

**FOR SALE**  
**REDUCED - \$330,000**

11 Summer St., Bellingham, MA is zoned R/S. Built in 1950, this building has been a motorcycle repair shop and warehouse property. The commercial use may be grandfathered. Buyers must do their own due diligence. Home occupation uses may be allowed for an owner to build a residential loft apt., and use the rest of the building per the zoning info on Pages 4—7., a single or two family, education use or religious use.

Key features include existing three-phase power, generous space for equipment or material storage, open floor plan and convenient access to major routes.

*Buyer to perform due diligence regarding zoning and permitted uses. Property is being sold as-is.*

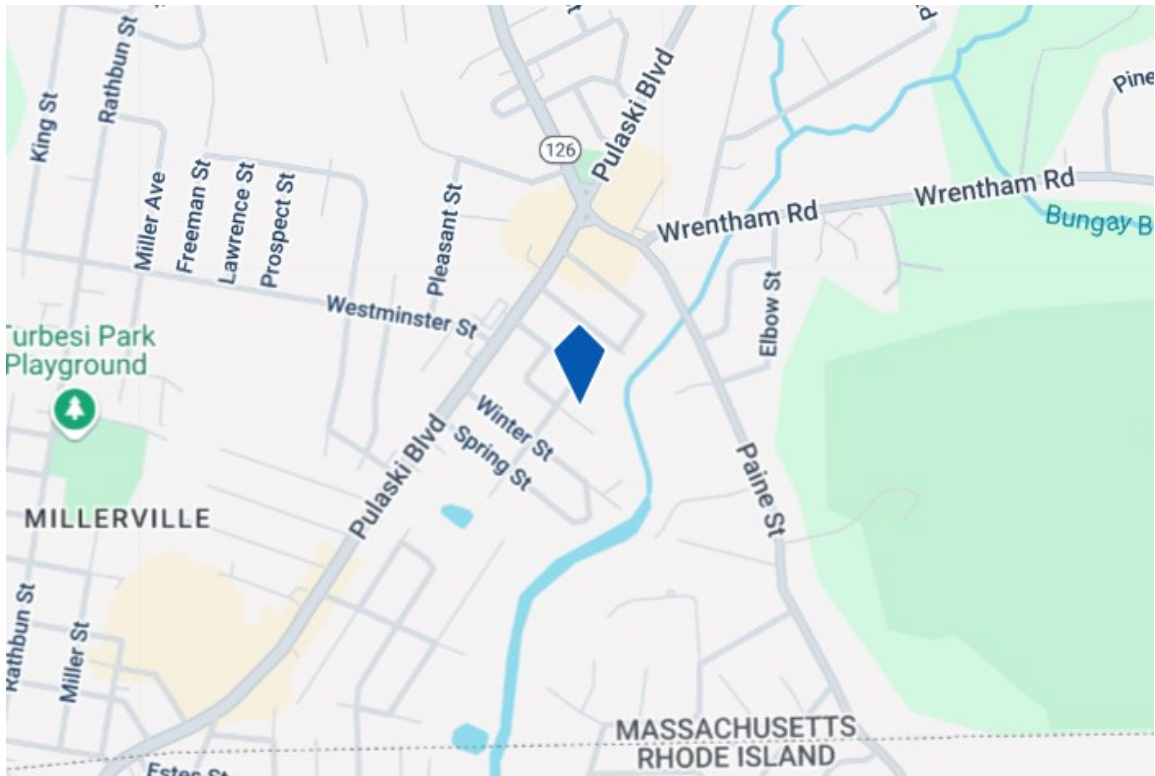


**Approx Building s.f.** : 6,093 s.f.  
**Zoning** : R/S, see pages 6-10  
**Parking Spaces** : 10  
**Assessment** : \$402,200 (2026)  
**Heat** : Forced Air by Oil

