952 Portland Road
(US Route 1) Saco, ME
952 Portland Rd. Saco, ME

Property Information

For Sale: $175,000

- Formerly operating as a gas station
- 0.70 +/- Acres
- Building size: 648 +/- SF
- Built in 1972
- Heat Source: Oil

- Exterior Siding- wall 1: Clapboard; wall 2: Wood Shingle
- Roof Cover: Asphalt Shingle
- Construction: Steel Frame
- Parking: Paved, on site
- Water/Sewer: Public/Private
- Additional 248 +/- SF Utility Building

For More Information:
John Gendron, CCIM
(207) 939-8500
johngendron@me.com
www.gendroncommercial.com
952 Portland Rd. Saco, ME

Summary of Data

Location Information:
• Reference- Map 62, Lot 19 (062-019-000-000)
• Zoning- According to the City, the subject property is located in the B-6 Highway Business and Commercial district. For your convenience, a portion of the zoning is included in this package. Please contact the Zoning/Building Department to verify information, to obtain complete zoning information, for questions pertaining to allowable uses, and if there are any requirements prior to occupying the property at 207.282.3487.

Tax Information:
• Tax Year: July 1st to June 30th
• Taxes Due: August and February
• Real Estate Assessed Value: $194,200 (land) + $109,700 (bldg.)= $303,900 (2012 Assessed Value) * Please Note: New 2013 Assessed Value is $279,300 total.
• Real Estate Annual Taxes: $4,382.24 (2012 tax year)

Utilities:
• Water & Sewer: Public water; one meter billed quarterly by Biddeford-Saco Water 207.282.1543. Sewer is private.

* The foregoing information is based on a telephone conversation with City Hall and is accuracy is not certified. Gendron Commercial strongly recommends you contact and visit City Hall to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files. The telephone number for the Assessor's Office is 207-282-1611; the Tax Collector can be reached at 207-283-3303.

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Tax Map

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**Per the city, the property is located in the highway business and commercial district (B-6). For your convenience, a portion of the zoning is included. Please contact the city to verify and obtain complete zoning information.**