

The Real Estate Store

APPLEBEE COMMERCIAL

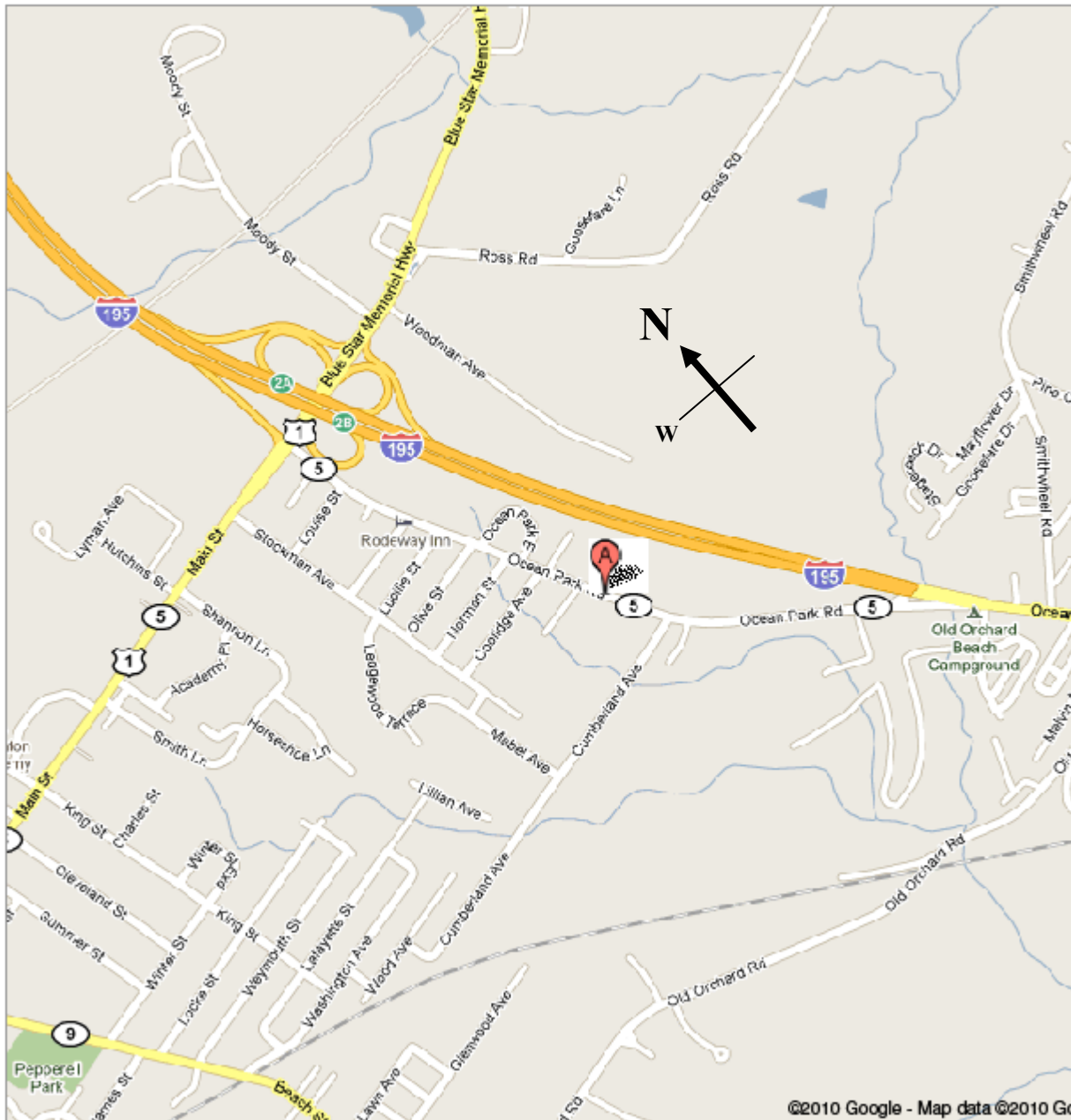
252 U.S. Route One
Scarborough Maine 04074

