

for sale

# 2 ACRES OF COMMERCIAL LAND

447 Route 28 West Yarmouth MA 02673



Address	447 Route 28 West Yarmouth MA
Zoning	B2-Business
Land Area	2.07 Acres 190,169 SF
For Sale	\$469,000

🔍 258 feet of frontage along Route 28

Generous B2 zoning which allows retail, restaurant, personal services, business & professional offices and more.

Priced to sell at \$5.20 PSF

Walking distance from 800 motel rooms along the Route 28 corridor. Located among big box tenants such as Hess, 99 Restaurants, 7-Eleven, CVS and a brand new Dunkin Donuts.





X



ASSESSORS MAP 25  
 PARCELS X-2  
 ZONING DISTRICT: R2  
 MINIMUM LOT AREA - 20,000 SF  
 120' FRONTAGE TO STREET & 100' DEPTH  
 SETBACKS: FRONT - 30' ON  
 SIDE - 25'  
 REAR - 30'

DRURY'S MARKET

93 RESTAURANT

LEGEND  
 ○ UTILITY POLE  
 ○ CURB WALK

NOT A TRUE COPY

REVISIONS AS RECEIVED  
 07/18/97  
 AND REVISIONS

YARMOUTH NO. 2335 C

YARMOUTH PLANNING BOARD  
 APPROVAL under the SUBDIVISION  
 CONTROL LAW NOT REQUIRED

DATE: 10-18-97

*John P. Blum*  
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OWNER OF RECORD:  
 GREGORY BOZEMAN & HARRY BOZEMAN, TRS.  
 BOZEMAN REALTY TRUST

REFERENCES:  
 DEED BOOK 6008 PAGE 300  
 PLAN BOOK 531 PAGE 81

FOR REGISTRY USE ONLY

STATE HIGHWAY  
 ROUTE 28



PLAN OF LAND  
 IN  
 (WEST) YARMOUTH, MA

PREPARED FOR  
 JOHN ARSENAULT

DATE: AUGUST 26, 1997  
 SCALE: 1" = 40'



I CERTIFY THAT THIS PLAN WAS MADE IN  
 ACCORDANCE WITH REGISTRY OF DEEDS  
 REGULATIONS EFFECTIVE JANUARY 1, 1976



down cape engineering, inc.  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 939 main st. yarmouth, ma 02875

Aug 26 1997  
 DATE

NOTE:  
 ENCLOSURE IS NOT A CERTIFICATION AS TO  
 CONFORMANCE WITH ZONING REGULATIONS

202.5 Use Regulation Table	Res.	RS-40	B1 <sup>21</sup>	B2 <sup>21</sup>	B3 <sup>21</sup>	MU	APD	AED	MOD
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<b>A. RESIDENTIAL</b>									
A1 Single-family dwelling	yes	yes	yes	yes	no	yes	yes	no	yes
A2 Two-family dwelling	yes	no	yes	BA	no	yes	yes	no	yes
A3 Multi-family dwelling (in Cluster/PRD only)	BA <sup>14</sup>	no	BA <sup>14</sup>	BA <sup>14</sup>	no	BA <sup>14</sup>	BA <sup>16</sup>	no	BA <sup>14</sup>
A4 Cluster/Planned Residential development	PB	no	PB	PB	no	PB	PB	no	PB
A5 Boarding or Lodging house	BA	no	BA	BA	BA	BA	BA <sup>16</sup>	BA	BA
A6 Guesthouse, Inn, or Bed & Breakfast Inn	BA	no	BA	BA	BA	BA	BA <sup>16</sup>	BA	BA
A7 Hotel or motel	no	no	no	no	no	no	no	no	no
A8 Mobile home	no	no	no	no	no	no	no	no	no
A9 Mobile home park	no	no	no	no	no	no	no	no	no
A10 Accessory apartments	BA	BA	BA	BA	no	no	BA	no	BA
A11 Employee Housing	no	no	no	no	no	no	no	no	BA
<b>B. AGRICULTURE, FORESTRY &amp; FISHING</b>									
B1 Agricultural production of Crops	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes	yes <sup>7</sup>	yes <sup>7</sup>
B2 Agricultural production of livestock (except on feed lots - then no)	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes <sup>7</sup>	yes	yes <sup>7</sup>	yes <sup>7</sup>
B3 Agricultural service agencies	no	no	yes <sup>4,13</sup>	yes <sup>2</sup>	BA	no	BA <sup>16</sup>	BA	no
B4 Forestry, fishing, hunting	yes	yes <sup>10</sup>	yes	yes	yes	yes	yes	yes	yes
<b>C. MINING AND MINERAL EXTRACTION</b>									
C1 Mining & mineral extraction (including sand & gravel pits)	BA	no	no	BA	BA <sup>9</sup>	BA	BA <sup>16,17</sup>	BA <sup>9</sup>	BA

