

The Real Estate Store

APPLEBEE COMMERCIAL

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

FOR SALE—Retail, Restaurant, Offices, Day Care



370U.S. Route One, Scarborough Maine

Contact

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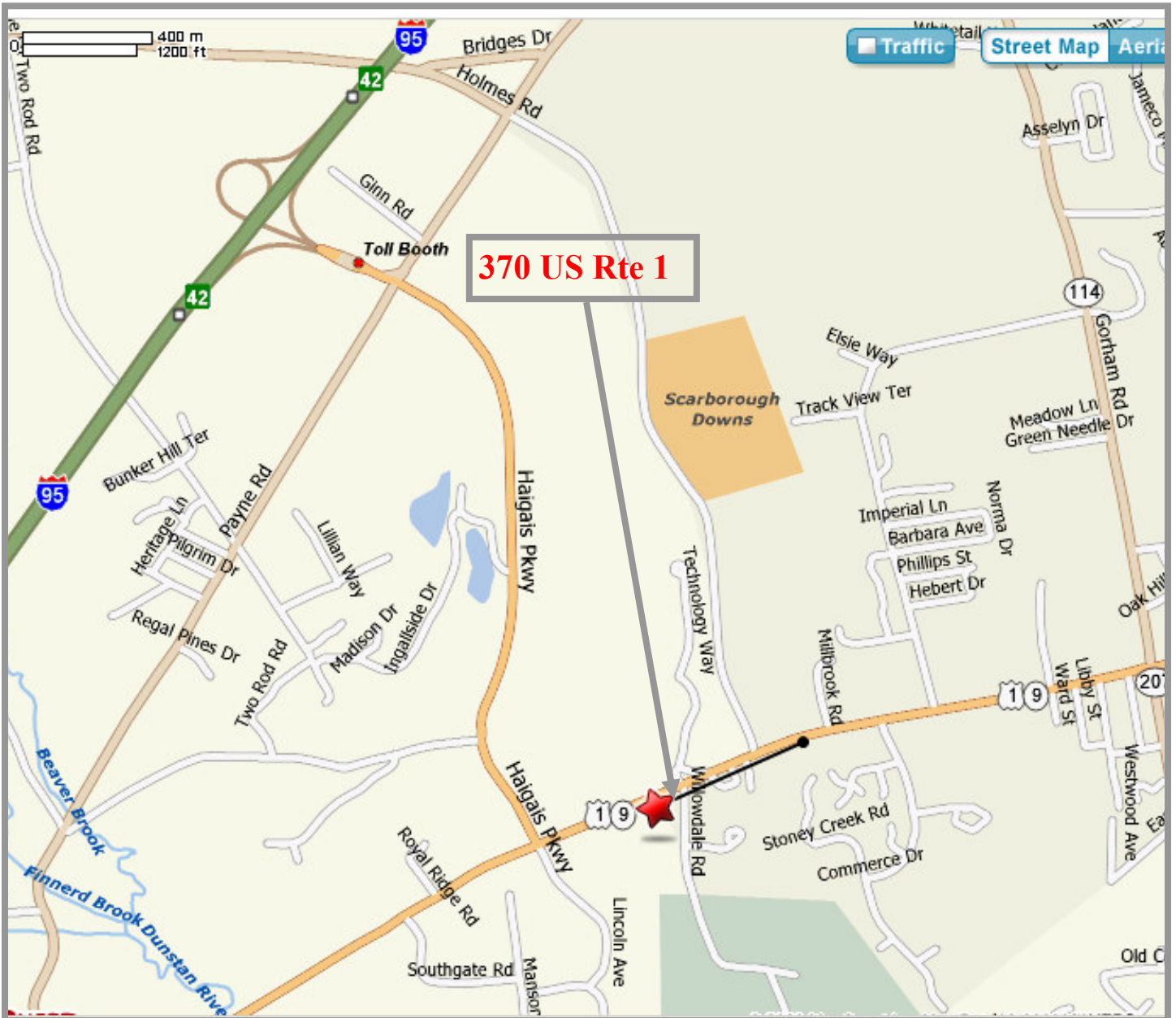
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U.S. Rte 1 frontage of 322' with signalized intersection situated near Haigis Parkway, I-95 (Me Turnpike x42) & I-295 connector Active business location with 5,700s.f. +/- first floor space featuring expansive open floor plan, office, basement, street & building signage, parking for up to 45 cars and excellent access and visibility. Stream frontage plus several area businesses, services and food establishments nearby.

The Real Estate Store Applebee Commercial is representing the Seller/Landlord in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

LOCATION:	370 U.S. Route One, Scarborough, Maine 04074 Signalized Intersection at Enterprise Park & Willowdale Roads		
BUILDING:	5,700 sf +/- Concrete block constr (1950) 12' ceilings possible, vinyl siding, new membrane roof 2001, Basement full to partial		
INTERIOR:	carpet wood flooring, Acoustical tile grid ceilings, restrooms, office, utility room, three exits, basement access plus blkhd, some water		
LAND AREA:	322' of U.S. Route 1 frontage, .98 acres (More land available)		
GENERAL:	Currently occupied by tenant-at-will, Stream Protection zone 50%		
HEAT:	Oil/Forced Hot Air central system		
UTILITIES:	Municipal water, sewer, 200amp c.b. Natural gas available		
PARKING:	On Site; Gravel & Paved; up to 45 cars; Stream frontage in rear		
SIGNAGE:	Street and Building		
LEGAL:	Book 14619 Map U039	Page 225 Lot 044	R.E. Taxes: \$4776
OWNER:	Sesto & Walter		
ZONE:	B-3 General business (Retail, Restaurant, Offices, Day Care)		
SALE PRICE:	\$449,000		
DIRECTIONS:	Route One Scarborough near Allied Mortgage Office bldg, Big 20 Bowling, Enterprise Business Park, Land Rover Jaguar Dealership, Sullivan Tire, Scarborough Industrial Park, Cabela's, Tim Horton's, Scarborough Downs Haigis Parkway 1/4 mile to the west I-95 (Exit 42) & I-295 nearby		
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Section XIXA. GENERAL BUSINESS DISTRICT B3 [04/16/2008] 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 in 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