



**FOR SALE**

# Route 2, Mohawk Trail

Greenfield, MA 01301

On behalf of the property owner, Region Commercial is pleased to present this ± 3.505 acre parcel for sale. The Property is located in close proximity to Route 91 exit ramp and national retailers including Home Depot, BJ's, McDonald's, Hampton Inn, KFC, Big Y and future Starbuck's location. Concept site plan for potential 2,400 +/- drive-thru restaurant pad enclosed.

<b>Sale Price</b>	<b>\$495,000</b>
<b>Acres</b>	<b>± 3.505</b>
<b>Zoning</b>	<b>General Commercial</b>
<b>Water</b>	<b>Private</b>
<b>Sewer</b>	<b>Private</b>

**Mitch Bolotin**

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C: 413-537-2020

E: mitch@regionco.com

LIC (MA): 134459

REGION CO LLC

**Ben Bolotin**

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REGION CO LLC

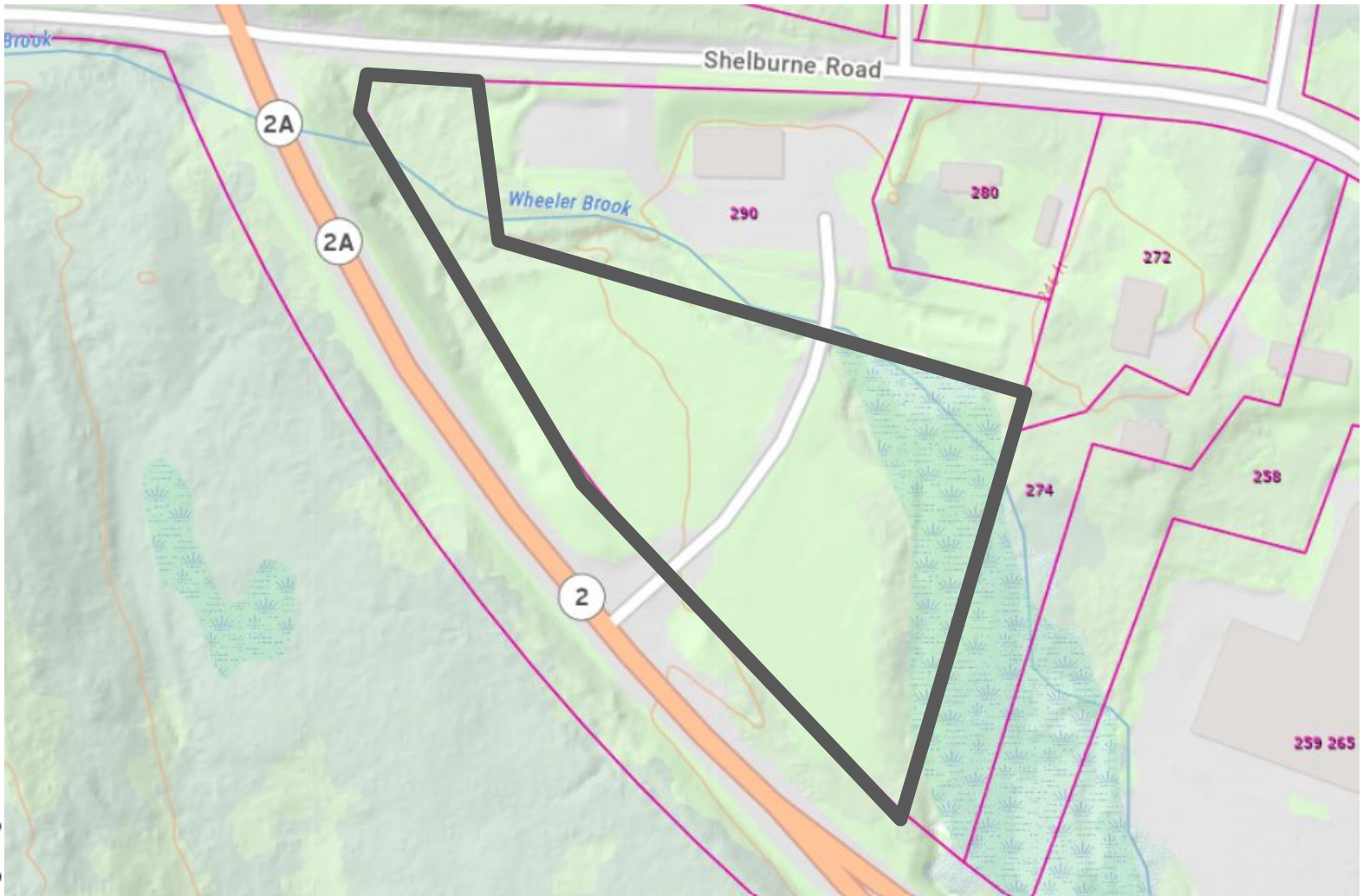
**REGION**  
COMMERCIAL



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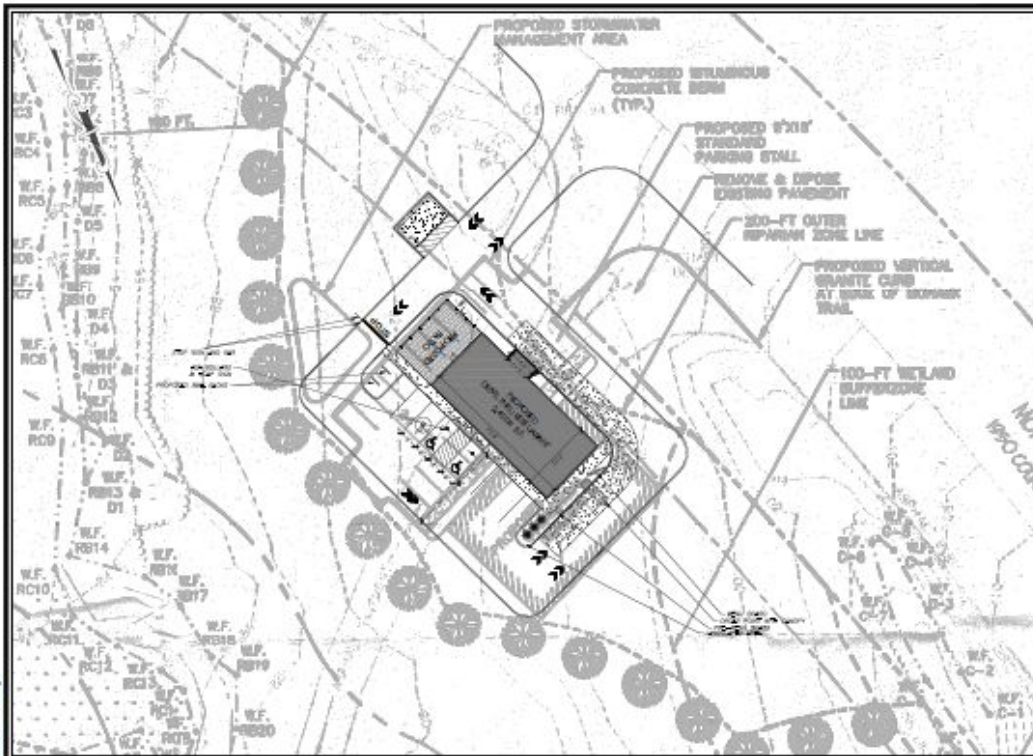
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**ZONING REVIEW - GENERAL COMMERCIAL (GC)**

TYP. (REQUIRE)	REQUIRED	PROPOSED
USE	GC	GC
MINIMUM LOT AREA	50K	50K
MINIMUM LOT WIDTH	100 FT	100 FT
MINIMUM LOT DEPTH	100 FT	100 FT