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<b>D. CONSTRUCTION</b>										
D1	General building contractor's yard	no	no	no	no	yes <sup>9</sup>	no	BA <sup>16</sup>	yes <sup>9</sup>	no
D2	Heavy construction contractor's yard	no	no	no	no	BA	no	BA <sup>16</sup>	BA	no
D3	Special trade contractor's yard	no	no	no	no	yes <sup>9</sup>	no	BA <sup>16</sup>	yes <sup>9</sup>	no
<b>E. MANUFACTURING</b>										
E1	Food & kindred products (*except no manufacturing of fats, oils & shortening)	no	no	no <sup>3</sup>	no	yes <sup>9*</sup>	no	BA <sup>16</sup>	yes <sup>9*</sup>	no
E2	Tobacco products	no	no	no <sup>3</sup>	no	yes <sup>9</sup>	no	BA <sup>16</sup>	yes <sup>9</sup>	no
E3	Textile mill products (*except no dyeing, finishing of yarn & thread mills or coated fabrics)	no	no	no <sup>3</sup>	no	yes <sup>9*</sup>	no	BA <sup>16</sup>	yes <sup>9*</sup>	no
E4	Apparel & other textile products	no	no	no <sup>3</sup>	no	yes <sup>9</sup>	no	BA <sup>16</sup>	yes <sup>9</sup>	no
E5	Lumber & wood products (*except wood preserving BA, plywood & particle board BA)	no	no	no <sup>3</sup>	no	yes <sup>9*</sup>	no	BA <sup>16</sup>	yes <sup>9*</sup>	no
E6	Furniture & fixtures	no	no	no <sup>3</sup>	no	yes <sup>9</sup>	no	BA <sup>16</sup>	yes <sup>9</sup>	no
E7	Paper & allied products (*except BA for manufacture of products from purchased paper & allied material)	no	no	no3	no	no*	no	BA <sup>16</sup>	no*	no
E8	Printing & publishing (*except BA for printing)	no	no	yes <sup>9,13,18</sup>	yes <sup>9,18</sup>	yes <sup>9*</sup>	no	BA <sup>16</sup>	yes <sup>9*</sup>	no
E9	Chemicals & allied products	no	no	no	no	no	no	no	no	no
E10	Petroleum & coal products	no	no	no	no	no	no	no	no	no

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E11	Leather & leather products (*except no for tanning & finishing)	no	no	no <sup>3</sup>	no	yes <sup>9*</sup>	no	BA <sup>16</sup>	yes <sup>9*</sup>	no
E12	Stone, clay & glass products	no	no	no <sup>3</sup>	no	yes <sup>9</sup>	no	BA <sup>16</sup>	yes <sup>9</sup>	no
E13	Primary metal industries	no	no	no <sup>3</sup>	no	no	no	no	no	no
E14	Fabricated metal products (*except no for coating, engraving & allied services)	no	no	no <sup>3</sup>	no	BA <sup>9*</sup>	no	BA <sup>16</sup>	BA <sup>9*</sup>	no
E15	Machinery, except electrical	no	no	no <sup>3</sup>	no	BA <sup>9</sup>	no	no	BA <sup>9</sup>	no
E16	Electrical & electronic equipment	no	no	no <sup>3</sup>	no	BA <sup>9</sup>	no	BA <sup>16</sup>	BA <sup>9</sup>	no
E17	Transportation equipment	no	no	no <sup>3</sup>	no	BA <sup>9</sup>	no	BA <sup>16</sup>	BA <sup>9</sup>	no
E18	Misc. manufacturing industries	no	no	no <sup>3</sup>	no	BA <sup>9</sup>	no	BA <sup>16</sup>	BA <sup>9</sup>	no
<b>F. TRANSPORTATION AND PUBLIC UTILITIES</b>										
F1	Railroad transportation terminal	no	no	no	no	no	no	no	no	no
F2	Local & commuter passenger transportation terminal (incl. bus, cab, rail & other transportation)	no	no	no	BA	no	no	no	no	no
F3	Trucking & warehousing	no	no	no	no	yes <sup>8,9</sup>	no	BA <sup>16,22</sup>	yes <sup>8,9</sup>	no
F4	Water transportation	no	no	no	BA	yes <sup>8,9</sup>	no	BA <sup>16</sup>	yes <sup>8,9</sup>	no
F5	Aviation field	BA	no	no	no	no	BA	no	no	BA
F6	Transportation services	no	no	yes <sup>2,4,18</sup>	yes <sup>2,18</sup>	yes <sup>8,9</sup>	no	BA <sup>16</sup>	yes <sup>8,9</sup>	no
F7	Communications facilities	BA <sup>20</sup>	BA <sup>20</sup>	BA <sup>20</sup>	BA <sup>20</sup>	BA <sup>20</sup>	BA <sup>20</sup>	BA <sup>20</sup>	BA <sup>20</sup>	BA <sup>20</sup>
F8	Public utility	no	no	BA4	BA	BA	BA	BA <sup>16</sup>	BA	no

