

*The Real Estate Store*

**APPLEBEE COMMERCIAL**

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

***FOR LEASE—Retail, Service, Repair***



***780 Narragansett Trail, Buxton Maine***  
Routes 202, 4 & 22

***Contact***

***Jerry Applebee***  
***(207) 883-3333***

***[jerry@applebeecommercial.com](mailto:jerry@applebeecommercial.com)***  
***[www.applebeecommercial.com](http://www.applebeecommercial.com)***



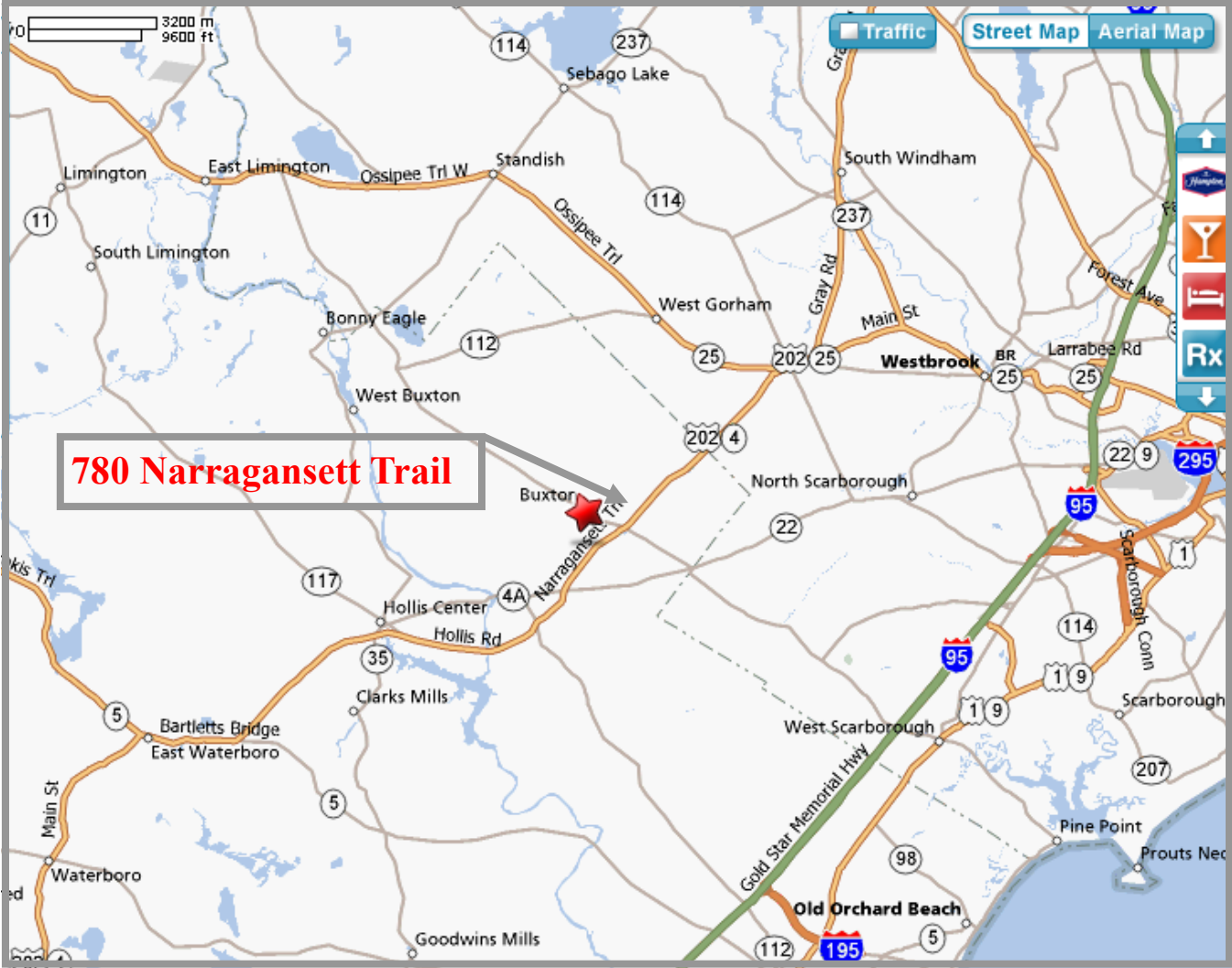
Highly visible corner Business location situated at the intersections of Routes 202, 4 & 22. 4,700sf like new building with heated high bay space, offices, parts room and storage areas, features nearly 2 acres, 498' of road frontage, expansive paved and landscaped outside yard areas with signage and two entrances. Several area businesses and food establishments nearby including the new Hannaford shopping center and banks.

