	1V	600,000	1V		2023	0101	13,630	2021	0101	12,400
36574	0160	12-02-2008	U	1V	500,000	1V		2023	0101	850	2021	0101	850
4714	0030	08-29-1979	U	1	0	1		2023	0326	283,410	2021	0326	267,300
Total								Total	Total	459,700	Total	Total	430,300

EXEMPTIONS
 Description: Amount
 Code: Description: Number: Amount
 Comm Int

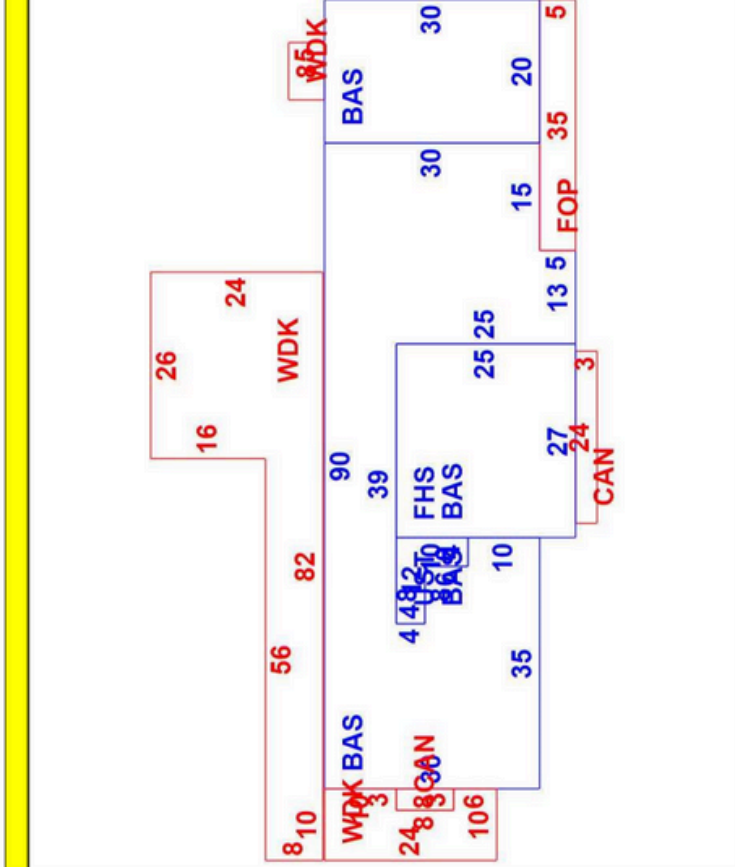
OTHER ASSESSMENTS	
Year	Description
	0.00

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0001	B
Tracing	
NOTES	
RED	
4/18 RUSTICO RESTAURANT & CAFE (NEW=BAS)	
GRAVEL PARKING	
600 SF VACANT 5/16/08	
FHS=1 BR APT	
4/18 COSMETIC RENOVATIONS	
CO - 05/04/2018	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
2021-283	06-16-2021	AD	Addition
2020-470	12-16-2020	MN	Maintenance
2020-137	06-10-2020	MN	Maintenance
2018-58	03-09-2018	MN	Maintenance
12722	10-23-2014	MN	Maintenance
11094	03-11-2011	MN	Maintenance
10353	02-23-2009	IRM	Remodeling

LAND LINE VALUATION SECTION																			
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value					
1	0326	Rest/Clubs	GB	Primary	17,867 SF	7.78	1.00000	C	1.00	22	1.000		0	7.78	139,000				
Total Card Land Units														0.41	AC	Parcel Total Land Area:	0.41	Total Land Value	139,000

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 308,200
 Appraised Xf (B) Value (Bldg) 6,700
 Appraised Ob (B) Value (Bldg) 8,500
 Appraised Land Value (Bldg) 139,000
 Special Land Value 0
 Total Appraised Parcel Value 462,400
 Valuation Method C



Element	Cd	Description	Element	Cd	Description
Style:	80	Ret/Rest/Apt			
Model	94	Commercial			
Grade	04	Average			
Stories:	1.5				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			Percentage 90
Exterior Wall 2	13	Pre-Fab Wood			Percentage 10
Roof Structure	03	Gable/Hip			Percentage 0
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	02	Minimum/Plywd			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air			
AC Type	03	Central			
Bldg Use	0326	Rest/Clubs			
Total Rooms	2				
Total Baths	01	HEAT/AC PKGS			
Heat/AC	02	WOOD FRAME			
Frame Type	02	AVERAGE			
Baths/Plumbing	06	CEIL & WALLS			
Ceiling/Wall	02	AVERAGE			
Rooms/Prtns	10.00				
Wall Height					
% Conn Wall					
1st Floor Use:					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
SGN2	Sign 2 Sides w/	L	24	75.00	2003			70	05	1.00	1,300
CLR1	Cooler	B	192	50.00	1987	00		70	05	1.00	6,700
PAV1	Paving, Asphalt	L	2,500	2.00	2007			50	05	1.00	2,500
SHD1	Shed, wood	L	80	16.00	2007			70	00	0.00	900
SHD1	Shed, wood	L	96	16.00	2007			90	00	0.00	1,400
PAT2	Patio Good	L	256	11.00	2007			70	00	0.00	2,000
SHD3	Shed, metal	L	63	12.00	2018			50	00	0.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,500	3,500	3,500	105.54	369,390
CAN	Canopy	0	96	14	15.39	1,478
FHS	Finished Half Story	338	675	338	52.85	35,673
FOP	Open Porch	0	175	44	26.54	4,644
UST	Unf Storage/Shed	0	72	22	32.25	2,322
WDK	Wood Deck	0	1,328	199	15.82	21,002
Ttl Gross Liv / Lease Area					5,846	4,117
						434,509

