

Commercial - Retail Development Site
(Rte 22) 97 County Rd Scarborough, Maine 04074



Route 22
View heading East
315' of frontage



Route 22
View heading West
Next to Dunkin Donuts
SubWay

Over 4 acres of Commercially Zoned level farm land located on busy Rte 22 near the Retail intersection of Saco St. and Rte 114 near Dunkin Donuts, SubWay, Hogle's Meat Market, Auto Service Station, Cook's Convenience Store, the new Mercy Medical Clinic, O'Donal's Garden Center, the VIP Store, other businesses, major employment centers, The Maine Mall area, The Portland Jet Port, I-295 and I-95

The Real Estate Store

APPLEBEE COMMERCIAL

252 U.S. Route One Scarborough ME 04074

contact

Jerry Applebee
207-883-3333

jerry@applebeecommercial.com

Steve Guerette
207-838-1502

stevetres@hotmail.com

Property Information

97 County Road (Rte 22) Scarborough, Maine

- Land Use: Commercial, Retail, Residential Development
- Topography: Fields, Level
- Access: Routes 22, 114 or Saco Street
- Lot: 351' of street frontage on Rte 22 (County Road)
- Land Area: Over 4 acres - 900'+ of depth, mostly farmed fields
- Sewer: Private (to be designed per project)
- Water: Private (to be designed per project)
- Power: Central Maine Power
- Cable: Time Warner
- Zone: TVC2 Town and Village Centers Transition District
- Zone: Rear area (about one acre) in Farm Residential zone
- Legal: Map R015; Lot 052; Book 2909 Pg 160 & Book 3120 Pg 19-20
- Real Estate Taxes: \$2,200
- Documents: Surveyed at Dunkin Donut line, Deed
- Miscellaneous: 1865 Antique Home and 2.5 story Barn (poor condition)
- Price: \$287,000

Section XVIII.A. TOWN AND VILLAGE CENTERS DISTRICT TVC [09/05/2007]

The purpose of this district is to provide for and encourage the evolution and maintenance of village and town centers within Scarborough that exhibit village style development and offer a mix of retail, office, service, civic, and residential uses in an environment conducive to both pedestrians and motorists. The buildings, parking areas, sidewalks, landscaping and other infrastructure within this district are to be of a village scale and character. These town and village centers are intended to and are likely to serve as places for local shopping, business, dining, entertainment and civic activities primarily for residents of Scarborough and the immediate region. A diversity of residential uses are also intended to be integral elements of this district enabling walk-ability, convenience, and human activity and vibrancy. The Town and Village Centers District (TVC) shall be considered a business district whenever this Ordinance distinguishes between types of districts.

Conventional Developments. Projects that are proposing to develop or redevelop less than 5 acres of land may be reviewed as a conventional development or may be reviewed as a Planned Development, at the applicants option.

1. Multifamily dwellings, limited to no more than twelve (12) dwelling units per building (subject to sewer design)
2. Multiplex dwellings (subject to sewer design)
3. Townhouses, limited to no more than eight (8) dwelling units per building (subject to sewer design)
4. Senior housing (subject to sewer design)
5. Dwelling units in a mixed use building, limited to no more than eight (8) dwelling units per building. Permitted residential uses mixed with special exception uses requires special exception approval by the Zoning Board of Appeals under Section IV(I) of this Ordinance
6. Live/Work Units
7. Retail sales and services, excluding car washes, gasoline filling stations and outdoor sales and services
8. Personal services
9. Restaurants with no drive-through service [Amended 11/07/07]
10. Professional offices
11. Business services and business offices
12. Financial, insurance and real estate offices
13. Health clubs
14. Non-municipal government offices
15. Non-residential institutional uses, including educational, religious, philanthropic, fraternal, or social institutions
16. Funeral homes
17. Place of worship
18. Group day care homes, day care facilities, and nursery schools
19. Accessory uses (excluding outdoor storage) including accessory agricultural activities subject to the performance standards of Section IX.P
20. Family day care homes, subject to the standards