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<b>G. WHOLESALE TRADE</b>									
G1 Wholesale of durable or non-durable goods (*except: no for petroleum products. no for chemical & allied products. no for junk yards)	no	no	no	no	yes <sup>9*</sup>	no	BA <sup>16</sup>	yes <sup>9*</sup>	no
<b>H. RETAIL TRADE</b>									
H1 Building materials & garden supplies	no	no	yes <sup>2,4,18</sup>	yes <sup>2,18</sup>	no	no	BA <sup>16</sup>	no	no
H2 General merchandise stores	no	no	yes <sup>2,4,18</sup>	yes <sup>2,18</sup>	no	no	yes	no	no
H3 Food stores	no	no	yes <sup>2,4,18</sup>	yes <sup>2,18</sup>	no	no	yes	no	no
H4 Sale of autos, boats, motor cycles, mopeds or other motorized recreational vehicles (includes service as accessory to sales)	no	no	BA	BA	no	no	no	no	no
H5 Sale of trucks, mobile homes or other heavy motorized equipment (includes service as accessory to sales)	no	no	no	no	no	no	no	no	no
H6 Motor vehicle service & repair (including service station)	no	no	BA <sup>2</sup>	yes <sup>2,18</sup>	no	no	no	no	no
H7 Self service fuel station	no	no	BA	yes <sup>2,18</sup>	no	no	no	no	no
H8 Apparel & accessories	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	no	no	yes	no	no
H9 Furniture & home furnishings	no	no	yes <sup>4</sup>	yes <sup>2</sup>	no	no	yes	no	no
H10 Eating & drinking establishments	no	no	yes <sup>18</sup>	yes <sup>18</sup>	no	no	BA <sup>16</sup>	no	no

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H11	Miscellaneous retail stores (*except BA for fuel oil dealers; no junk yards in any district)	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	no	no	yes <sup>8,9</sup>	no	no
<b>I. FINANCE, INSURANCE &amp; REAL ESTATE</b>										
I1	Banking & credit agency office	no	no	yes <sup>18</sup>	yes <sup>18</sup>	yes	no	yes	yes	no
I2	Security & commodity brokers & services	no	no	yes <sup>18</sup>	yes <sup>2,18</sup>	yes	no	yes	yes	no
I3	Insurance carriers, agents & brokers office	no	no	yes <sup>18</sup>	yes <sup>2,18</sup>	yes	no	yes	yes	no
I4	Real estate managers, agents & service office	no	no	yes <sup>18</sup>	yes <sup>2,18</sup>	yes	no	yes	yes	no
I5	Holding & other investment office	no	no	yes <sup>18</sup>	yes <sup>2,18</sup>	yes	no	yes	yes	no
<b>J. PERSONAL SERVICES</b>										
J1	Laundry, dry cleaning & garment services	no	no	yes <sup>4,13,18</sup>	yes <sup>2,18</sup>	no	no	BA <sup>16</sup>	no	no
J2	Photographic studios	no	no	yes <sup>4,9,13,18</sup>	yes <sup>2,9,13,18</sup>	no	no	BA <sup>16</sup>	no	no
J3	Beauty & barber shops	no	no	yes <sup>4,13,18</sup>	yes <sup>2,18</sup>	no	no	BA <sup>16</sup>	no	no
J4	Funeral home	no	no	yes <sup>4,13,18</sup>	yes <sup>2,18</sup>	BA <sup>9</sup>	no	BA <sup>16</sup>	BA <sup>9</sup>	no
J5	Shoe repair shop	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>9</sup>	no	yes	yes <sup>9</sup>	no
J6	Miscellaneous personal services	no	no	yes <sup>4,18,23</sup>	yes <sup>2,18,23</sup>	BA <sup>9,23</sup>	no	BA <sup>16</sup>	BA <sup>9</sup>	no
<b>K. BUSINESS SERVICES</b>										
K1	Advertising agencies	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8</sup>	no	yes	yes <sup>8</sup>	no
K2	Consumer credit reporting agencies	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8</sup>	no	yes	yes <sup>8</sup>	no



