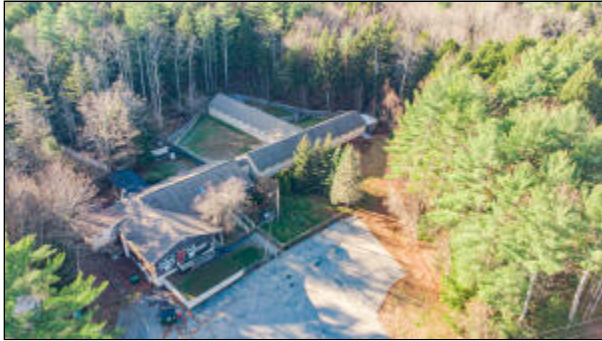


Public Detail Report

MLS #:   
Status: Incomplete   
Directions: Route 202/11 Carl Broggi HWY between Sanford and Rochester.

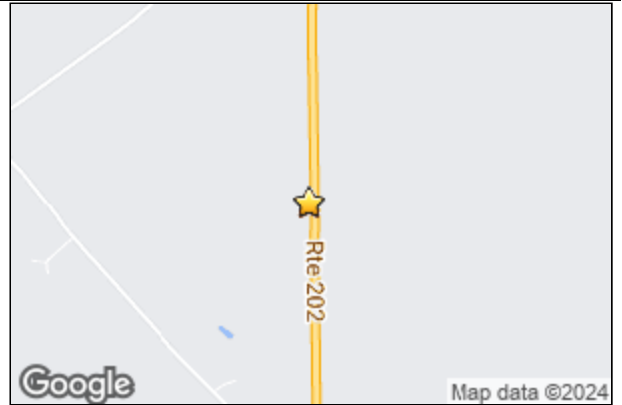
County: York   
Property Type: Commercial

List Price: \$594,500   
Original List Price: \$594,500



653 Carl Broggi Highway   
Lebanon, ME   
04027-3603

List Price:   
\$594,500   
MLS#:



General Information

Year Built +/-: 1987   
Sub-Type: Office   
Lot Size Acres +/-: 5.4   
Sqft Fin Total +/-: 7,000

Land Information

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

Interior Information

Office SqFt +/-: 720   
Total SqFt: 7,000   
Total # Floors: 1   
Year Built +/-: 1987

Property Features

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

Tax/Deed Information

Book/Page: 13735/339-340   
Deed/Conveyance Type Offered: Warranty   
Full Tax Amt/Yr: \$6,861/ 2023   
Map/Block/Lot: R-2//06-01   
Tax ID: LBNN-000002R-000000-000006-000001

Remarks

Remarks: Location, location, location. This property boasts 7000sf of building space, 5.4 acres of land, 700 +/- feet of road frontage and sits between busy Sanford and Rochester right off Route 202. The building is also equipped with a backup generator and security system. The existing business Bowerszzz was founded in 2004 and has been essential part of the community since. A daycare, grooming and boarding facility for dogs and cats. If this type of business isn't for you the property could be easily renovated for many other possible uses. Veterinary, retail, manufacturing, storage the list goes on. Call listing Broker for more details.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:

ERA Dawson-Bradford Co.   
ERA Dawson-Bradford Co.   
417 Main Street   
Bangor, ME 04401   
207-947-3363   
207-947-6788   
requests@eradawson.com

Prepared by ERA Dawson-Bradford Co. on Wednesday, January 17, 2024 11:56 AM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2024 and FBS.

