

GENDRON

COMMERCIAL BOSTON

FOR SALE

77-81 Emery St, Sanford, ME 04073

Flex Use Commercial Property



Marc R. Brunelle
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Portland, Maine • Boston, Massachusetts • New York, New York

Owner: Whirlwind, LLC

Property Address: 77-81 Emery Street, Sanford, ME 04073

Description: Flex use commercial building sited on a 6 acre parcel consisting of a total 27,976 square feet. The main building has 25,138 sf of contiguous or linkable space with 12-16' ceilings throughout plus a 2,840 sf detached two story frame building suitable for office space. Ample parking, one loading dock, plus ground level doors provide easy access.

Tax Map/Lot: Tax Map 31, Lot 11

Tax Assessments:

| | |
|-----------------------------|------------|
| Land: | \$ 233,000 |
| Buildings & Improvements: | \$ 178,100 |
| Total Municipal Assessment: | \$ 411,100 |

2019-2020 Real Estate Taxes: \$ 8,509.77

Land Area: 6.28 Acres

Building Area: 25,136 sq.ft. (Comm/Industrial) plus 2,840 sq.ft. (detached 2 story Office)

Road Frontage: 664'

Water/Sewer: Municipal

Heat: Oil – FHA (some use of FHW baseboard)

Electrical Service: 400 Amps (3 phase)

Zone: IR – Industrial Reuse Zone (Ref: Article 280.10.1.7)

Sale Price: \$850,000.00

For More Information: Marc R Brunelle

Contact:

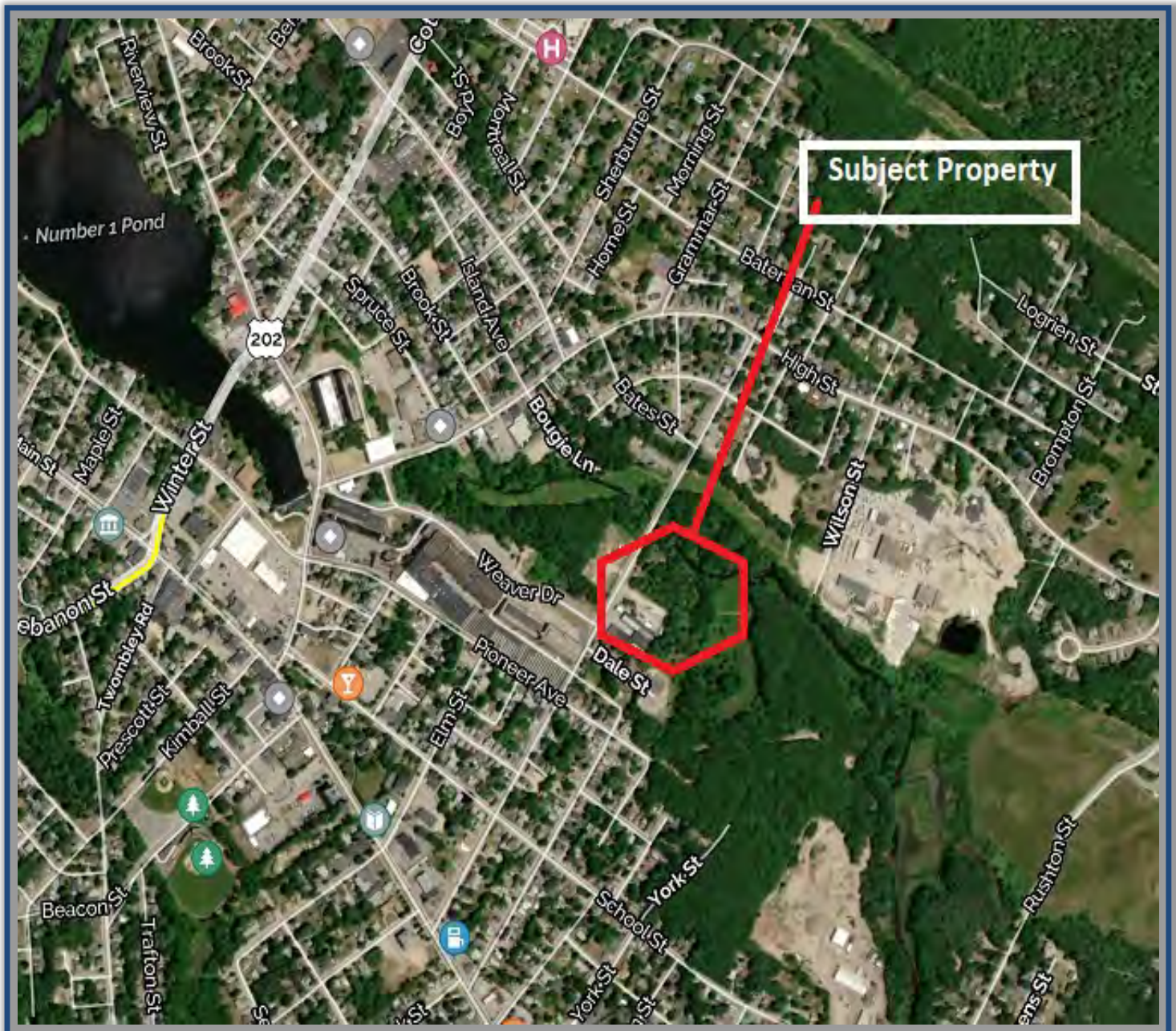
Cell: 207-229-5156

Email: mrbcommercial@gmail.com

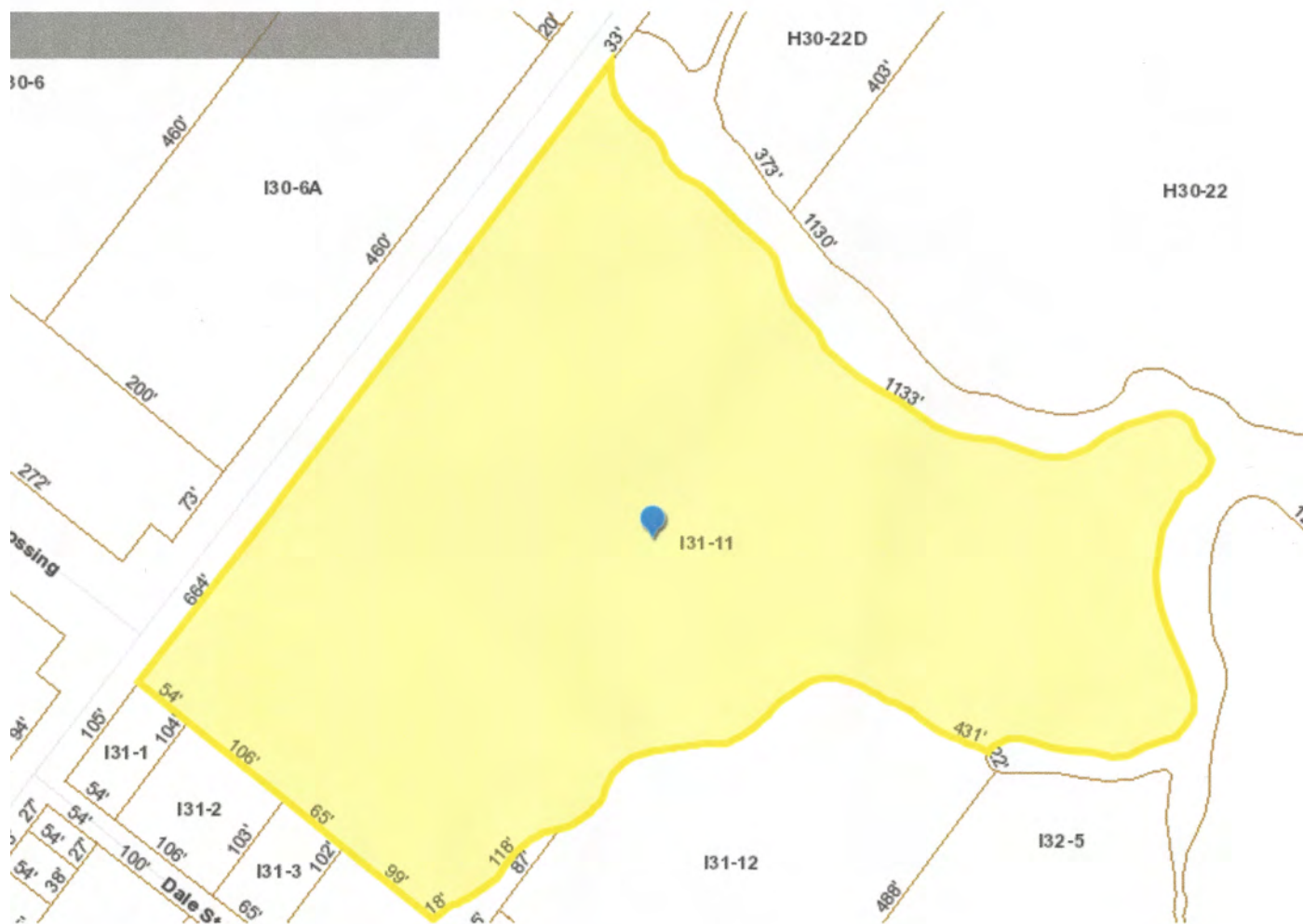
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. The Broker, whether a listing or leasing Broker or potential selling or leasing Broker, hereby discloses that he/she is acting solely as an agent for the Owner, Landlord, or Seller in the leasing, lease negotiations, marketing and sale or leasing of this property.

