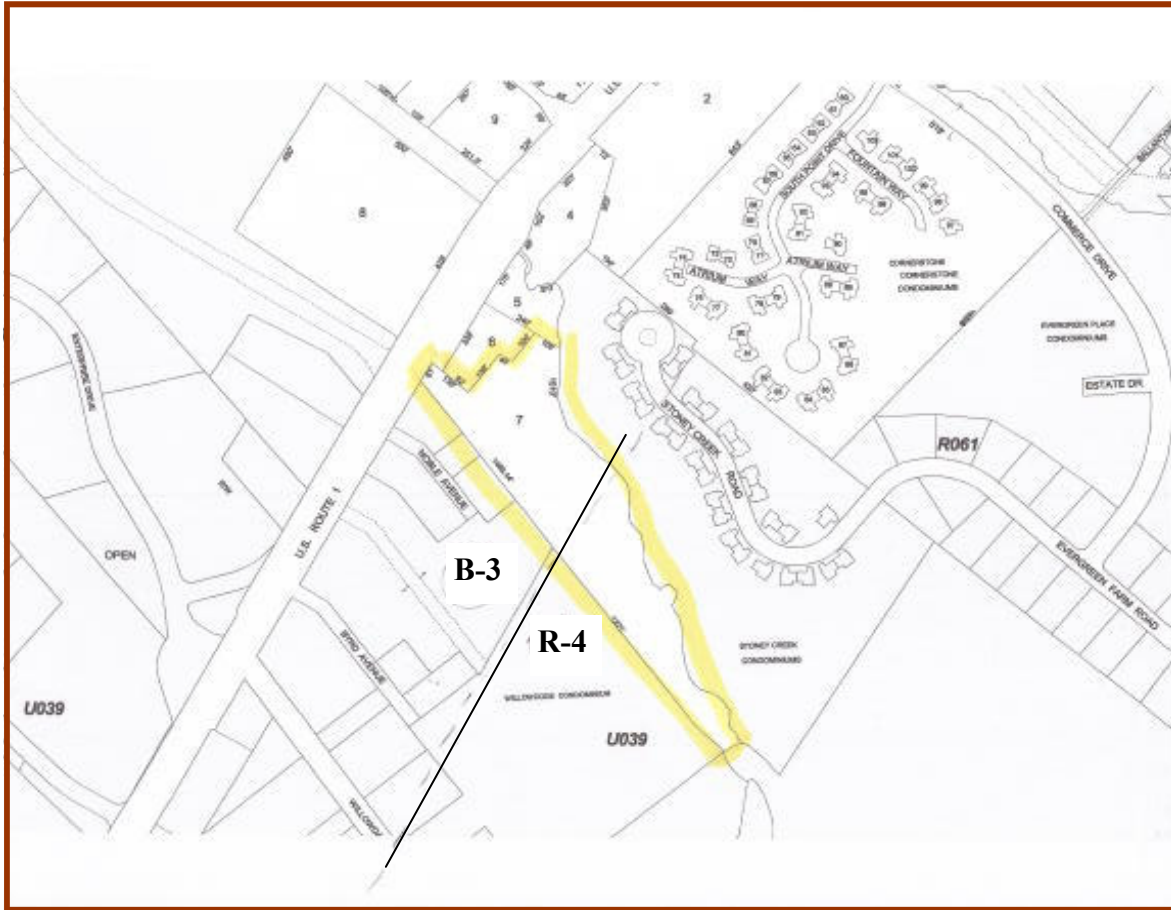


The Real Estate Store

APPLEBEE COMMERCIAL

252 U.S. Route One
Scarborough Maine 04074
(T) 207-883-3333
(F) 207-883-3344

COMMERCIAL OPPORTUNITY FOR SALE



334 US Route 1 Scarborough Maine

Contractors / Business Owners / Developers

Contact
Jerry Applebee
(207) 883-3333
jerry@applebeecommercial.com
www.applebeecommercial.com

Convenient Business location situated on busy U.S. Route 1 near the I-95 & I-295 connectors. Over six acres of land with 1500' of stream frontage. Ideal for business use with existing field area for warehousing or commercial development. Existing two story 1,600sf bldg in need of finishing features full basement with walk-in doors, updated wiring, plumbing and windows. Plenty of parking area and access to public sewer plus existing septic system. **An outstanding location at a bargain price, Proposed Development Plan!!!**



Make your appointment today!

