

# FOR SALE

PRICE REDUCED

## Business with Real Estate

209 SANFORD ROAD, WELLS ME

### KEY ATTRIBUTES

- Highly-successful business with real estate for sale as a package – owners retiring
- Archie's is an "Essential Business" with robust and increasing sales throughout the Pandemic
- Conveniently located on busy Sanford Road (Route 109) one mile from Maine Turnpike Exit 19 and one half mile from US Route 1 at Wells Corner
- The offering includes the sale of the business and the well-maintained, pristine property with a 7,126± square foot building, a utility shed, majestic trees and private, attractive yard areas. The first floor includes the retail store, shop space and garage space. The second floor includes the owner's three-bedroom, one bath residence above the store, and a three-bedroom one bath apartment above the garage at the rear of the building. The quality residences are perfect for family living or as appealing rentals
- Archie's Off-Road and Performance Center is a 1.4 mile walk or drive to the Wells Harbor Recreation area which features swimming, boating, fishing, kayaking, beaching, a deck over the sand, the Wells National Estuarine Research Reserve, and a Gazebo area that hosts live entertainment in the summer
- Wells is a seaside town between Ogunquit and Kennebunkport, with a growing population, award-winning schools, Southern Maine Community College, Old Marsh Country Club and sparkling beaches



**Roxane A. Cole, CCIM**  
Managing Member  
COMMERCIAL BROKER



Individual Member

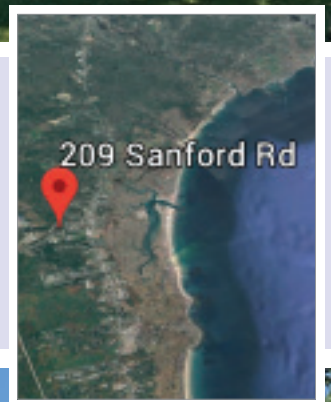


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### ARCHIE'S OFF-ROAD & PERFORMANCE CENTER



Archie and Julie Stevens started Archie's Off-Road & Performance Center in 1982 at 209 Sanford Road, Wells, and continue to operate the business there almost 40 years later. Their expertise and high-quality reputation attracts an ever-increasing customer base comprised of off-road and on-road automotive enthusiasts from all over.



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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.



**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC

# PROPERTY DATA



Living Area in Owner's Residence



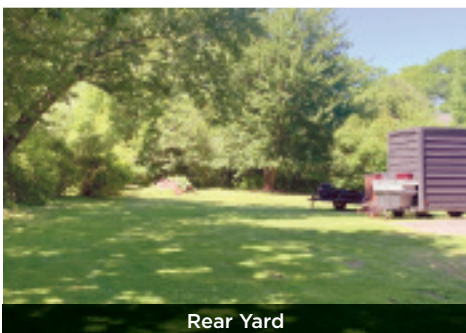
Kitchen in Owner's Residence



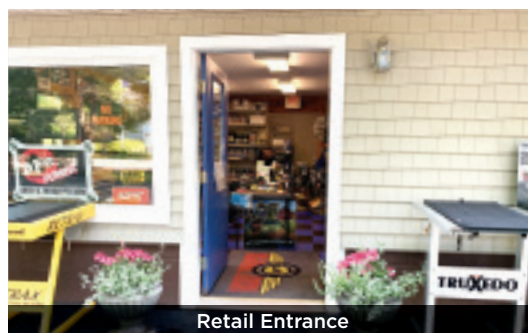
Owner's Patio



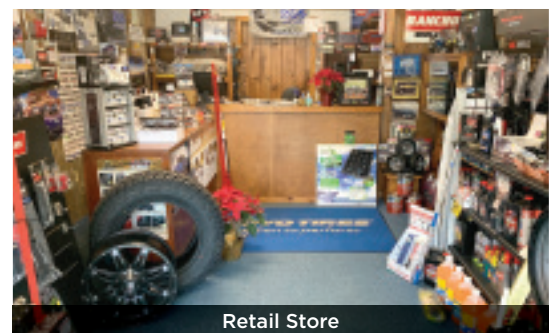
Apartment Kitchen



Rear Yard



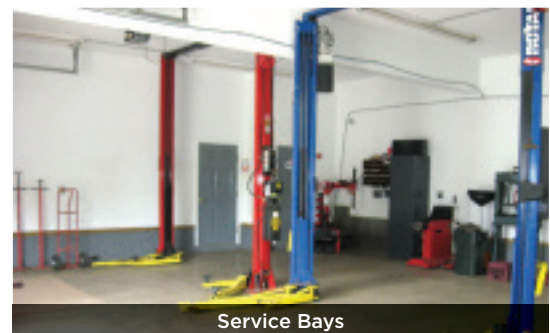
Retail Entrance



Retail Store



Shed



Service Bays

## ZONING

Residential-Commercial District

## LOT

.975± acres with approx. 170± feet of frontage on Route 109

## BUILDING

7,126± SF wood frame, vinyl-sided building built on a slab

## FRONT SECTION

4,054± SF, including 2,101± SF first floor commercial space and 1,953± SF second floor, three-bedroom, one-bath owner's residence, built in 1988

## REAR SECTION

3,072± SF, including 1,536± SF first floor garage space and 1,536± SF second floor, three-bedroom, one-bath apartment, built in 2006

(all square footage is estimated based on Town of Wells Assessor's card)

## WATER

Public

## SEWER

Public

## HEATING IN THE FRONT SECTION

2003 Weill McLain oil-fired boiler for residence; 1986 Williamson oil-fired hot air furnace for retail; 2020 AO Smith hybrid electric heat pump water heater for residence and retail

## HEATING IN THE REAR SECTION

2006 oil-fired Biasi Boiler for garage and apartment (provides radiant floor heat in garage)

## ELECTRIC

Four, 200 amp meters; 2 serving the front building; 2 serving the rear building

## COMMERCIAL LIFTS

1 Ammco brand  
1 Rotary brand

## COMPRESSOR

7.5 hp with outside air intake

## ROOF

2009, asphalt shingles

## OVERHEAD ELECTRIC DOORS

Three, 10' x 10'  
One, 7' x 16'

## OWNER

Archie Stevens and Julie Stevens

## ASSESSOR

Map 134 Lot 26

## DEED

Book 2554 Page 22

## PRICE FOR REAL ESTATE:

\$1,290,000

## PRICE FOR OPERATING BUSINESS:

\$359,000

## COMBINED PRICE:

\$1,649,000

For information on the turnkey business contact broker for referral to the listing business broker.