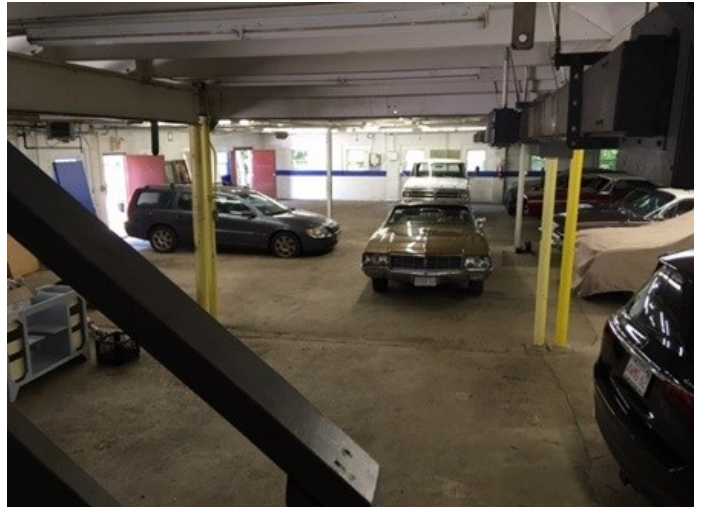
**Year built** : 1950  
**Lot Size** : 0.23 acres  
**Water & Sewer** : Public Water/Private Sewer  
**R.E. Taxes** : \$7,822.79 (2026)  
**Exterior** : Concrete Block

**Exclusive Listing Broker - Laudy Soifer**  
**laudy@metrowestcre.com - 508-667-7271**

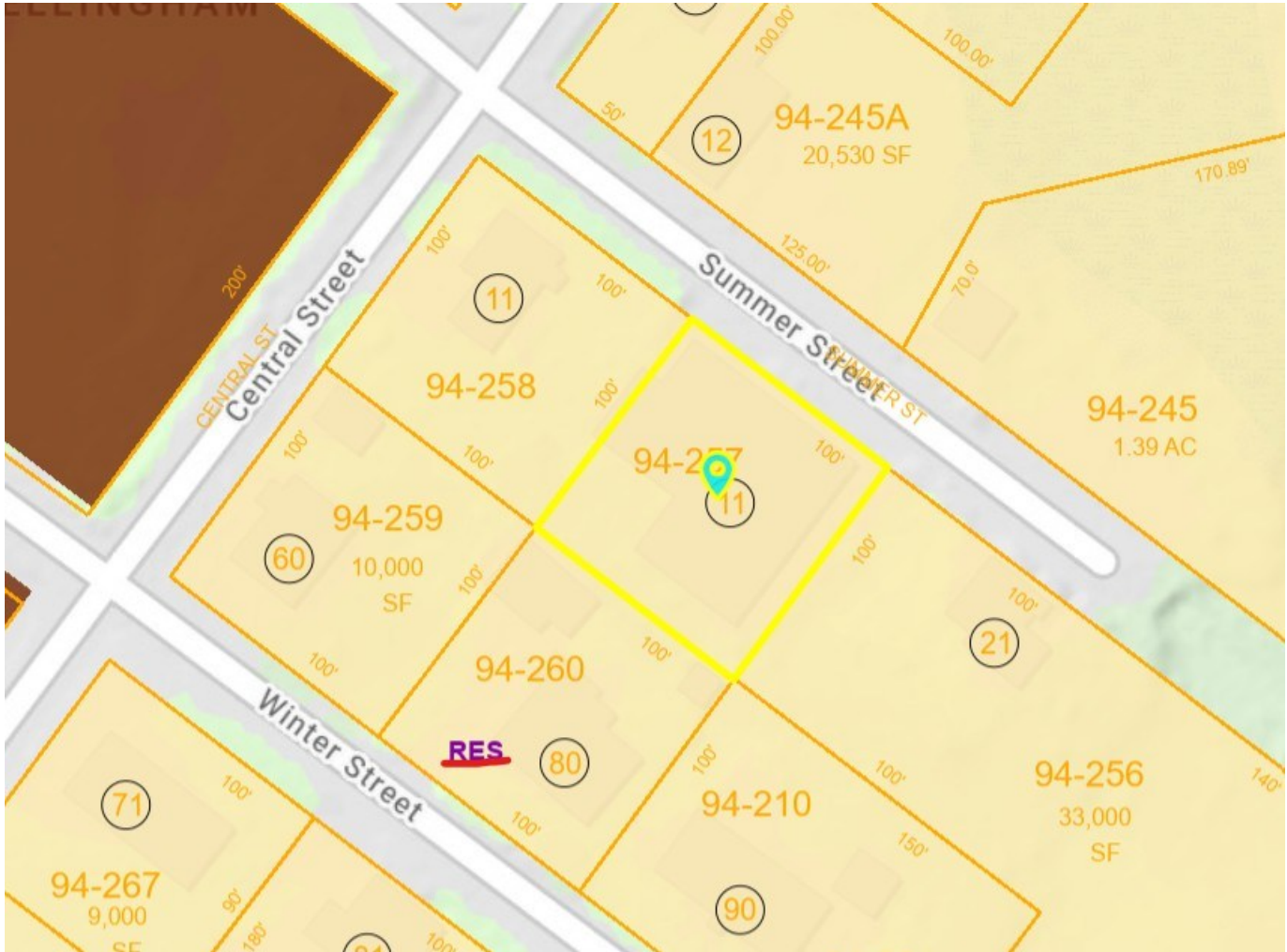
The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Buyers are expressly advised to verify all information independently prior to negotiations. MWCRE represents the SELLER. 1-2-26



