

# For Sale

## Scarborough Public Safety

### 246 US ROUTE 1 & 9 FAIRFIELD RD

SCARBOROUGH ME

## KEY ATTRIBUTES

- Prominent, stand-alone masonry structure on large lot
- 2.58± acres total (246 US Route 1 is 2.27± acres and 9 Fairfield Road is .31 acres)
- Google Frontage: 340± feet on US Route 1; 360± feet on both Fairfield Road and Westwood Avenue
- Very desirable Oak Hill location in the heart of thriving retail, restaurants, offices, housing, Municipal Campus and schools
- Original building 1966 with additions in 1989; connector and rear addition built in 1989
- 21,102± square feet, including first floor, second floor, mezzanines and overhang
- Curb cuts onto US Route 1, Fairfield Road, and Westwood Avenue
- Very high visibility signage prominently placed on US Route 1
- Paved parking lot at 256 US Route 1; unpaved lot at 9 Fairfield Road (residence was removed)
- Traffic Count is 28,300± cars daily
- At the heart of a growing community that is a ten-minute drive to downtown Portland
- Excellent demographics
- Ideal for rehab or redevelopment
- Flexible Zoning: A combination of TVC, Town and Village Centers, in the front section and Residential District, R-4, at the rear (contact broker for more information)
- Building will be occupied by Scarborough Fire Department and Police Department until early 2020



**Roxane A. Cole, CCIM**  
Managing Member  
Commercial Broker



Individual Member



**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC



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APPROXIMATE OUTLINE OF 246 US ROUTE 1 AND 9 FAIRFIELD ROAD

## SPECIFICATIONS

### CONSTRUCTED

Original Building 1966 with additions in 1989 (located nearest US Route 1, occupied by Fire Department)

Rear Addition 1989 (located along Westwood Avenue, occupied by Police Department)

### EXTERIOR CONSTRUCTION

Masonry block construction; brick and block exterior

### FOUNDATION

Concrete slab with floor drains in wash bay and former sallyport in Police Section, and truck garage of Fire section

### ROOF

Rubber membrane with stone; new roof on Police Department in 2010 and Fire Department 2011

### INTERIOR LIGHTING

Fluorescent, recessed and track lighting

### EXTERIOR LIGHTING

Poles, some with monitoring cameras

### INTERNET

Spectrum cable and Cat 5 wiring

### ELECTRIC

208/120/3-phase. Five main panels with multiple sub-panels

### GENERATOR

150 KW 207/120/3-phase with transfer switch, powers the entire building, indoor CAT diesel

Uninterrupted Power Supply (UPS battery back-up for power in the event of generator failure)

### SECURITY

Electric key pads

### AIR COMPRESSOR

Located in Fire Department section

### SPRINKLER

Wet system throughout

### WATER & SEWER

Public

### HVAC

Natural gas-fired, forced hot water heat with multiple zones. Rooftop units for building air conditioning; separate air conditioning units for supplemental cooling for UPS and server rooms

### WALLS

Block, sheetrock and tile over sheetrock

### FLOORING

Carpet and tile

### CEILING

Suspended

### RESTROOMS

Police section: men's and women's locker rooms have one full bath each; two half baths near the rear exit

Fire section: one men's and one women's full bath near the fire department bunk area; one half bath in the truck bay; one men's and one women's half bath near the classroom

### BUILDING SQUARE FOOTAGE

21,102± square feet, including first floor, second floor, mezzanines and overhang

### TOWN OF SCARBOROUGH ASSESSOR

Map 43 Lot 56 for 246 US Route 1  
Map 43 Lot 66 for 9 Fairfield Road

|                |             |                           |           |
|----------------|-------------|---------------------------|-----------|
| 246 US Route 1 |             | 9 Fairfield Rd Vacant Lot |           |
| Land           | \$ 681,000  | Land                      | \$ 98,900 |
| Building       | \$1,328,300 | Building                  | \$ 00,000 |
| Total          | \$2,009,300 | Total                     | \$ 98,900 |

**Combined Valuation \$2,108,200** (as of 4.1.18)

### DEED OF OWNERSHIP

Book 2897, Page 122 for 246 US Route 1  
Book 29878 Page 103 for 9 Fairfield Road

### ADDITIONAL INFORMATION

Click here for [SEDGOMAINE.COM](http://SEDGOMAINE.COM)

**PRICE \$2,400,000**



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