

OFFERING MEMORANDUM

*Brewster Commercial
Kitchen/Diner/Bakery*



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26 Wampum Drive

FOR SALE

AREA

BREWSTER

\$1,299,000

+/- 3,328 Sq. Ft.

LAND AREA	0.66+/- ACRES
BUILDING SQ. FT	3,328+/- SQ FT
ZONING	COMMERCIAL C
BAKING/KITCHEN AREA	1,760+/- SQ FT
HOUSE/RETAIL AREA	992+/- SQ FT
STORAGE	960+/- SQ FT

OVERVIEW

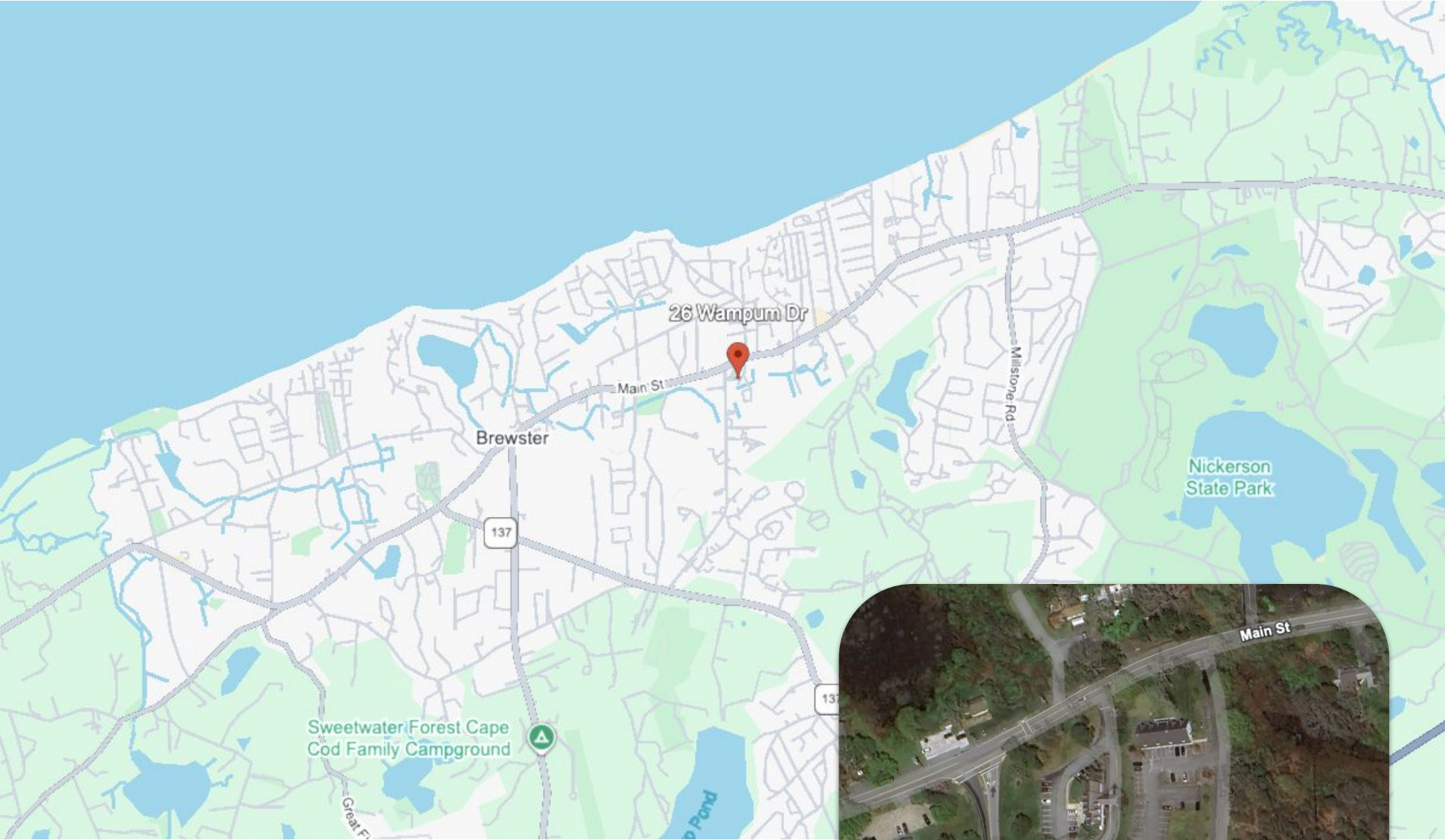
This prime bakery property offers several advantages for potential buyers:

- **Spacious Layout:** The 3,328 sq. ft. facility includes a 1,760 sq. ft. bakery/kitchen area with a vaulted ceiling and custom-built owner's office, plus a 992 sq. ft. retail space featuring high 11-foot ceilings and ample natural light from multiple windows.
- **Functional Design:** With two bathrooms (both ADA compliant) and a lower-level storage area of approximately 960 sq. ft., the building provides functional and adaptable spaces for a variety of uses.
- **Commercial Infrastructure:** Equipped with two 200-amp panels, 3-phase power, two sub-panels, and a 22kw generator, the property is ready to support intensive commercial operations. It also includes three 8x8 walk-in coolers and dedicated HVAC units for both the front and back areas.
- **Modern Utilities:** New plumbing for water and natural gas, a Title V septic system with a 1,500-gallon tank, a 1,000-gallon grease trap, and an absorption chamber ensures compliance and long-term viability.
- **Zoned for Commercial Use:** Situated on .66 acres and zoned Commercial C, the property is ideal for a bakery or other retail operation.
- **Ample Parking & Visibility:** On-site parking and signage enhance the property's accessibility and visibility, making it attractive for customers.

This property provides an ideal opportunity for a business seeking a turn-key retail or production space in a high-visibility, well-equipped building.

PROPERTY LOCATION

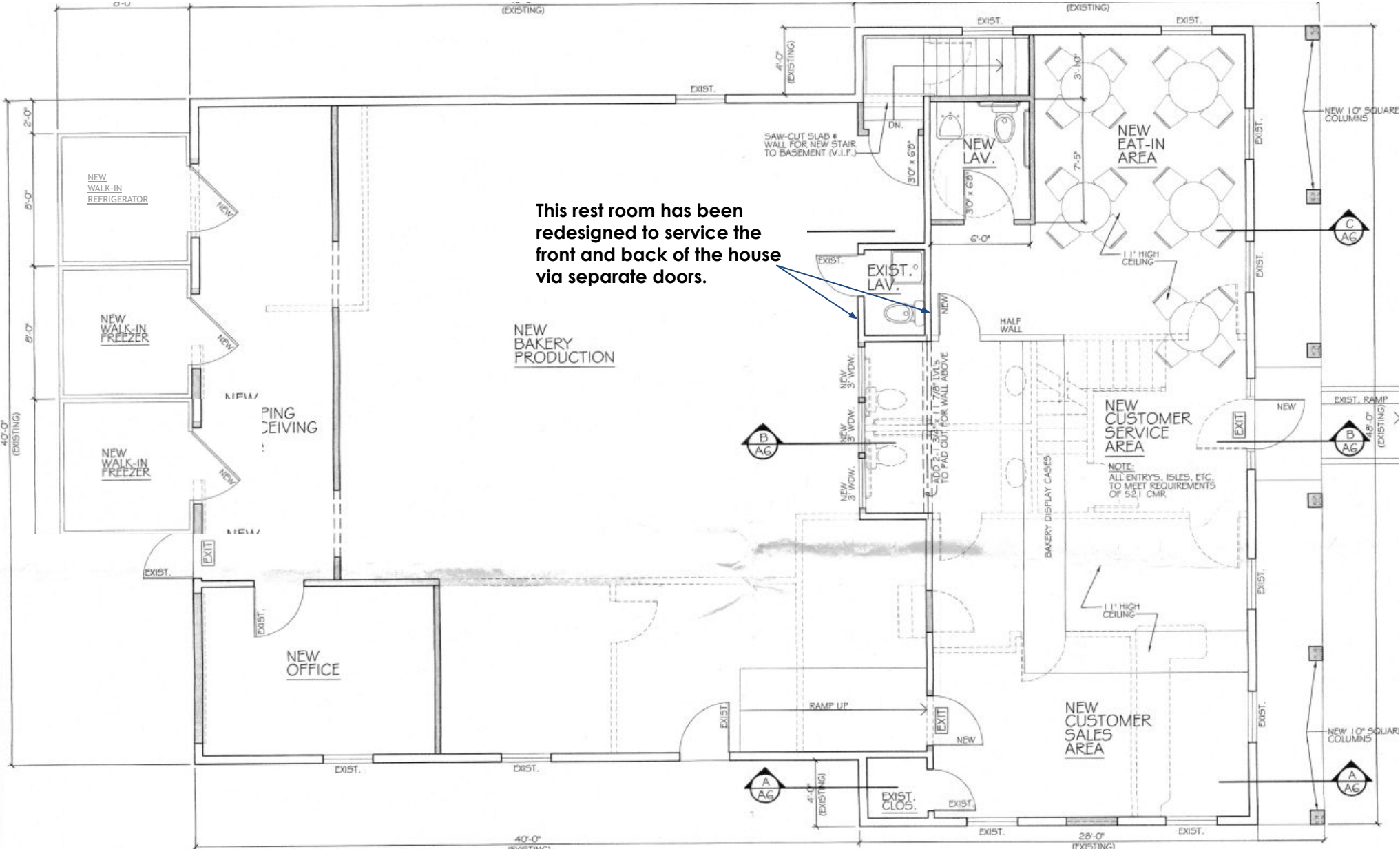
26 Wampum Drive, Brewster, MA





FLOOR PLAN

26 Wampum Drive, Brewster, MA

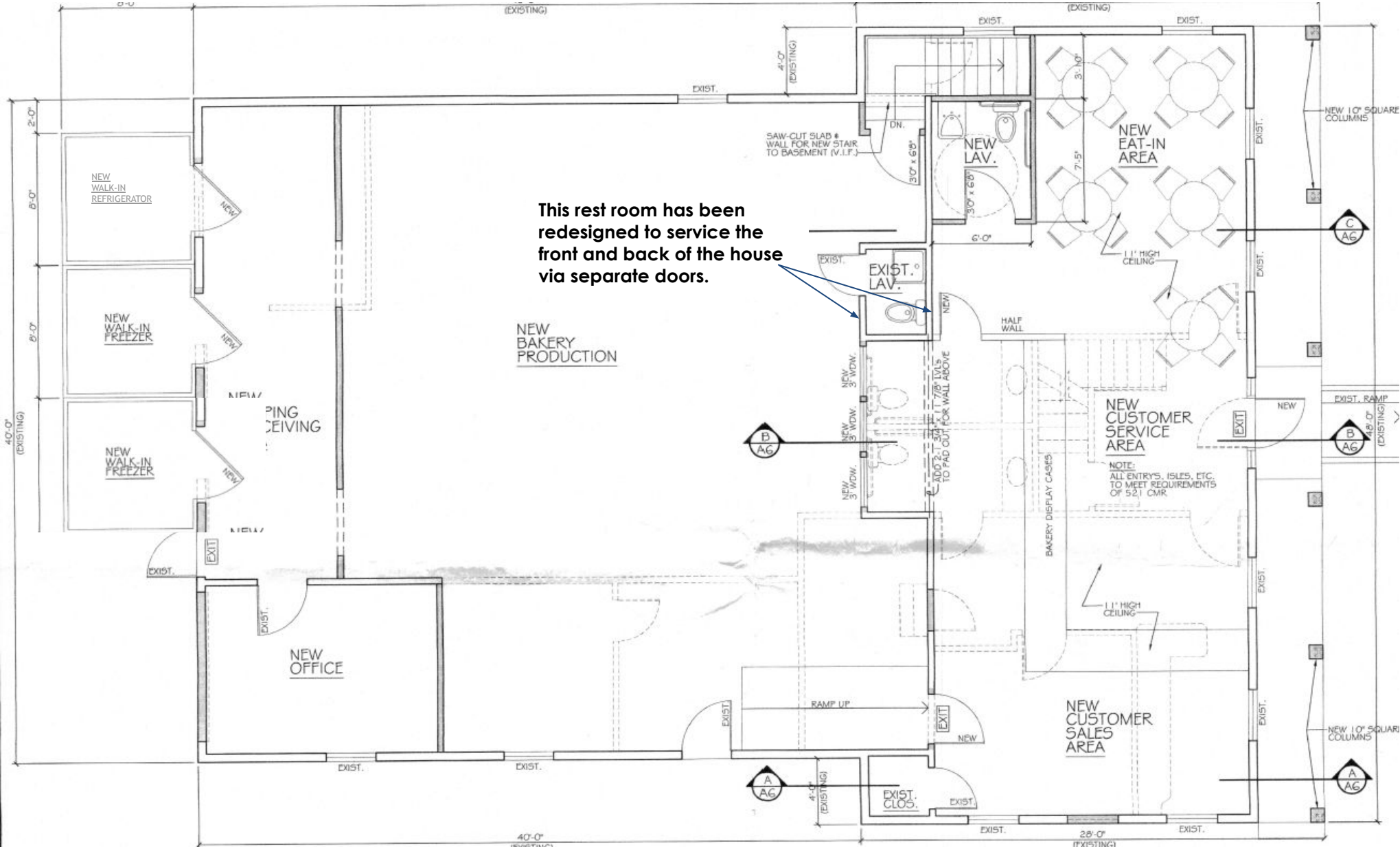


This rest room has been redesigned to service the front and back of the house via separate doors.

