

**Commercial Sale**  
**4721690**  
**Active**

**270 Carl Broggi Highway**      **Unit/Lot #:**  
**Lebanon**                      **ME 04027**

**Price - List**                      **\$540,000**  
**Price - Closed**  
**Date - Closed**



**Year Built**                      1983  
**SqFt-Total Building**              9,000  
**SqFt-Total Source**  
**SqFt-Total Available**  
**SqFt-Apx Building Source**      Other  
**Zoning**                          Commercial  
**Road Frontage**                  Yes  
**Road Frontage Length**  
**Flood Zone**                      Unknown  
**Lot Size Acres**                  16.000000  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**  
**Days On Market**                  211

**Taxes TBD**                      Y  
**Gross Taxes/Year**                  /  
**Gross Income**  
**Operating Expense**  
**Net Income**  
**Operating Expense Includes**

**Sub Property Type** Business, Industrial

**Sub Prop Type Use** Business w/ Real Estate,  
 Free Standing Building,  
 Industrial

**Directions** Heading North on Carl Broggi Hwy ( route 202 ) towards Sanford from Rochester, the property is on the right just past Little River Rd. The property is now being used as Just Chevy Parts.

This is a 9000 SF Commercial Building on 16 acres, with an additional manufactured home included. The property is located on rt 202, Carl Broggi Hwy, with high visibility. The business located on the property Just Chevy Parts is also for sale - THE PRICE IS IN ADDITION TO THE \$540,000.00.

**STRUCTURE**

<b>Building #</b>		<b>Units Per Building</b>		<b>Total Stories</b>
<b>Divisible SqFt Min/Max</b>	/	<b>Basement/Access Type</b>	No /	
<b>Foundation</b>	Slab - Concrete	<b>Basement Description</b>		
<b>Roof</b>	Metal	<b>Construction</b>	Metal	
<b>Exterior</b>	Metal			
<b>Total Drive-in Doors</b>		<b>Door Height</b>		
<b>Total Loading Docks</b>		<b>Dock Height</b>		<b>Dock Levels</b>
<b>Ceiling Height</b>		<b>Total Elevators</b>		

LEVEL	TYPE	DESCRIPTION
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- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7
- UNIT 8

**UTILITIES**

<b>Heating</b>		<b>Services</b>	
<b>Heat Fuel</b>			
<b>Gas - Natural Available</b>		<b>Management Co/Phone</b>	/
<b>Cooling</b>		<b>Fuel Company</b>	
<b>Water</b>	Drilled Well	<b>Phone Company</b>	
<b>Sewer</b>	500 Gallon, Leach Field	<b>Cable Company</b>	
<b>Electric</b>		<b>Electric Company</b>	

**LOT / LOCATION**

<b>County</b>	ME-York	<b>Submarket</b>	
<b>Water Body Access</b>		<b>Project Building Name</b>	
<b>Water Body Type</b>		<b>ROW-Parcel Access</b>	
<b>Water Body Name</b>		<b>ROW-Length/Width</b>	/
<b>Water Frontage Lngth</b>		<b>ROW to other Parcel</b>	
<b>Water Restrictions</b>		<b>Surveyed/By</b>	/
<b>Lot Desc</b>	Level	<b>Area Desc</b>	

**FEATURES**

<b>Parking</b>	Parking Spaces 21+, Unpaved	<b>Features - Commercial</b>	Additional Outbuildings, Living Space Available
<b>Air Conditioning %</b>		<b>Sprinkler</b>	
<b>Railroad Avail/Provider</b>	/	<b>Signage</b>	
<b>Green Verification Progm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

**PUBLIC RECORDS**

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	15391 / 357
<b>Map</b>	R08	<b>Block</b>	000	<b>Lot</b>	052
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>		<b>Tax Rate</b>		<b>Land Gains</b>	

**DISCLOSURES**

<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	Additional Buildings, Land/Building, Manufactured Home
<b>Comp Only/Type</b>	No /	<b>Items Excluded</b>	
<b>Seasonal</b>	No	<b>Negotiable</b>	
<b>Investment Info</b>		<b>Foreclsd/BankOwnd/REO</b>	No
<b>Covenants</b>		<b>Financing</b>	
<b>Auction</b>			
<b>Auctioneer - Responsible</b>			
<b>Auctioneer License #</b>		<b>Auction Date/Time</b>	/
<b>Delayed Showing/Begin Date</b>	N /	<b>Auctn Price Determd By</b>	
		<b>Auction Info</b>	

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