

# FOR SALE

## 5 Wellspring Road

BIDDEFORD ME

### KEY ATTRIBUTES

- Located in the heart of the Route 111 commercial and medical corridor, near Turnpike Exit 32, directly across from Southern Maine Medical Center
- Recent construction — built in 2009 by owner user
- Flexible Layout includes office, show-room, kitchenette and storage space
- Divided into two spaces that can be used separately or readily combined
- Metal roof and vinyl siding for low-maintenance
- Drive-in, overhead door
- Garage area can be used as is or converted to office
- Abundant on-site parking
- Neighboring businesses include VIP Auto, All Smiles Dental, medical and dental offices
- Well-established and growing commercial area with abundant traffic flow

**BANK OWNED**



This one-story wood frame building has a combination of brick veneer and vinyl siding with a gable/hip roof. It was built by a consumer electronics business to house their office, showroom, shop area and storage space. In addition to their occupancy as owner/users, the second space was rented to a medical service provider. The building is now entirely vacant and ready for occupancy with — minimal or no alterations — depending on the use. The property provides a great opportunity for a business wanting to occupy the entire building, or to occupy one space with plans to expand into the second space, or to receive income from renting excess space.



**Roxane A. Cole, CCIM**  
MANAGING MEMBER  
Commercial Broker



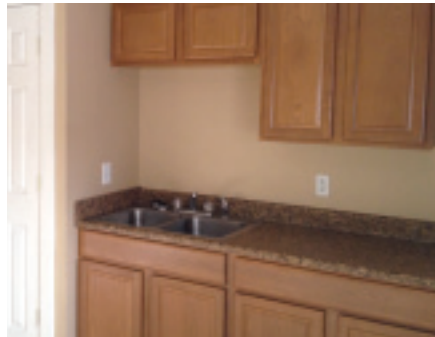
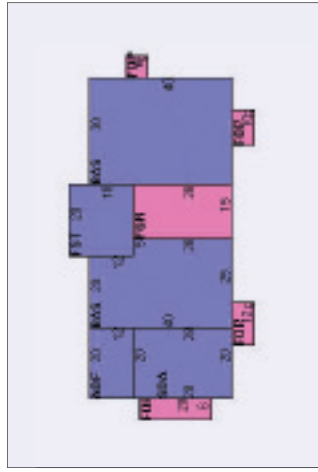
Individual Member



**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC

P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • [www.roxanecole.com](http://www.roxanecole.com)

The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



Southern Maine Medical Center as seen from the intersection of Wellspring Road and Route 111.

## SPECIFICATIONS

### BUILDING SIZE

3,360± SF

### LOT SIZE

1.28± Acres

### YEAR BUILT

2009

### ROAD FRONTAGE

200 feet on Wellspring Road

### PARKING

14 spaces plus loading area in front of drive-in door

### STRUCTURE & FOUNDATION

Wood frame on concrete slab with gable/hip roof and canopies over the main entrances and porch

### ROOF

Metal

### LOADING

One 10' by 8' drive-in door

### WALL HEIGHT

10'

### WATER/SEWER

Public

### HEATING SYSTEM

Two BAXI, wall-hung, propane gas-fired hot water units, and suspended blower in service bay

### AIR CONDITIONING

Wall-mounted

### ELECTRIC

Separately metered with one 200 amp service in each space

### LIGHTING

Recessed and fluorescent

### FLOOR COVERING

Ceramic, vinyl and concrete in service bay

### ZONING

Commercial Industrial Zone I-3

### CITY OF BIDDEFORD

#### MAP/BLOCK/LOT

Map 02/Block 54/Lot 01

### DEED OF OWNERSHIP

Book 16516  
Page 218 to 220  
Recorded 01/25/13

### CITY OF

#### BIDDEFORD

#### ASSESSED VALUE

Land	\$105,300
Improvements	\$306,300
<b>Total</b>	<b>\$411,600</b>

### REAL ESTATE TAXES

#### 2012/2013

\$6,194.23

### PRICE

\$349,000



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