

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

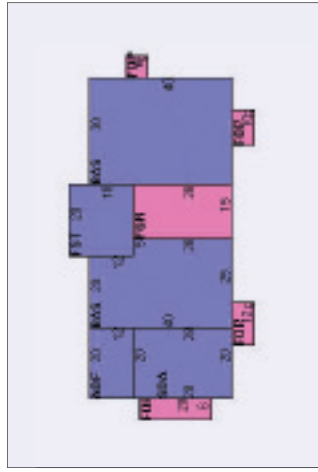


P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • www.roxanecole.com



ROXANE COLE
COMMERCIAL REAL ESTATE LLC

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.



SPECIFICATIONS

BUILDING SIZE

3,720± SF including spaces of 2,520± SF and 1,200± SF

LOT SIZE

1.09± Acres

YEAR BUILT

2009

ROAD

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 water; private sewer with Sewer System Maintenance Agreement

AIR CONDITIONING

Wall-mounted

HEATING SYSTEM

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

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

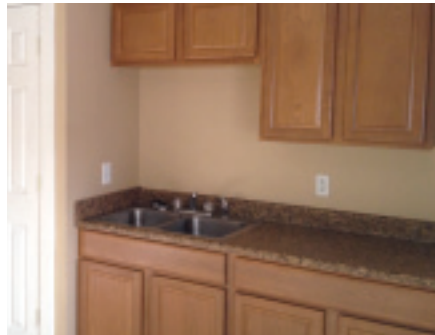
Total \$411,600

REAL ESTATE TAXES

2012/2013
\$6,194.23

PRICE

\$349,000



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



Visit my web site by scanning the QR Code to the left with your smartphone. To download a QR code reader on your phone log onto WWW.QRSTUFF.COM.