

OFFICE BUILDING FOR SALE or LEASE

432 US Route One, Scarborough



U.S. Route 1 Near Entrance to Maine Turnpike, Exit 42 (Haigis Parkway)

Prominent location on U.S. Route 1 with easy access to I-95, I-295, The Portland Jetport (PWM), In-Town Portland and Exits 42, 45 & 36 of the Maine Turnpike. Office combinations on Two Floors offer bright space and open areas and with a rest-room on each level. Two separated businesses can easily be accommodated. A highly visible and active business, medical, bank, restaurant, services location with the added bonus of lighted Route 1 signage and Immediate Occupancy and expandable footprint and parking.



The Real Estate Store
APPLEBEE COMMERCIAL

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

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.



OFFICE BUILDING FOR SALE or LEASE

PROPERTY INFORMATION

Location: 432 US Route One, Scarborough
Type of Use: Offices
Building SF: 1,960 sf (1,000sf first - 960sf second)
Basement: Crawl space w/sump pump, gravel floor
Lot Size: 175' frontage on Route One, 210' deep
Construction: Wood frame/2 story-gambrel/asphalt shingle roof
Five offices first floor; 3 offices second floor, open areas
Condition: Good repair throughout
Sewer/Water: Public (Sewer line has easement to public sewer)
Heat.: Electric and monitor heat (K-1)
Electric: Circuit Breakers; 3 meters 1st, 2nd, sign.
Parking: Paved for approximately 12 cars, more space available
Signage: Street Pole Sign, lighted
Exterior: Siding is vinyl over wood clapboards 2003
Architectural roof shingles 2008.
Grounds: Fully landscaped
Zone: Commercial B-3
Legal: Thomas G. and Anita Brown, Book 16072, Page 151
Town Info: Map U037, Lot 005
Taxes: 2010-11 \$3,100, assessed value \$244,700
Occupancy: Immediate
Tenants: Vacant

Sales Price: \$259,900

Misc: Property can be leased @ \$12.50/sf first floor; \$11.50/sf second floor, modified gross. **Expandable footprint and parking**

Directions: From Exit 42 of the Maine Turnpike to Haigis Parkway to Route One and Southwest approx. 1/3 mile on left.

