

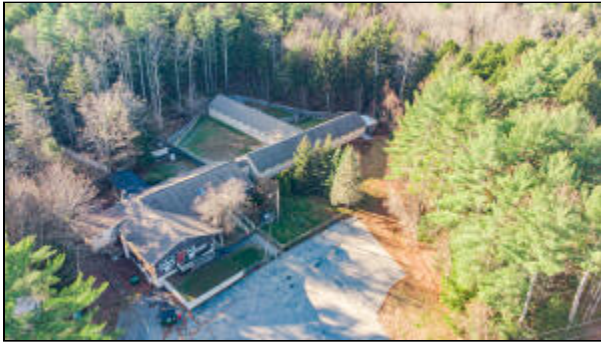
MLS #: 1549277
Status: Active

County: York
Property Type:
Commercial

Public Detail Report

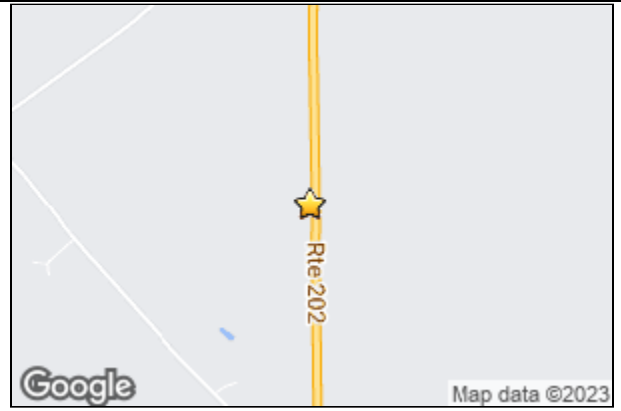
List Price: \$699,000
Original List Price:
\$725,000

Directions: Route 202/11 Carl Broggi HWY between Sanford and Rochester.



653 Carl Broggi
Highway
Lebanon, ME 04027

List Price: \$699,000
MLS#: 1549277



General Information

Year Built +/-: 1987 Lot Size Acres +/-: 5.4 Sqft Fin Total +/-: 7,700
Sub-Type: Office

Land Information

Leased Land: No Zoning: Comm-RA
Surveyed: Unknown
Lot Size Acres +/-: 5.4

Interior Information

Office SqFt +/-: 720 Total # Floors: 1 Year Built +/-: 1987
Total SqFt: 7,700

Property Features

Utilities: Utilities On: Yes	Basement: Finished; Full; Unfinished; Walkout Access	Heat System: Forced Air
Building: Generator; Internet Access	Construction: Wood Frame	Heat Fuel: Propane
Features: Available	Foundation: Poured Concrete	Water: Well Existing on Site
Parking: 11 - 20 Spaces; On Site; Paved	Materials: Aluminum Siding; Wood Siding	Sewer: Private Sewer; Septic
Location: Rural	Exterior: Aluminum Siding; Wood Siding	Design Available; Septic
Electric: Circuit Breakers	Roof: Shingle	Existing on Site
Gas: Bottled		

Tax/Deed Information

Book/Page: 13735/339 Full Tax Amt/Yr: \$6,505.79/ 2022 Map/Block/Lot: R-2//06-01
Deed/Conveyance Type Offered: Warranty Tax ID: 653CarlBroggiHighwayLebanon04027

Remarks

Remarks: Location, location, location. Fantastic opportunity to own and run this successful Dog/Cat boarding and grooming business. If this type of business isn't for you the property could be easily renovated into other possible uses. Veterinary or animal ER, nursing care or hospice, Medical offices, manufacturing and or central supply warehouse. Property boasts 7700sf of building space and 5.4 acres of land which sits between busy Sanford and Rochester right off Route 202. The existing business was founded in 2004 and has been essential in the community since. The facility can currently accommodate up to 75 dogs with a separate area for the felines. There is also a newly renovated mobile home on-site which houses one of the employees at a reduced rent. Building has a backup generator and security system. Make your dream come true and own this established doggy daycare and resort.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:



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Prepared by ERA Dawson-Bradford Co. on Friday, March 03, 2023 12:09 PM.

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