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COMMERCIAL LAND For Sale

**54 Ocean Park Road
Saco, Maine 04072**



Jerry Applebee
(207) 883-3333

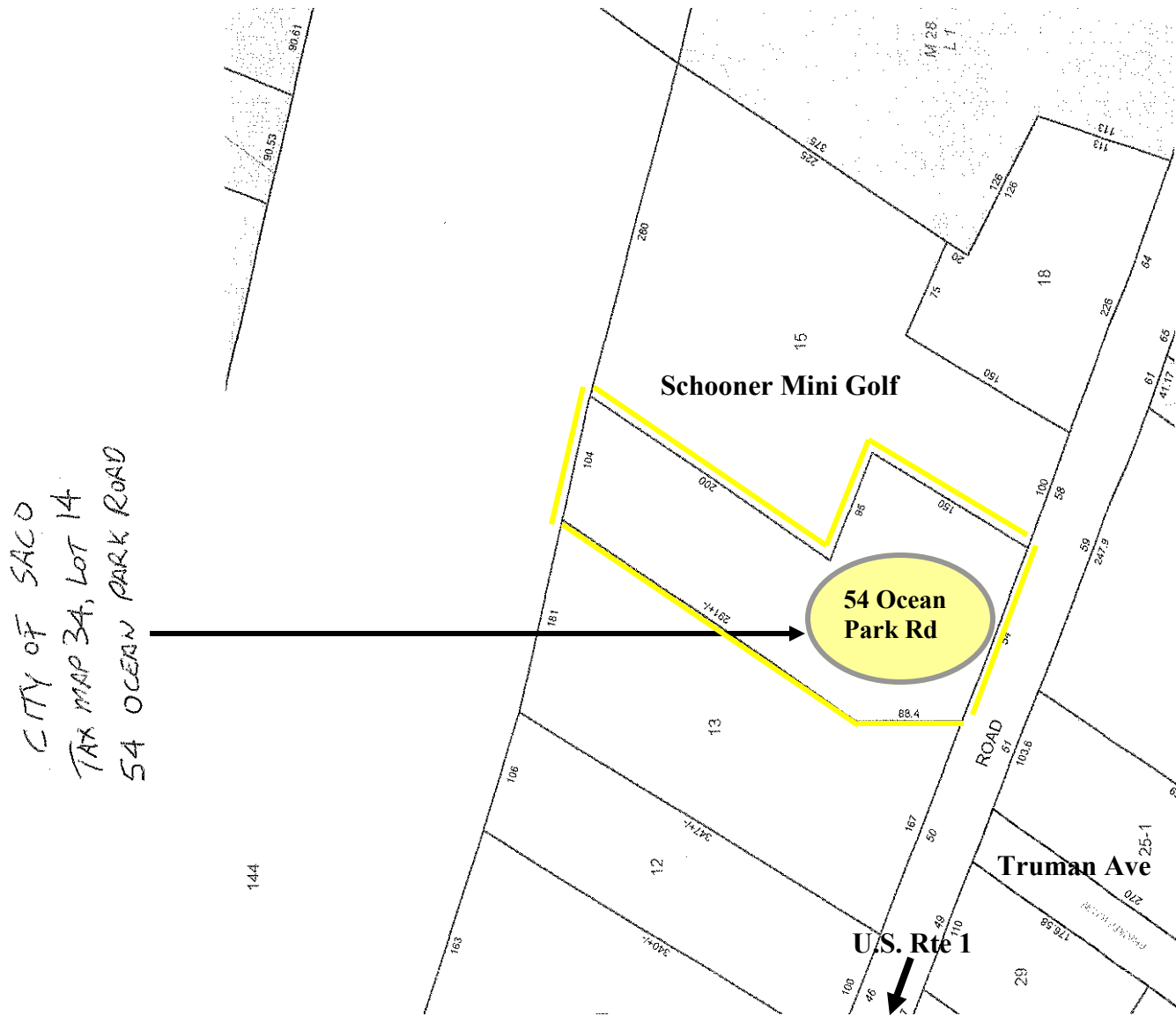
jerry@applebeecommercial.com



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Frontage Photos & Location Map 54 Ocean Park Rd



PROPERTY INFORMATION

LOCATION:	54 Ocean Park Road, Saco, Maine 04072
LOT AREA:	Over ONE ACRE, subject to survey in progress
ZONE:	Business B2 (c & d)
UTILITIES:	Municipal water, sewer, electric, etc. at lot line
FRONTAGE:	203' +/-, see survey
ZONED USES:	See attached "Permitted Uses" List
SIGNAGE:	Street and Building
LEGAL:	Book 6558, Page 69 YCRD Map 34 Lot 14
OWNER:	Gabriele Estate; Personal Representative
TAXES:	\$1,218.49 (July 2011)
SALE PRICE:	\$149,000
NOTES:	VRAP approved - Certificate Issued 8/30/2010; first 250' in lot depth at level grade, small wetland area at rear of lot; "Schooner Mini Golf" abutter to the left
DIRECTIONS:	Traveling West on U.S.Route 1 in Saco to under I-195 overpass then left on Ocean Park Road to For Sale sign on left just before "Schooner Mini Golf" Applebee Commercial 207-883-3333 info@applebeecommercial.com

**410-6. B-2c and B-2d HIGHWAY BUSINESS DISTRICT
PERMITTED USES**

- Single family dwellings
- Two family dwellings
- Churches
- Home occupations
- Retail businesses
- Eating establishments (Amended 4/7/03)
- Eating and drinking establishments
- Hotels and motels
- Tourist homes
- Financial institutions
- Personal services
- Business services
- Offices
- Research and testing laboratories
- Wholesale trade and warehouses
- Hospitals and clinics for humans
- Animal hospitals and veterinarian offices
- Quasi-public uses
- Private and commercial schools
- Private clubs
- Municipal uses
- Essential services
- Public utility buildings
- Nursing homes
- Any use permitted in the Resource Protection Dist.
- Bed and breakfast establishments (Amended 9/5/85)
- Accessory Uses (Amended 9/5/85)
- Funeral homes (Amended 6/4/87)
- Home babysitting service (Amended 8/1/88)
- Day care home (Amended 8/1/88)
- Day care center (Amended 8/1/88)
- Adult day care center, Type 1 and 2 (Amended 7/1/91)
- Nursery School (Amended 7/6/93; 1/3/95)
- One accessory apartment in a single family dwelling (Amended 10/20/08)

CONDITIONAL USES

- Multifamily dwellings
- Boarding houses
- Amusement centers
- Commercial recreation
- Masonry supply yards)
- Gas stations in B-2c only
- Auto repair garages in B-2c only
- Car washes in B-2c only
- Small engine repair (Amended 4/7/03)
- High Voltage Transmission Lines (Amended 12/15/08)
- Registered dispensary (Amended 7/19/10)
- Registered dispensary, grow-only (Amended 7/19/10)
- Registered dispensary, non-growing (Amended 7/19/10)