Contact

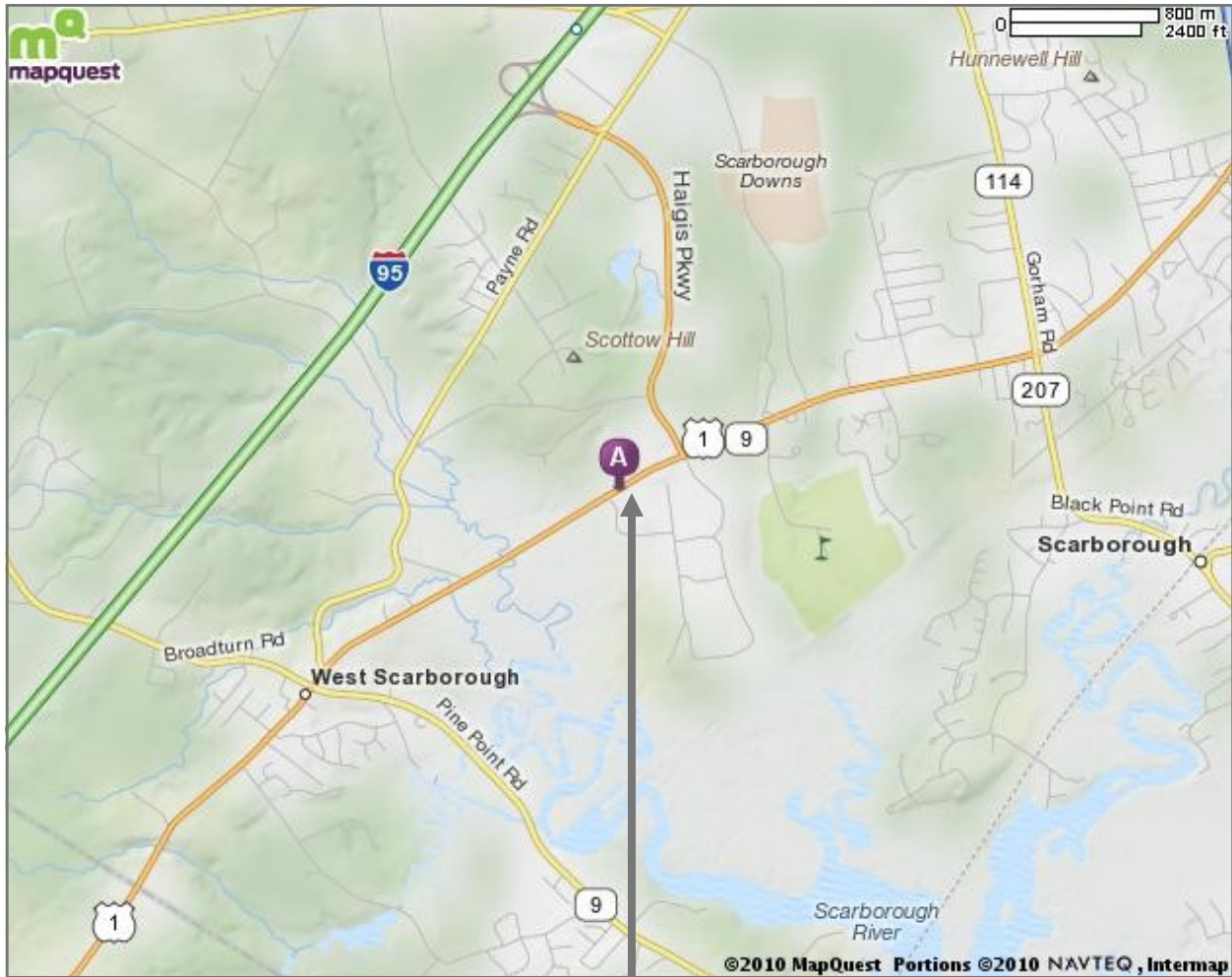
Jerry Applebee

(207) 883-333

jerry@applebeecommercial.com

www.applebeecommercial.com

Location Plan



432 US Route 1
Scarborough Maine

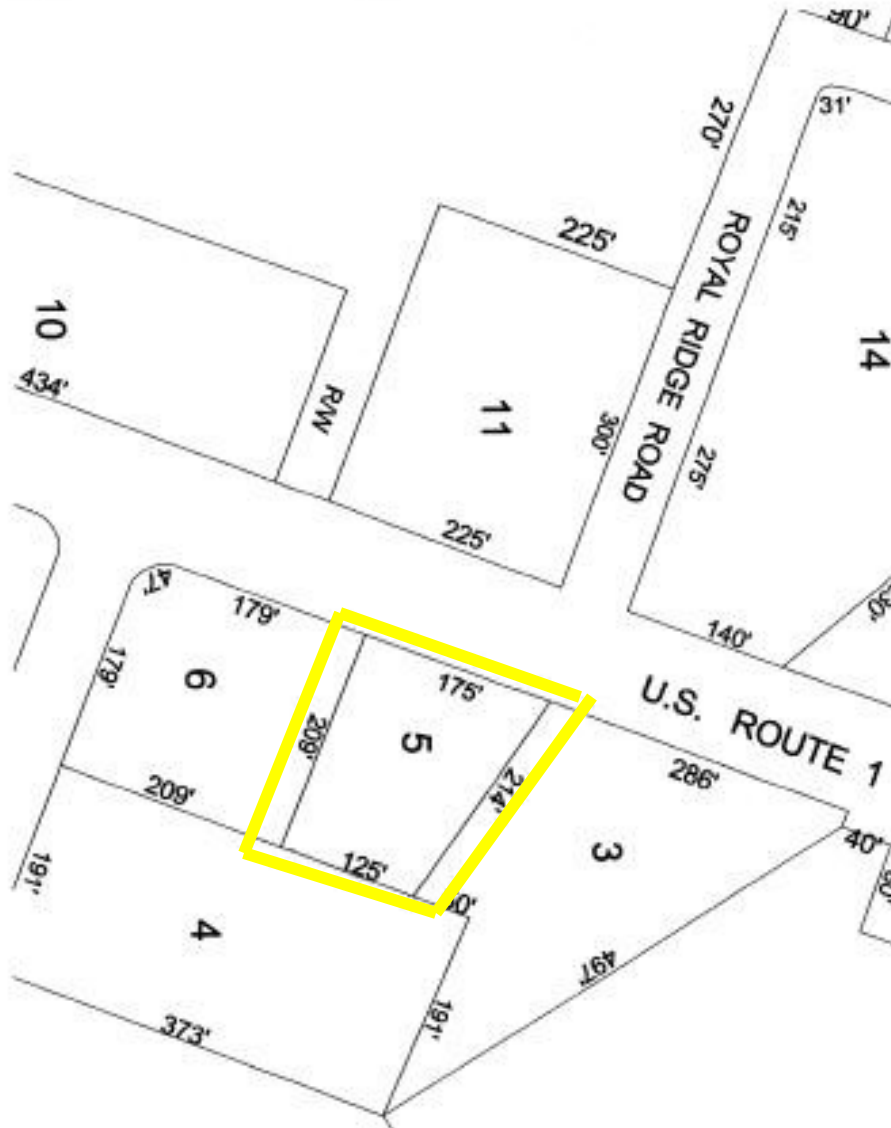
Area:

Maine Bank & Trust, Irving Gas & Convenience, Len Libby's Candies, Classic Flooring & Endicott Furnishings, H & R Block, Medical Office's, Tim Horton's, Mac's Deli, Tractor Supply Co & Seavey's Appliances, Fielding Oil & Propane, 40 Business Industrial Park, Day Care Center, Lumber Liquidators and other Retail, Office and Service.

Deed Description:

Frontage 175' x 214' deep x 125' x 209' plus sewer easement across lot 4 to Southgate Road Public Sewer

SITE PLAN
432 US Route One, Scarborough



Contact
Jerry Applebee
(207) 883-333
jerry@applebeecommercial.com
www.applebeecommercial.com

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 VIIE 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 VIIE 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