Near Scarborough and Gorham town lines

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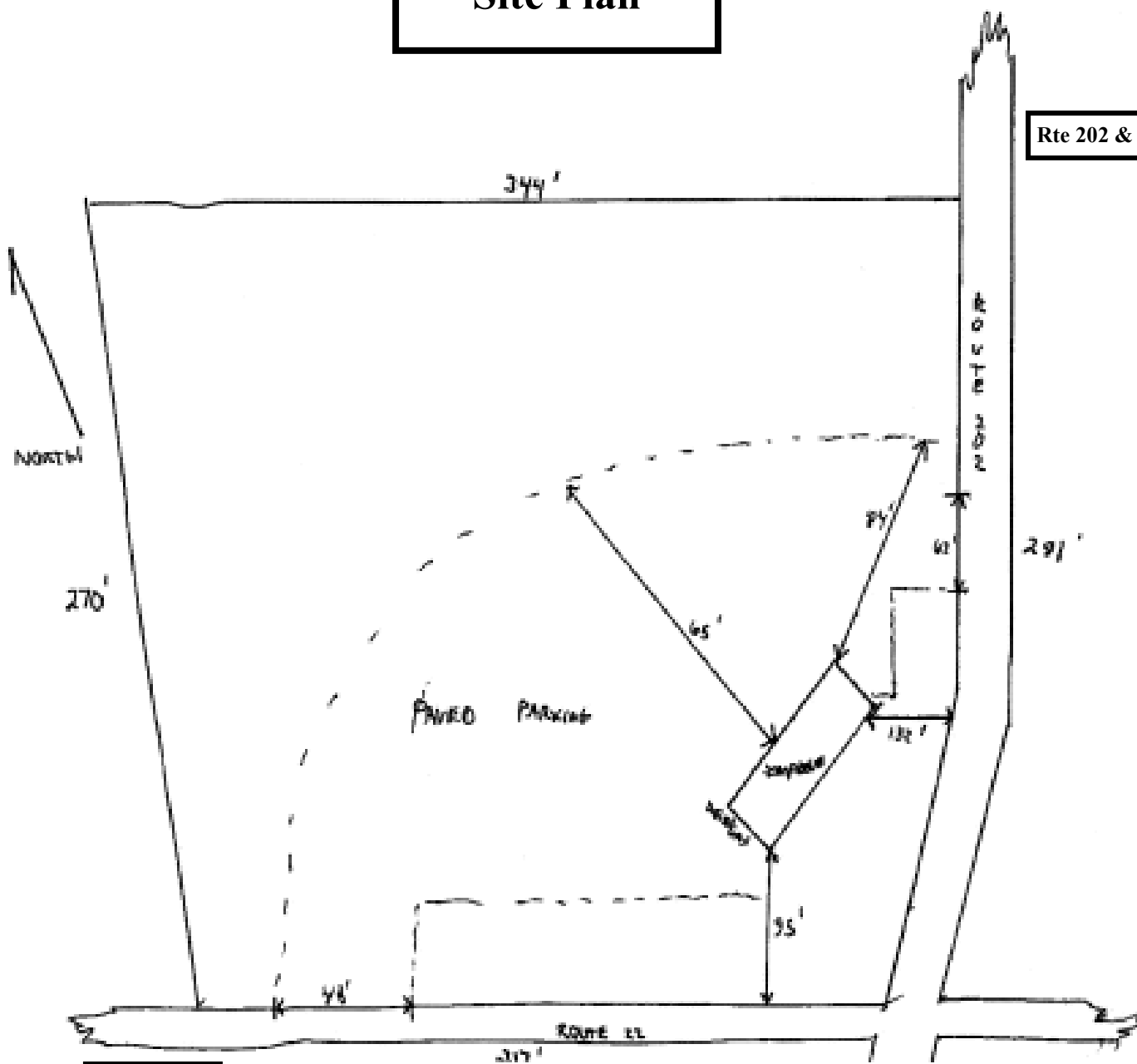
LOCATION:	780 Narragansett Trail Buxton Maine 04093		
BUILDING:	4,700sf Metal clad steel frame structure with a 1,900sf High Bay garage, 1,400sf of offices, 700sf parts room and restrooms plus 700sf of second floor storage ; built in year 2000		
INTERIOR:	Acoustical tile ceilings and drywall in offices and parts room, 15' ceiling height in Service area plus (2) 15' (wide) x 14' (High) OH Doors		
LAND AREA:	281' Rte 202/4 & 217' Rte 22 frontages; 1.86 acres		
AVAILABLE:	Immediate		
GENERAL:	Former home of Gorham Tractor		
HEAT:	Central HVAC in offices, Waste Oil fired furnace in Bays		
UTILITIES:	water (drilled well), septic system, propane gas		
PARKING:	On Site; Paved, gravel, well landscaped frontage		
SIGNAGE:	Street and Building		
LEGAL:	Book 9952 Page 126 Map 8 Lot 41-1	R.E. Taxes: \$4,907 (08-09) Deed Restriction (see page 5)	
OWNER:	FRT Properties		
ZONE:	LC Limited Commercial (see page 6) / FEMA Zone C		
LEASE PRICE:	<b>\$3,900 MONTHLY; \$9.96psf; 3% annual escalator</b>		
DIRECTIONS:	Route 202 west from Gorham Village or Broadturn Rd & Rte 22 north from Scarborough; Located at intersection of Routes 202/4 & 22 traffic light, northeast corner		
	<p><b>Applebee Commercial</b>  <b>207-883-3333</b>  <a href="mailto:jerry@applebeecommercial.com">jerry@applebeecommercial.com</a></p>		