The Real Estate Store Applebee Commercial obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. The Real Estate Store Applebee Commercial is representing the Seller/Landlord, and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency.

**The perfect property for Contractors, Landscapers, Retail, Offices,
Services, Restaurant, Health Club, Institutional, Day Care**

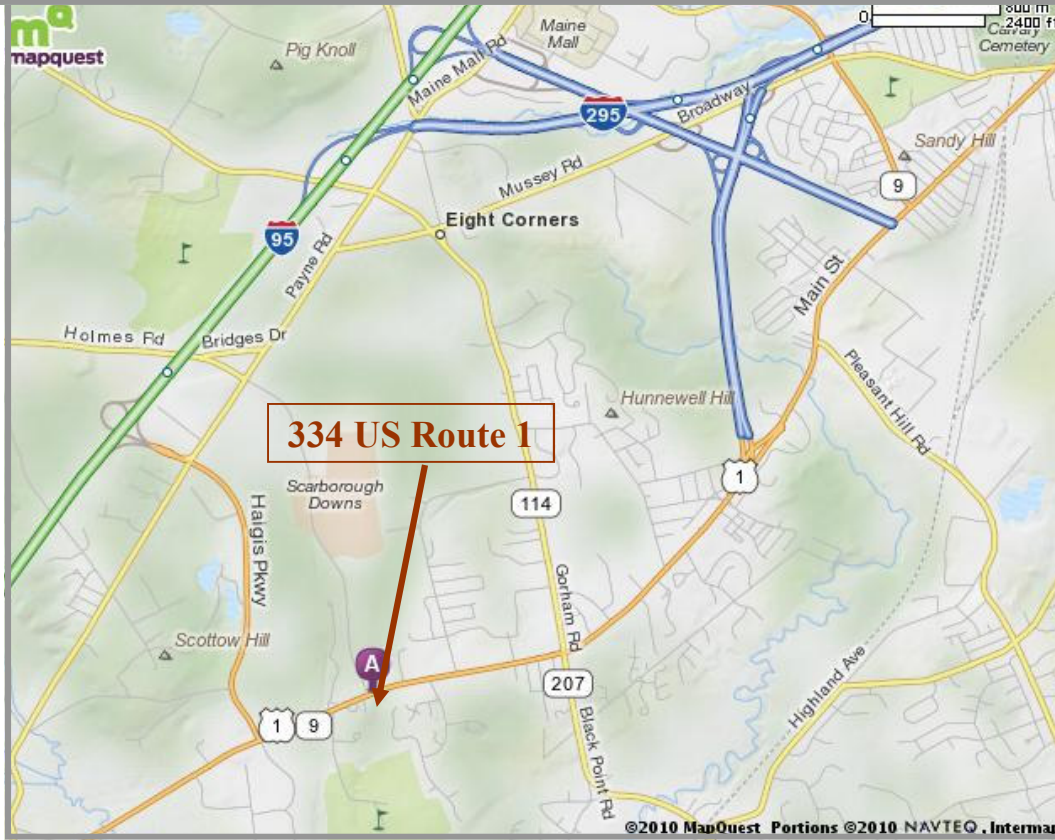
Proposed development plan for 16,000sf warehouse/offices and 34 car parking