Photos

Back Field



Side to Dunkin Donuts

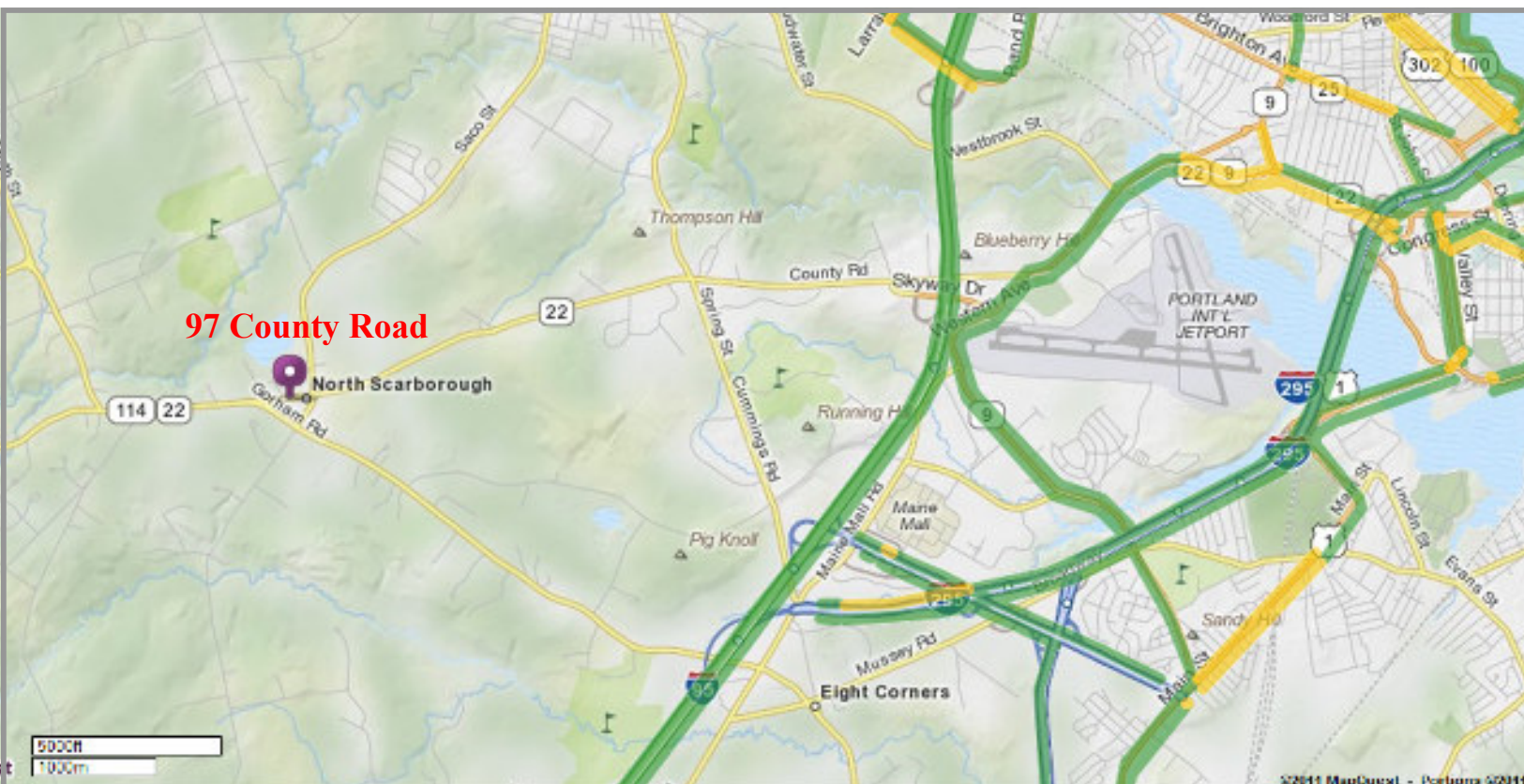
West Side



Back Field

Area Map

97 County Road (Rte 22) Scarborough, Maine



contact

The Real Estate Store

APPLEBEE COMMERCIAL

252 U.S. Route One Scarborough ME 04074

Jerry Applebee

207-883-3333

jerry@applebeecommercial.com

Steve Guerette

207-838-1502

stevetres@hotmail.com