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### Property Information

**Use:** Manufacturing Building

**Levels:** 1

**Total Rooms:** 0

**Full Baths:** 0

**Year Built:** 1950

**Total Area:** 7,083 SqFt

**First Floor Area:** 0 SqFt

**Attic Area:** 0 SqFt

**Unfinished Basement:** 0 SqFt

**Attached Garage:** 0

**Heat Type:** Forced Hot Water

**Roof Type:** Gable

**Air Conditioned:** No

**Foundation:**

**Style:**

**Lot Size:** 0.23 Acres (10,001 SqFt)

**Bedrooms:** 0

**Half Baths:** 1

**Basement Type:**

**Total Living Area:** 6,093 SqFt

**Addl. Floor Area:** 0 SqFt

**Finished Basement:** 0 SqFt

**Total Basement:** 0 SqFt

**Other Garage:** 0

**Fuel Type:** Oil

**Exterior:** Concrete Block

**Fireplaces:** 0


**Condition:** Average

**Zoning Info - Town of Bellingham from November 16, 2022**

Chapter 240. Zoning

Article V. General Use Regulations

§ 240-31. Use Regulations Schedule.



Activity or Use	A	S, R	DISTRICT		
			M	B-1, B-2	I
<b>AGRICULTURAL USES</b>					
Livestock raising on parcel under five acres <sup>1</sup>	Yes	No	No	No	No
Other farm <sup>1</sup>	Yes	Yes	Yes	Yes	Yes
Greenhouse					
With retail sales <sup>2</sup>	Yes	Yes	Yes	Yes	Yes
Wholesale only	Yes	Yes	Yes	Yes	Yes
Roadside stand <sup>2</sup>		Yes	Yes	Yes	Yes
<b>COMMERCIAL USES</b>					
Animal kennel or hospital	No	No	No	BA	BA
Business or professional offices	No	No	No	Yes	Yes
Medical clinic	No	No	No	Yes	Yes
Funeral home	No	No	No	Yes	Yes
Auto, boat, or farm equip, sales, rental, service	No	No	No	Yes	Yes
Printing shop	No	No	No	Yes	Yes
Bank, financial office	No	No	No	Yes <sup>15</sup>	Yes <sup>15</sup>
Restaurant	No	No	No	Yes <sup>15</sup>	Yes <sup>15</sup>
Retail sales or service	No	No	No	Yes <sup>15</sup>	Yes <sup>15</sup>
Retail sale of gasoline <sup>5</sup>	No	No	No	BS	BS
Wholesaling without storage	No	No	No	Yes	Yes
Major business complex <sup>3</sup>	No	No	No	PB <sup>4</sup>	PB
Marijuana cultivator	No	No	No	No	PB
Marijuana establishments	No	No	No	No	No
Medical marijuana treatment center	No	No	No	No	No
<b>INDUSTRIAL USES</b>					
Major business complex <sup>3</sup>	No	No	No	PB <sup>4</sup>	PB
Manufacturing for on-site sales <sup>6</sup>	No	No	No	Yes	Yes
Other manufacturing, research	No	No	No	No	Yes

The Zoning Bylaw was adopted by the Town Meeting of the Town of Bellingham in November 16, 2022.

The buyer is responsible for verifying all info and ensuring that their intended use complies with the current regulations.

