

FOR SALE

56 Depot Road

(BUSINESS RELOCATING)

FALMOUTH ME

KEY ATTRIBUTES

- Exquisite, pristine, free-standing Owner/User building on 73+ acreout parcel of Falmouth Plaza — home of expanding Walmart and Falmouth Family Ice
- Building and grounds redesigned and developed by Owner/User in 2007 with high-quality construction, low-maintenance exterior finishes and attention to detail
- Highly visible corner location across from Ricetta's and Staples at the busy intersection of Depot Road and Hat Trick Drive — the main entrance to Falmouth Family Ice and second entrance to Walmart
- Nearby proposed Ocean View Expansion on Lunt Road and busy Falmouth Memorial Library
- Meticulously maintained, striking interior features, abundant natural light and a flexible layout ideal for a variety of commercial uses
- Grounds have professional plantings, professional Holiday lighting installed, underground wiring for electric, cable and phone, and twenty-car parking lot that is sealed annually
- Finished area in lower level ideal for Live/Work scenario
- Rare opportunity to own and occupy a well-established, free-standing commercial property in successful Falmouth Village, an area of strong retail demand and strong demographics



Roxane A. Cole, CCIM
managing member
Commercial Broker



Individual Member



56 Depot Road was a complete reconstruction by the current owner in 2007 to its present use of retail and lower level office space. Quality is evident in the fresh sheetrock walls and ceilings, new windows with streaming natural light, gleaming hardwood floors, upscale lighting and sophisticated use of color. All improvements combine for an extremely pleasant atmosphere that is evident upon entering. The building lends itself to many commercial uses, including retail, restaurant, market, catering, office, medical office, salon, spa, gallery, coffee shop or café.

SOLD ONLY WITH OWNER FINANCING – SEE BROKER FOR DETAILS



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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

EXTERIOR

Architecturally designed and renovated in 2007. Solid commercial construction throughout, including premium maintenance-free vinyl siding, new energy efficient double pane windows, fire doors and floor to ceiling commercial glass storefront entrance, new trusses, new roof with 30-year architectural tiles, decorative eye-catching cupola, pressure treated handicapped/wheelchair ramp, abundant parking lot, Kohler Generator, automatic irrigation system and 25' flag pole.

INTERIOR

New drywall throughout, sheetrock ceilings on the first floor; suspended ceilings in lower level. Hardwood flooring in the retail spaces with vinyl tile in delivery, kitchen and bath areas. Distinct sections currently used for retail/showroom, kitchen and delivery areas.

EQUIPMENT

Two Frigidaire electric double ovens, three-bay commercial stainless steel sink, 2 hand-washing stations, 13'± customized cash wrap, customized wooden built-ins, low-voltage track lighting. All included in the sale unless specified for removal in the Purchase and Sale Contract.

SIZE

2,097± Square Feet

STRUCTURE & FOUNDATION

Wood frame with concrete basement

LIGHTING

Low-voltage track lighting first floor; fluorescent lower level

ZONING

SB-1 (allows commercial and dwelling use)

ELECTRIC

200 amp – single phase

TOWN OF FALMOUTH

U24/07/01

WATER/SEWER

Public

DEED OF OWNERSHIP

Book 24557, Page 270

HVAC

2007 Oil-fired boiler with super storage 50 gallon water heater, central, electric-fired air conditioning and baseboard heat in lower level

CITY OF FALMOUTH

ASSESSED VALUE

Land	\$175,600.00
Building	\$248,100.00
Paving, etc.	\$ 11,400.00

Total	\$435,100.00
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GENERATOR

2007 Kohler 17,000 watt propane generator, with automatic transfer switch, capable of powering electricity and air conditioning for the whole building, and the large equipment and appliances

BUILDING EXPENSES

RE Taxes	\$ 5,621.49
Building Ins	\$ 935.00
Water/Sewer	\$ 989.99
Irrg Maint.	\$ 135.00
Security	\$ 324.00

Total	\$ 8,005.48
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SPRINKLER

Automatic Irrigation System 2007

UTILITIES

Oil	\$ 1,010.84
CMP	\$ 2,400.00

Total	\$ 3,410.84
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SECURITY SYSTEM

24-hour Monitored Security and Fire Alarm System with additional hidden panic buttons.

SALE PRICE

\$749,000 — sold only with Seller financing; see broker for details.

BATHROOM

One



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