

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
- 17,833± square feet - 1st, 2nd and mezzanines
- 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



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.

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.

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



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

17,833± square feet, including first floor, second floor and mezzanines

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 \$1,413,100	Building \$ 00,000
Total \$2,094,100	Total \$ 98,900

Combined Valuation \$2,193,000

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 SEDCOMAINE.COM

PRICE \$2,400,000



ROXANE COLE
COMMERCIAL REAL ESTATE LLC

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