LOCATION:	334 US Route 1 Scarborough Maine Across from Scarborough Downs Entrance
BUILDING:	Existing 1,600sf two story wood frame building in need of finish; 6 rooms, one bathroom, full walk-out basement with daylight windows
LAND AREA:	6.8 Acres, 61' frontage on Route One; 1,500' stream frontage Proposed development plan for 16,000sf warehouse/offices and 34 car parking in 2004 was favorable received by the Town of Scarborough
UTILITIES:	Municipal water, sewer (Route 1 connection), existing septic system
HEAT:	Existing warm air system
ELECTRIC	Central Maine Power, circuit breakers, updated wiring
PARKING:	Free on Site, existing small paved lot and driveway
SIGNAGE:	Street & Building
LEGAL:	Book 22235 Page 102 Map U040 Lot 007
OWNER:	Marine Animal Lifeline
TAXES:	2010 rate \$12.158, assessed value \$221,200
ZONE:	B-3 (attached) 500' deep, R-4 and stream protection
AVAILABLE:	Immediate
SALE PRICE:	\$239,900
DIRECTIONS:	From Oak Hill South on Route 1 across from Scarborough Downs entrance, between Rogers Ski & Sports and The Maine Garage

Applebee Commercial
207-883-3333

jerry@applebeecommercial.com
applebeecommercial.com

LOCATOR PLAN



EXISTING BLDG

OVER 6 ACRES



Section XIXA. GENERAL BUSINESS DISTRICT B3 [04/16/2008] ZONING

A. PURPOSE

The purpose of this district is to provide for and encourage general retail, office, service, lodging, and civic uses along portions of the Town's major roadways. This district is intended to accommodate a wide range of non-residential activities that primarily serve the residents of Scarborough and the immediate region. As development and/or redevelopment occur within the district, the visual environment is enhanced, traffic flow and safety are improved, and provisions for pedestrians are made. Master planning for larger parcels, uses, and buildings, as well as mixed-use developments enable flexibility, creativity, conservation and residential uses in this district fostering areas of increased activity, vibrancy and sustainability.

B. DEVELOPMENT DESIGN AND REVIEW PROCEDURES

Depending on the acreage, scale, uses, and design of a proposed project, a development/redevelopment project within this district may undergo a conventional review process involving Site Plan Review and/or Subdivision Review applying the quantitative standards of subsection F. or may be reviewed as a Planned Development applying the quantitative and qualitative standards and design criteria of subsections G and L of this district and Section VIII E of this Ordinance.

1. Conventional Developments. Projects that are proposing to develop or redevelop less than five (5) acres of land may be reviewed as a conventional development or as a Planned Development, at the applicant's option.

2. Planned Developments. Projects that are proposing to:

- Develop or redevelop five (5) acres or more of land,
- Incorporate residential uses within the development,
- Exceed the space and bulk requirements for conventional development,
- Establish a gasoline filling station, or
- Any combination of a, b, c., and d.

are required to be reviewed as Planned Developments in accordance with the applicable standards of subsection L. Development Standards for Planned Developments of this district and Section VIII E Planned Development of this Ordinance.

C. PERMITTED USES - CONVENTIONAL AND PLANNED DEVELOPMENT NON-RESIDENTIAL USES:

The following non-residential uses are permitted in both conventional and planned developments, subject to the limitation on the maximum floor area per unit of occupancy set forth in Sections F and G:

- Retail sales and services, excluding outdoor sales and services
- Personal services
- Restaurants Professional offices
- Business services and business offices
- Financial, insurance and real estate offices
- Health clubs

8. Fully enclosed places of assembly, amusement, culture and government, exclusive of video arcades, amusement parlors, video gambling, casino gambling and off-track betting

9. High technology facilities, subject to the performance standards of Section IX(M) of this Ordinance

- Hotels and motels
- Non-municipal government offices

12. Non-residential institutional uses, including educational, religious, philanthropic, fraternal, or social institutions

- Clubs and lodging houses
- Passenger transportation facilities
- Funeral homes
- Places of worship

17. Group day care homes, day care facilities, and nursery schools, subject to the standards of Section IV(I)(6) of this Ordinance, but special exception approval by the Zoning Board of Appeals is not required

18. Accessory uses (excluding outdoor storage)

The following non-residential uses are permitted with both conventional and planned developments without regard to the limitation on floor area per unit of occupancy.

- Municipal buildings and uses
- Elementary and secondary schools
- Libraries and museums