

## KEY ATTRIBUTES

- 4,255± square foot Colonial, circa 1750, currently used for professional engineering offices
- Solid renovation and expansion in 2006 and 2018 for commercial use of the building; move-in condition
- Structure easily converts from office or other commercial uses allowed in the TVC3 Zone, including day care, adult day care, restaurant, tavern, business or personal services, live/work, nursery school, places of worship, etc.
- .97± acre lot accommodates expansion of the existing building or development of a new commercial structure such as barn-style function facility, building for services, offices, development for up to 10 new units of multi-family housing, and many more possibilities
- Ten+ parking spaces currently; pre-approved parking expansion for more spaces; abundant parking options in the development or expansion area of the lot (contact Broker for more information)
- 326± feet of Highland Avenue frontage by Blackpoint Road; very visible to Cape Elizabeth, Prouts and beach traffic
- A portion of the lot may be legally subdivided and sold to build a commercial or residential building
- Strong Demographics
- Located nearby coastal homes on a commuter route with Average Daily Traffic Count up to 15,000 vehicles per day traveling to and from Oak Hill – the center of Scarborough – US Route 1, I-295 and the Maine Turnpike
- Available for immediate occupancy – furniture may remain if requested or will be removed



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



Individual Member



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# For Sale

## 4 HIGHLAND AVENUE

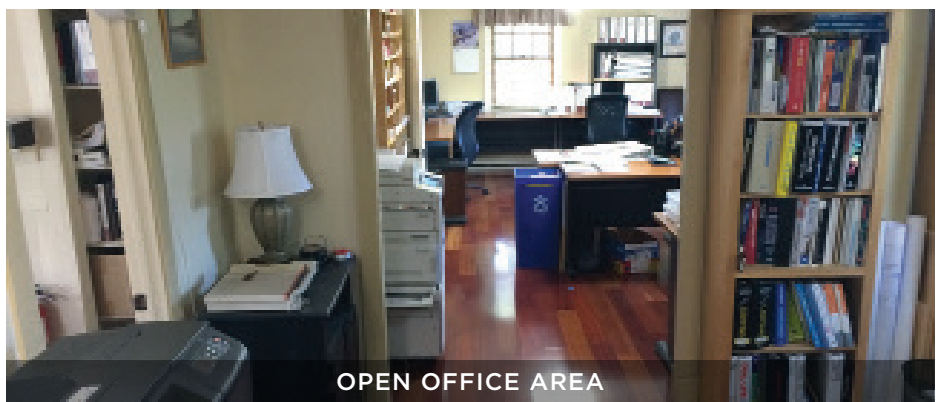
SCARBOROUGH ME



OFFICE BUILDING



DEVELOPMENT OR EXPANSION AREA



OPEN OFFICE AREA

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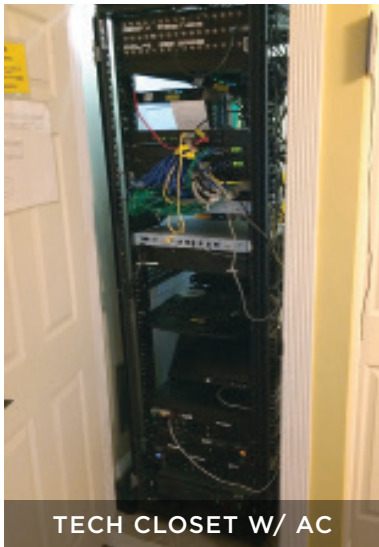


**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC

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.



SITE OUTLINE



TECH CLOSET W/ AC



OFFICE AREA



LOCATION OF PROPERTY

## SPECIFICATIONS

### CONSTRUCTION

Wood post and beam in 1750, with substantial renovation and expansion

Wood Frame with vinyl siding

Asphalt shingles

Stone and brick foundation with 6" concrete floor and retaining walls: floor is dry - drains, sump pump with underground discharge pumping are to mitigate any rain water seepage through stone foundation

List of Improvements by owner over 16 years (Contact Broker)

### INTERIOR IMPROVEMENTS

A combination of offices, work stations, conference room, kitchen, bath, shop space and garage

Storage with 10' x 7' overhead door - unfinished attic space for storage or expansion

Exposed beams, sheetrock and hung ceilings

Original wide-pine flooring and Brazilian cherry hardwood

(Contact Broker for floor plans)

### WATER/SEWER

Public

### ELECTRIC

200 amp, 240/120 volt, 60 hz, single phase with three phase at street

### HVAC

Combination of propane-fired, sealed, dual-vented Hearthstone fireplace inserts with programmable thermostats, and Rinnai-type heater units with local controls

A/C window units

### INTERNET

Spectrum Business Class Fiber at the street; building pre-wired for fiber

### SECURITY SYSTEM

ADT

### ZONING

TVC3 Town and Village Centers Fringe District

### TOWN OF SCARBOROUGH ASSESSOR

Map R081 Lot 16

### SCARBOROUGH 2019 ASSESSED VALUE

Land	\$197,600
Building	\$221,900

<b>Total</b>	<b>\$419,900</b>
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### DEED OF OWNERSHIP

Book 24012 Page 81 (Contact Broker about easement)

### SALE PRICE

**\$825,000**



CELLAR BRICKWORK



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