## Zoning

Activity or Use	A	S, R	M	B-1, B-2	I
Contractor's yard	No	No	No	No	Yes <sup>19</sup>
Earth removal <sup>7</sup>	BA	BA	BA	BA	BA
Waste processing or disposal:					
Junkyard, secondhand auto parts	No	No	No	No	BS
Hazardous or radioactive	No	No	No	No	No
Other municipal	No	No	No	No	BS
Other private	No	No	No	No	No
Transportation terminal	No	No	No	No	Yes
Warehouse	No	No	No	No	Yes
Commercial radio transmission	No	No	No	Yes	Yes
Laundry or dry-cleaning plant	No	No	No	Yes	Yes
Electrical generating facility (power plant)	No	No	No	No	Not to exceed 3
Large-scale ground-mounted solar photovoltaic	No	No	No	No	Yes
Installation pursuant to Article 5300					
<b>INSTITUTIONAL USES</b>					
Municipal use	Yes	Yes	Yes	Yes	Yes
Religious use	Yes	Yes	Yes	Yes	Yes
Educational use exempted from zoning prohibition by M.G.L. ch. 40A, § 3	Yes	Yes	Yes	Yes	Yes
Other educational use	BA	BA	BA	BA	BA
Cemetery	Yes	Yes	Yes	Yes	Yes
Hospital	BA	BA	BA	BA	BA
Nursing, convalescent, or rest home	BA	BA	BA	BA	BA
Philanthropic or charitable institutions	BA	BA	BA	BA	BA
Public utility with service area	No	No	No	No	Yes
Public utility without service area	BA	BA	BA	BA	Yes
Club or lodge	BA <sup>8</sup>	BA <sup>8</sup>	BA <sup>8</sup>	Yes	Yes
<b>RECREATIONAL USES</b>					
Camping, supervised	Yes	BA	BA	Yes	Yes
Camping, commercial	BA	No	No	No	No
Golf course, standard or par three	Yes	Yes	Yes	Yes	Yes
Conference, training, or meeting facilities in conjunction with a standard golf course <sup>18</sup>	PB	PB	PB	PB	PB
Indoor commercial recreation	No	No	No	Yes	Yes
Outdoor commercial recreation	No	No	No	BA	BA

Activity or Use	DISTRICT				
	A	S, R	M	B-1, B-2	I
Sportsman's club, game preserve	Yes	No	No	Yes	Yes
Public stables	BA	No	No	BA	BA
Bath houses, commercial beaches	BA	BA	BA	Yes	Yes
Commercial picnic, outing areas	BA	BA	BA	Yes	Yes
<b>RESIDENTIAL USES</b>					
Dwelling					
Single-family	Yes	Yes	Yes	Yes	No <sup>9</sup>
Two-family	Yes	Yes	Yes	Yes	No
Townhouse <sup>12</sup>	PB	PB	PB	PB	No
Other multifamily	No <sup>10</sup>	No <sup>10</sup>	PB <sup>11,12</sup>	No <sup>10</sup>	No <sup>10</sup>
Assisted elderly housing <sup>16</sup>	PB	PB	PB	PB	No
Boarding or rooming	No <sup>10</sup>	No <sup>10</sup>	BA	No <sup>10</sup>	No <sup>10</sup>
Motel, hotel	No	No	No	BA	Yes
Mobile home	No	No	No	No	No
Public housing	Yes	Yes	Yes	Yes	No
Major residential development <sup>17</sup>	PB	PB	PB	PB	No
<b>OTHER PRINCIPAL USES</b>					
Temporary structures	BA	BA	BA	BA	BA
Airport, heliport	No	No	No	Yes	Yes
<b>ACCESSORY USES</b>					
Parking provisions for:					
Private autos of residents on premises	Yes	Yes	Yes	Yes	Yes
One light commercial vehicle	Yes	Yes	Yes	Yes	Yes
Two or three light commercial vehicles, or one heavy commercial vehicle					
Accessory to residential use	BA	No	No	Yes	Yes
Accessory to nonresidential use	Yes <sup>13</sup>	Yes <sup>13</sup>	Yes <sup>13</sup>	Yes	Yes
Farm vehicles and equipment on active farms	Yes	Yes	Yes	Yes	Yes
Other parking	No	No	No	BA	BA
Home occupation	*	*	*	*	*
Signs (see Article VI)	Yes	Yes	Yes	Yes	Yes
Private stable <sup>14</sup>	Yes	BA	No	Yes	Yes
Animal kennel <sup>14</sup>	BA	BA	No	BA	BA
Livestock raising <sup>14</sup>	Yes	BA	No	No	No
Swimming pool	Yes	Yes	Yes	Yes	Yes