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Property Tax Map



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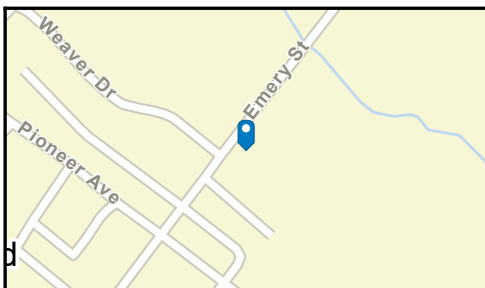
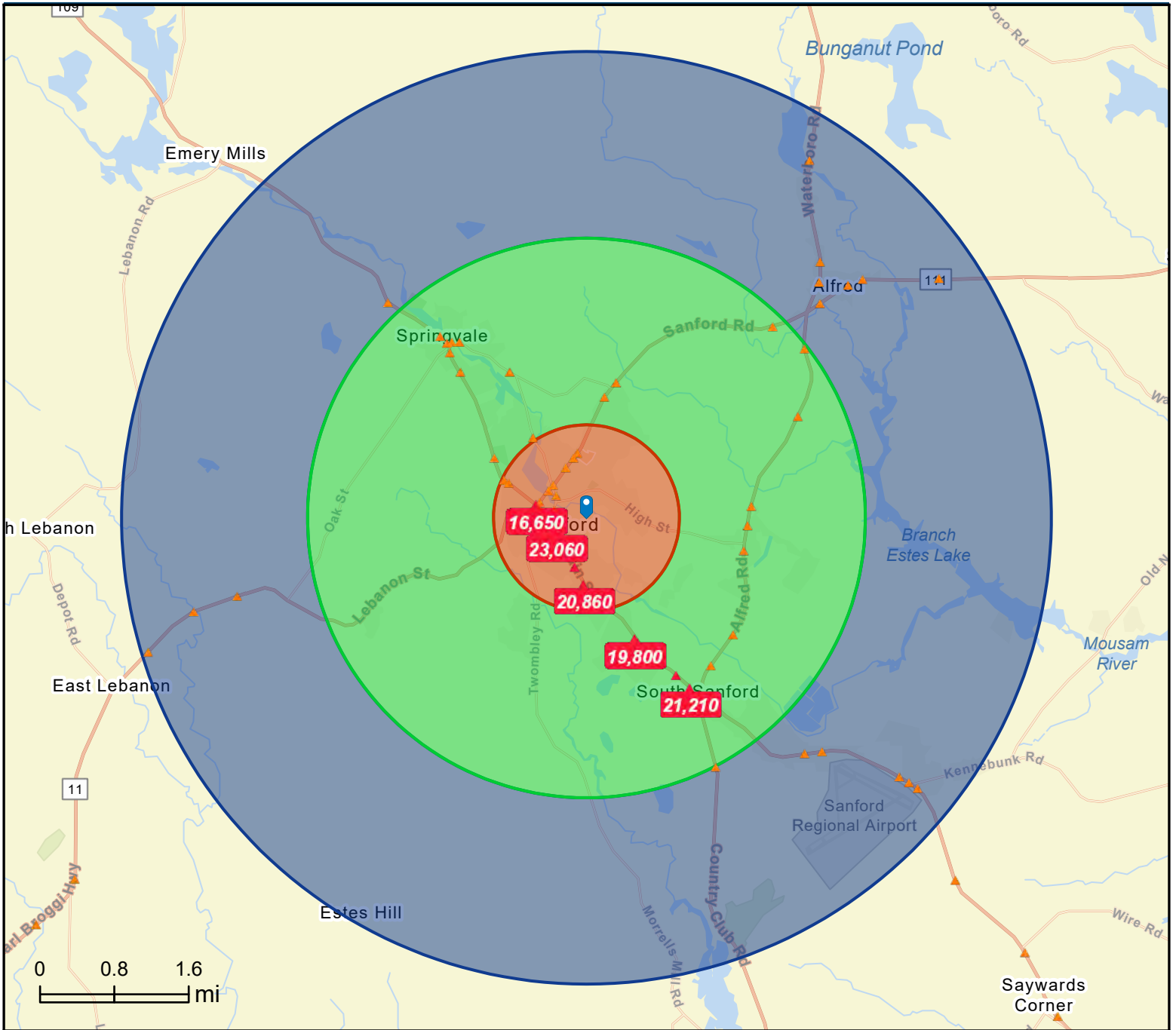