CURRENT ASSESSMENT		CURRENT ASSESSMENT		CURRENT ASSESSMENT		CURRENT ASSESSMENT	
Code	Description	Code	Description	Code	Description	Code	Description
1320	Res Land	1320	Res Land	1320	Res Land	1320	Res Land
Assessed 11,600		Assessed 11,600		Assessed 11,600		Assessed 11,600	
Total 11,600		Total 11,600		Total 11,600		Total 11,600	

RECORD OF OWNERSHIP		RECORD OF OWNERSHIP		RECORD OF OWNERSHIP		RECORD OF OWNERSHIP	
Year	Code	Year	Code	Year	Code	Year	Code
2023	1320	2022	1320	2021	1320	2021	1320
Assessed 9,800		Assessed 9,800		Assessed 9,800		Assessed 9,800	
Total 9,800		Total 9,800		Total 9,800		Total 9,800	

EXEMPTIONS		EXEMPTIONS		EXEMPTIONS		EXEMPTIONS	
Year	Code	Year	Code	Year	Code	Year	Code
2023	1320	2022	1320	2021	1320	2021	1320
Assessed 9,800		Assessed 9,800		Assessed 9,800		Assessed 9,800	
Total 9,800		Total 9,800		Total 9,800		Total 9,800	

OTHER ASSESSMENTS		OTHER ASSESSMENTS		OTHER ASSESSMENTS		OTHER ASSESSMENTS	
Year	Code	Year	Code	Year	Code	Year	Code
2023	1320	2022	1320	2021	1320	2021	1320
Assessed 9,800		Assessed 9,800		Assessed 9,800		Assessed 9,800	
Total 9,800		Total 9,800		Total 9,800		Total 9,800	

ASSESSING NEIGHBORHOOD		ASSESSING NEIGHBORHOOD		ASSESSING NEIGHBORHOOD		ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name	Nbhd	Nbhd Name	Nbhd	Nbhd Name	Nbhd	Nbhd Name
0001	B	B	Tracing	B	Tracing	B	Tracing
Total 0.00		Total 0.00		Total 0.00		Total 0.00	

BUILDING PERMIT RECORD		BUILDING PERMIT RECORD		BUILDING PERMIT RECORD		BUILDING PERMIT RECORD	
Permit Id	Issue Date	Permit Id	Issue Date	Permit Id	Issue Date	Permit Id	Issue Date
08-30-2023	YM	08-19-2014	SB	08-17-2011	YM	03-26-2008	JR
Date		Date		Date		Date	
Type		Type		Type		Type	
Is		Is		Is		Is	
Cd		Cd		Cd		Cd	
Purpost/Result		Purpost/Result		Purpost/Result		Purpost/Result	
50 Field Review		50 Field Review		50 Field Review		50 Field Review	
50 Field Review		50 Field Review		50 Field Review		50 Field Review	
50 Field Review		50 Field Review		50 Field Review		50 Field Review	
50 Field Review		50 Field Review		50 Field Review		50 Field Review	

LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION	
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index
1	1320 Res Aclnd	RR3	Residual	0.890 AC	13,000.00	1.000000	0
Total Card Land Units 0.89 AC		Total Card Land Units 0.89 AC		Total Card Land Units 0.89 AC		Total Card Land Units 0.89 AC	

APPRaised VALUE SUMMARY		APPRaised VALUE SUMMARY		APPRaised VALUE SUMMARY		APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method	
0	0	0	11,600	0	11,600	C	
Total Appraised Parcel Value 11,600		Total Appraised Parcel Value 11,600		Total Appraised Parcel Value 11,600		Total Appraised Parcel Value 11,600	

This signature acknowledges a visit by a Data Collector or Assessor

ABOUT THE TOWN OF MATTAPOISETT

Mattapoissett was incorporated in 1857. Historically this quaint seaside Town was a renowned ship building community, supplying vessels of varying size and tonnage to the shipping and whaling industries. The last vessel to be built in Mattapoissett was the "Wanderer" launched in 1878. Following the decline of the whaling industry and the age of sail, the town became a "summering place" for residents of New Bedford and Boston.

The Towns of Mattapoissett (and the adjacent Town of Marion) have become a coastal destination rivaling Cape Cod. In 2022, The Boston Globe named Mattapoissett as one of the Top Spots to Live South of Boston.

DEMOGRAPHICS near 62 MARION RD

	1 MILE	3 MILE	5 MILE
2024 Total Population	1,775	8,058	18,203
2029 Population	1,857	8,316	18,603
Pop Growth 2024-2029	+ 4.62%	+ 3.20%	+ 2.20%
Average Age	50	48	47
2024 Total Households	794	3,454	7,460
HH Growth 2024-2029	+ 4.53%	+ 3.13%	+ 2.21%
Median Household Inc	\$116,124	\$113,744	\$108,479
Avg Household Size	2.20	2.30	2.40
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$640,000	\$677,131	\$591,984
Median Year Built	1970	1974	1971

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



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