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K3	Mailing, reproduction, commercial art & stenographic services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8</sup>	no	BA <sup>16</sup>	yes <sup>8</sup>	no
K4	Building cleaning & maintenance services	no	no	yes <sup>4,13,18</sup>	yes <sup>2,18</sup>	yes <sup>8,9</sup>	no	BA <sup>16</sup>	yes <sup>8,9</sup>	no
K5	Extermination services	no	no	yes <sup>4,13,18</sup>	yes <sup>2,18</sup>	yes <sup>8,9</sup>	no	BA <sup>16</sup>	yes <sup>8,9</sup>	no
K6	News syndicates	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8</sup>	no	yes	yes <sup>8</sup>	no
K7	Personnel supply services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8</sup>	no	yes	yes <sup>8</sup>	no
K8	Computer & data processing	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8,9</sup>	no	yes	yes <sup>8,9</sup>	no
K9	Detective agencies & guard services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8</sup>	no	yes	yes <sup>8</sup>	no
K10	Motion picture production, distribution & services	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8,9</sup>	no	BA <sup>16</sup>	yes <sup>8,9</sup>	no
K11	Misc. Businesses	no	no	yes <sup>4,9,13,18</sup>	yes <sup>2,9,18</sup>	BA <sup>8,9</sup>	no	BA <sup>16</sup>	BA <sup>8,9</sup>	no
<b>L. MOTOR VEHICLE SERVICES</b>										
L1	Auto, bus, truck & trailer rental (no vehicle servicing allowed)	no	no	BA	BA	yes <sup>8,9</sup>	no	BA <sup>16</sup>	yes <sup>8,9</sup>	no
L2	Commercial parking lots	no	no	yes <sup>9</sup>	yes	yes <sup>9</sup>	no	BA <sup>16</sup>	yes <sup>9</sup>	no
L3	Mechanical repair shop	no	no	BA	BA	no	no	no	no	no
L4	Auto body & paint shop	no	no	BA	BA	no	no	no	no	no
L5	Other auto services	no	no	BA	BA	no	no	no	no	no
L6	Junk yard or similar	no	no	no	no	no	no	no	no	no
L7	Medical Services Appurtenant Parking	no	no	no	no	no	no	no	no	yes

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<b>M. MISCELLANEOUS REPAIR SERVICES</b>										
M1	Electrical repair (including refrigeration & air conditioning)	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8,9</sup>	no	BA <sup>16</sup>	yes <sup>8,9</sup>	no
M2	Watch, clock & jewelry repair	no	no	yes <sup>4,18</sup>	yes <sup>2,18</sup>	yes <sup>8,9</sup>	no	yes	yes <sup>8,9</sup>	no
M3	Reupholstery & furniture repair (*except no for paint stripping)	no	no	yes <sup>4,18</sup> ,	yes <sup>2,18</sup>	yes <sup>8,9*</sup>	no	BA <sup>16</sup>	yes <sup>8,9*</sup>	no
M4	Misc. repair shops & related services	no	no	yes <sup>4,13,18</sup>	yes <sup>2,18</sup>	yes <sup>8,9</sup>	no	BA <sup>16</sup>	yes <sup>8,9</sup>	no
<b>N. AMUSEMENT &amp; RECREATION SERVICES</b>										
N1	Movie & drive-in theaters	no	no	BA	BA	BA	no	BA <sup>16</sup>	BA	no
N2	Dance halls, studios & schools	no	no	BA	BA	BA	no	BA <sup>16</sup>	BA	no
N3	Theatrical productions, including bands, orchestras & entertainers	no	no	BA	BA	BA	no	BA <sup>16</sup>	BA	no
N4	Bowling alleys & billiard establishments	no	no	BA	BA	BA	no	BA <sup>16</sup>	BA	no
N5	Professional sports establishments	no	no	BA	BA	BA	no	BA <sup>16</sup>	BA	no
N6	Public golf course	BA	no	BA	BA	BA	BA	BA <sup>16</sup>	BA	BA
N7	Coin-op amusement arcade	no	no	BA	BA	BA	no	BA <sup>16</sup>	BA	no
N8	Private sports & recreation club	no <sup>1</sup>	no	BA	BA	BA	no <sup>1</sup>	BA <sup>16</sup>	BA	no <sup>1</sup>
N9	Municipal recreation use	BA	no	BA	BA	BA	yes	BA <sup>16</sup>	BA	BA
N10	Temporary (not to exceed 9 days) outdoor recreation	no	no	no	no	BA	no	yes	BA	no