MINIMUM FRONT SETBACK	10 FT	10 FT
MINIMUM SIDE SETBACK	5 FT	5 FT
MINIMUM REAR SETBACK	5 FT	5 FT
MINIMUM FRONT YARD OPEN SPACE	10%	10%

- NOTES:**
1. THE EXISTING CURB OF THE SEPARATION TRAIL IS 30" HIGH. THE PROPOSED SEPARATION TRAIL SHALL BE 30" HIGH AND 3' WIDE. THE CURB SHALL BE 3" HIGH AND 3" WIDE.
  2. THE 100-FT WELAND BUFFERING LINE SHALL BE 100 FT FROM THE SEPARATION TRAIL AND 100 FT FROM THE 300-FT OUTER SEPARATION ZONE LINE.
  3. THE SEPARATION TRAIL SHALL BE 30 FT WIDE AND 30 FT HIGH.
  4. THE SEPARATION TRAIL SHALL BE 30 FT WIDE AND 30 FT HIGH. THE SEPARATION TRAIL SHALL BE 30 FT WIDE AND 30 FT HIGH.
  5. THE SEPARATION TRAIL SHALL BE 30 FT WIDE AND 30 FT HIGH.
  6. THE SEPARATION TRAIL SHALL BE 30 FT WIDE AND 30 FT HIGH.
  7. THE SEPARATION TRAIL SHALL BE 30 FT WIDE AND 30 FT HIGH.
  8. THE SEPARATION TRAIL SHALL BE 30 FT WIDE AND 30 FT HIGH.

**RLA**  
**R LEVESQUE ASSOCIATES**  
 400 State Street  
 Greenfield, MA 01302  
 TEL: 413-537-2020  
 FAX: 413-537-2021  
 WWW: RLA.COM

**LAYOUT & MATERIALS PLAN**  
 MOHAWK TRAIL  
 GREENFIELD, MA  
 PARCEL ID: 025-3-0

**PERMITTING**  
 NOT FOR CONSTRUCTION

**C-4**

# Concept Plan

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