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Activity or Use	A	S, R	M	B-1, B-2	I
Accessory scientific use in accordance with § 240-66	BA	BA	BA	BA	BA
Family apartment (see § 240-67)	BA	BA	BA	BA	No
Bulk storage	No	No	No	No	PB <sup>19</sup>
Other customary accessory uses	Yes	Yes	Yes	Yes	Yes

**FOOTNOTES:**

1. Cattle, horses, sheep, hogs, goats, or similar livestock shall be maintained only on premises having an area of not less than 40,000 square feet plus 15,000 square feet per large animal (25 pounds or heavier at maturity) in excess of one or per 10 smaller animals in excess of the first 10. Such animals and their wastes shall be contained at least 50 feet from any abutting lot line of a residentially used lot, and at least 50 feet from any year-round surface water body.
2. At least 3/4 of the retail sales must be of produce raised on land within the Town of Bellingham in the same ownership as the stand or greenhouse.
3. See Article XVII.
4. No in B-1 Districts.
5. See Article XVIII.
6. More than half the volume sold as retail on the premises.
7. See Article XVI.
8. Except those whose chief activity is one customarily carried on as a business.
9. Except single-family dwelling for personnel required to reside on the premises for the safe operation of a permitted use.
10. Except that an existing dwelling may, on special permit from the Board of Appeals, be altered to house up to four families or for boarding or lodging, provided that the Board of Appeals shall find that the structure could not reasonably be used or altered and used for any permitted purpose.
11. Except that multifamily shall not include public housing.
12. See § 240-95.
13. But none in excess of the number legally parked on the effective date of this amendment.
14. Cattle, horses, sheep, hogs, goats, or similar livestock shall be maintained accessory to a dwelling only on a lot having an area of not less than 40,000 square feet plus 15,000 square feet per large animal (25 pounds or heavier at maturity) in excess of one or per 10 smaller animals in excess of the first 10. Such animals and their wastes shall be contained at least 50 feet from any abutting lot line of a residentially used lot, and at least 50 feet from any year-round surface water body.
15. Except "PB" if service is provided to patrons while in their automobiles, special permits to be approved only upon determination by the Planning Board that traffic projected to be generated will be accommodated without reduction in the traffic level of service on any affected off-premises lane, and without either hazard for vehicular traffic or hazard or inconvenience for pedestrians.
16. See § 240-95.
17. See Article XIII.
18. Provided that the sum of the gross floor areas of all buildings on the site equals not more than 1% of the land area on the premises. If in an A, S or R District no building for this use may be less than 200 feet from the nearest property line.
19. Special permit from the Planning Board if applicant demonstrates that bulk storage is accessory to an allowed primary use on the same premises. See General Bylaws for licensure requirements.

The information provided regarding this property is believed to be accurate and reliable; however, it is not guaranteed and should not be relied upon without independent verification. Buyers are advised to conduct their own due diligence, including inspections, surveys, and verification of all details, prior to making any purchasing decisions. The seller and agent assume no liability for errors or omissions.

**§ 240-66. Plantings.**

- A. Plant materials. Required plantings shall include both trees and shrubs, and may include ones existing on the site. To be credited towards meeting these requirements, trees must be at least 2 1/2 inches caliper four feet above grade, be of a species common in the area, and be ones which reach an ultimate height of at least 30 feet. To be credited towards meeting these requirements, shrubs must be at least 24 inches in height at the time of building occupancy, reach an ultimate height of at least 36 inches, and be of a species common in the area.
- B. Number of plants. The number of trees in the planting areas must equal not less than the planting area length in feet divided by 30, and the number of shrubs must equal not less than the planting area length in feet divided by three. Plantings preferably will be grouped, not evenly spaced, and shall be located or trimmed to avoid blocking egress visibility. The planting area shall be unpaved except for access drives and walks essentially perpendicular in the area.

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