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N11	Other miscellaneous amusement & recreation services	no	no	BA	BA	BA	no	BA <sup>16</sup>	BA	no
N12	Adult Entertainment Enterprises, pursuant to section 410 of this Bylaw	no	no	no	no	no <sup>19</sup>	no	BA <sup>16</sup>	BA	no
<b>O. PROFESSIONAL SERVICES</b>										
O1	Doctors & dentists offices	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>	BA	no <sup>12</sup>	BA <sup>16</sup>	BA	yes
O2	Legal office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>	yes <sup>9</sup>	no <sup>12</sup>	yes	yes <sup>9</sup>	no <sup>12</sup>
O3	Engineering & architectural office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>	yes <sup>9</sup>	no <sup>12</sup>	yes	yes <sup>9</sup>	no <sup>12</sup>
O4	Accounting, auditing & book keeping office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>	yes <sup>9</sup>	no <sup>12</sup>	yes	yes <sup>9</sup>	no <sup>12</sup>
O5	Management, consulting & public relations office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>	yes <sup>9</sup>	no <sup>12</sup>	yes	yes <sup>9</sup>	no <sup>12</sup>
O6	Research & development office (except yes for medical purposes in the MOD)	no	no	BA	BA	yes <sup>9</sup>	no	BA <sup>16</sup>	yes <sup>9</sup>	no
O7	Veterinary office (including kennel)	no	no	BA	BA	BA	no	BA <sup>16</sup>	BA	no
O8	Other professional office	no <sup>12</sup>	no <sup>12</sup>	yes	yes <sup>2</sup>	yes <sup>8,9</sup>	no	BA <sup>16</sup>	yes <sup>8,9</sup>	no <sup>12</sup>
<b>P. INSTITUTIONAL SERVICES</b>										
P1	Educational institutions	yes	yes <sup>11</sup>	yes	yes	yes	yes	yes	yes	yes
P2	Religious institutions	yes	yes	yes	yes	yes	yes	yes	yes	yes
P3	Cemetery	BA	no	BA	BA	BA	BA	BA <sup>16</sup>	BA	BA
P4	Hospital	BA	no	BA	BA	BA	BA	no	BA	yes
P5	Nursing & personal care facility	BA	no	BA	BA	BA	BA	BA <sup>16</sup>	BA	BA

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P6	Non-profit social service facility	BA	no	no	BA	BA	BA	BA <sup>16</sup>	BA	BA
P7	Day care facility	no <sup>15</sup>	no <sup>15</sup>	yes	yes	yes	no <sup>15</sup>	BA <sup>16</sup>	yes	no <sup>15</sup>
P8	Non-profit private club, civic or fraternal organization	BA	no	BA	BA	BA	BA	BA <sup>16</sup>	BA	BA
P9	Museum, art gallery, botanical or zoological garden	BA	no	BA	BA	BA	BA	BA <sup>16</sup>	BA	BA
P10	Municipal use	BA	BA	yes	yes	yes <sup>8,9</sup>	yes	BA <sup>16</sup>	yes <sup>8,9</sup>	BA
<b>Q. ACCESSORY USE</b>										
Q1	Temporary construction trailer	yes	yes	yes	yes	yes	yes	yes	yes	yes
Q2	Parking for more than 2 cars	BA	BA	yes	yes	yes	BA	yes	yes	BA
Q3	Other accessory uses if customarily incidental to any of the above permitted uses and not detrimental to the neighborhood	yes <sup>5</sup>	yes <sup>5</sup>	yes	yes	yes <sup>8,9</sup>	yes	yes	yes <sup>8,9</sup>	yes <sup>5</sup>
Q4	Parking or storing of vehicles or trucks with 12 wheels or more or vehicles capable of hauling a unit of 12 wheels or over except for the purpose of constructing a home or structure or making a delivery or pickup	no	no	yes	yes	yes <sup>9</sup>	no	BA <sup>16</sup>	yes <sup>9</sup>	no
Q5	Neighborhood convenience store in PRD	BA	no	BA	BA	no	BA	BA <sup>16</sup>	no	BA