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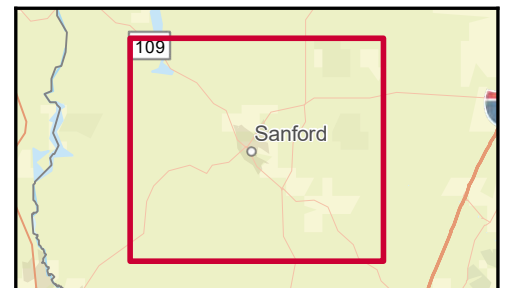
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Interior Photos





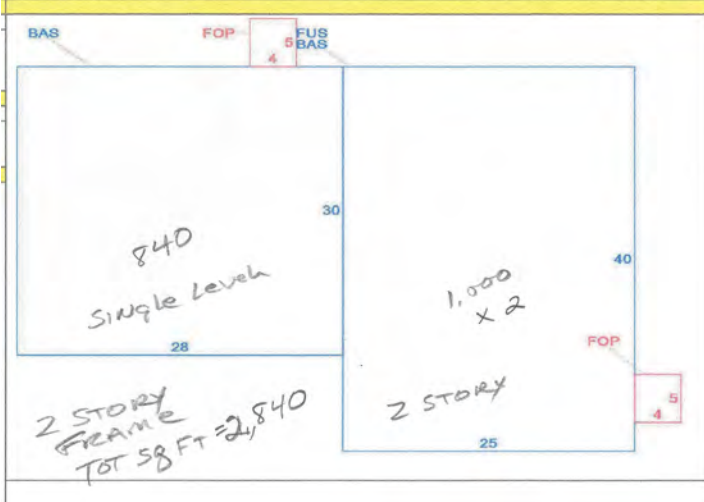
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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Bldg Name Sec # 1 of 1 Card # 2 of 2 State Use 4000 Print Date 8/20/2020 3:16:46 PM



Floor Plans