NEW BAKERY PRODUCTION

NEW CUSTOMER SERVICE AREA
NOTE:
ALL ENTRIES, ISLES, ETC.
TO MEET REQUIREMENTS
OF 521 CMR

NEW CUSTOMER SALES AREA

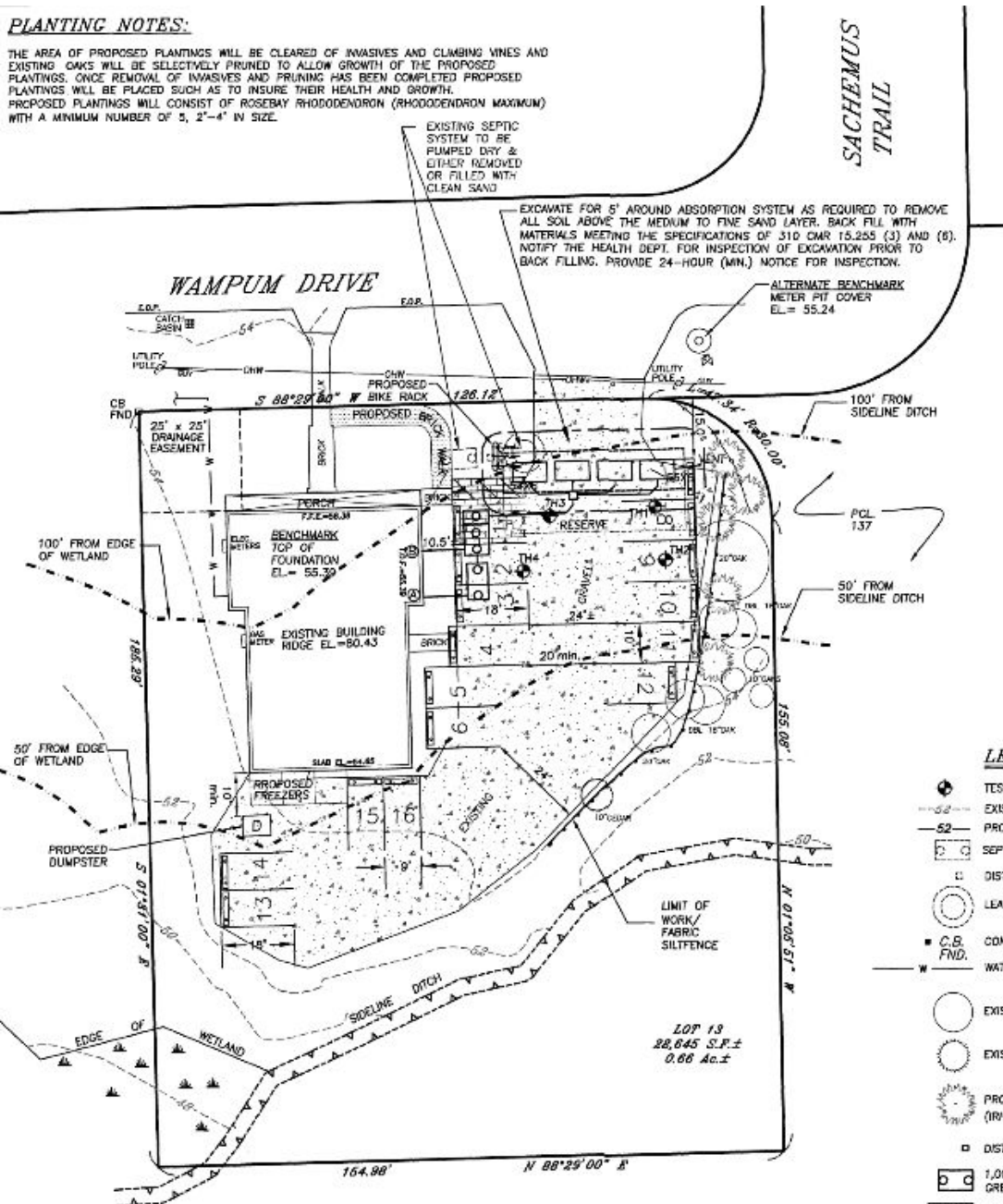


SITE PLANS

26 Wampum Drive, Brewster, MA

PLANTING NOTES:

THE AREA OF PROPOSED PLANTINGS WILL BE CLEARED OF INVASIVES AND CLIMBING VINES AND EXISTING OAKS WILL BE SELECTIVELY PRUNED TO ALLOW GROWTH OF THE PROPOSED PLANTINGS. ONCE REMOVAL OF INVASIVES AND PRUNING HAS BEEN COMPLETED PROPOSED PLANTINGS WILL BE PLACED SUCH AS TO INSURE THEIR HEALTH AND GROWTH. PROPOSED PLANTINGS WILL CONSIST OF ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM) WITH A MINIMUM NUMBER OF 5, 2"-4" IN SIZE.



SACHEMUS TRAIL

CURRENT ZONING

COMMERCIAL HIGH DENSITY (C-H)/OLD KING'S HIGHWAY
NON-GROUNDWATER PROTECTION DISTRICT

SOIL TYPE:

435A PLYMOUTH LOAMY COARSE SAND (NON-WETLANDS SOIL)

MINIMUM BUILDING SETBACKS:

30' - FRONT (WAMPUM DRIVE)
15' - SIDES, REAR

MINIMUM PARKING SETBACKS:

15' - STREET*
5' - SIDES, REAR

*NO PARKING IN REQUIRED FRONT YARD BUILDING SETBACK

EXISTING USE:

OFFICE BUILDING/WORKSHOP

PROPOSED USE:

2,787 S.F. ± BAKERY/LIMITED SERVICE RESTAURANT (24 SEATS)

TOTAL BLDG. AREA = 2,976 S.F. = 10.4% (40% MAX.)
LOT AREA = 28,645 S.F.