# Locator Plan



# Site Plan

Rte 202 & 4



Rte 22

Not to Scale

## **Deed Restriction**

The above described premises, hereinafter referred to as the Servient Premises, is conveyed subject to the following deed restriction for the specific benefit of the Benefitted parcel, being the specific premises conveyed to Robert R. Doyle and Evlyn T. Doyle by deed from James L. Eaton and Theodore C. Pinkham, dated April 8, 1989, recorded in the York County Registry of Deeds in Book 5045, Page 26.

The Servient Premises shall hereafter be subject to the restriction that so long as gasoline is stored, marketed and sold to the general public from the Benefitted Parcel, no gasoline or diesel fuel stored on the Servient Premises may be sold in quantities exceeding 100 gallons per day, and no gasoline or diesel fuel storage tanks may be located, installed or maintained on or at the Servient Premises other than one gasoline storage tank not exceeding 500 gallons in size and one diesel fuel storage tank not exceeding 500 gallons in size. Furthermore, the Servient Premises are subject to the restriction that so long as a convenience store or similar retail sales business is operated without an interruption of more than one year from the Benefitted Parcel, there shall be no retail products sold from the Premises which would compete with the convenience store operation on the Benefitted Parcel, excepting gasoline and diesel fuel permitted by the foregoing restriction and other petroleum products. These restrictions shall run with the Servient Premises and shall be binding upon the owners of the Servient Premises and successive owners of the Servient Premises. Any failure to comply with these restrictions shall be grounds for an action against the then owner of the Servient Premises for damages, including attorney's fees and costs, for injunctive relief, or both. These restrictions are for the benefit of the Benefitted Parcel and may be enforced only by the owner or successor owners of the Benefitted Parcel.

## **ZONING**

### **9.5A Light Commercial District (LC).**

The Light Commercial District is established to accommodate the daily or frequent shopping and other service needs of the community. In this zone land uses are limited primarily to retail stores, service businesses and light industrial activity. The developer or occupant of any use in the Light Commercial District must take such steps as necessary to minimize adverse effect of such development on neighboring residential properties. Methods of providing such protection will be consistent with the applicable standards in Article 10 and Article 11 of the Buxton Zoning Ordinance and will be discussed with the developer at the pre-application meeting.

## **EASEMENTS**

There are two servient right of way easements; one across the southeasterly and the other across the southwesterly corners for access to Route 202 by Samuel Short. There are also utility easements, all are typical and not market adverse.