PROPOSED PARKING CALCULATIONS:

1 SPACE/4 SEATS X 24 SEATS	=	6
1 SPACE/EMPLOYEE X 4	=	4
PLUS 6	=	6
TOTAL	=	16

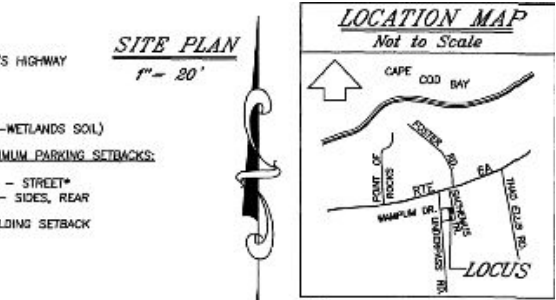
CONSTRUCTION NOTES:

- NO HERBICIDES TO BE USED ON SUBJECT LOT.
- LIMITS OF WORK TO BE AS SHOWN ON PLAN AND SHALL BE VISIBLY MARKED PRIOR TO, AND DURING, CONSTRUCTION.
- FABRIC SILTFENCE WITH STRAW WATTLES TO BE SECURELY STAKED IN PLACE ALONG LIMIT OF WORK PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN RESTORED.
- ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF CONSTRUCTION.
- DISTURBED AREAS SHALL BE STABILIZED AND RESTORED AS SOON AS PRACTICABLE UPON COMPLETION OF GRADING. EXISTING PARKING SHALL REMAIN PERVIOUS.

REFER TO WPA FORM 2 - DETERMINATION OF APPLICABILITY AND ACCOMPANYING LETTER FOR ADDITIONAL CONDITIONS.

LEGEND

- TEST HOLE LOCATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SEPTIC TANK (EXIST.)
- DISTRIBUTION BOX (EXIST.)
- LEACHING PIT (EXIST.)
- CONCRETE BOUND FOUND
- WATER SERVICE (EXIST.)
- EXISTING OAK
- EXISTING CEDAR
- PROPOSED ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM)
- DISTRIBUTION BOX (H2O)
- 1,000 GAL. GREASE TRAP (H2O)
- 1,500 GAL. 2-COMP. SEPTIC TANK (H2O)
- 45' x 10' x 2' ABSORPTION CHAMBER SYSTEM (H2O)
- RAIL FENCE
- PROPOSED WHEEL STOP



Reference
ASSR'S MAP 78, PCL 110
PL. BK. 417, PG. 12, LOT 13

VARIANCE FROM 310 CMR 15.00 IS REQUIRED TO ALLOW:

- THE PROPOSED SAS TO BE INSTALLED 41" ± BELOW FINISHED GRADE. (6" VARIANCE)
- THE PROPOSED SDS IS DESIGNED FOR 480 GPD. (1000 GPD MINIMUM REQUIRED FOR "RESTAURANT" USE)

VARIANCES FROM THE BREWSTER BOARD OF HEALTH REGULATIONS ARE REQUIRED TO ALLOW:

- PROPOSED SOIL ABSORPTION SYSTEM TO BE LESS THAN 100' FROM A WETLAND. (67' ± PROPOSED; 13' VARIANCE)
- PROPOSED RESERVE AREA TO BE LESS THAN 100' FROM A WETLAND. (77' ± PROPOSED; 23' VARIANCE)
- VARIANCES ARE REQUIRED FOR INCREASED FLOW TO A COMMERCIAL BUILDING WITHIN AN ENVIRONMENTALLY SENSITIVE AREA.

SITE PLAN ~ PROPOSED BAKERY

Prepared for: 26 Wampum, LLC
Location: 26 Wampum Drive - Brewster, MA



Hyder & Wilcox, Inc., P.E. & P.L.S.

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Scale: 1" = 20'
Drawn by RAS
Date - May 8, 2019
Rev. - June 5, 2019 (Variances)
Rev. - Aug. 12, 2019 (Site details)
Rev. - Sept. 5, 2019 (prop. plantings, bike rack, freezer)

Commercial
Realty Advisors

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