

SPECIAL PURPOSE FOR SALE

FAIRLAWN GOLF COURSE

388 Empire Road, Poland, ME 04274



OFFERING SUMMARY

SALE PRICE:	\$2,000,000
LOT SIZE:	327 Acres
BUILDING SIZE:	5,320 SF
ZONING:	Residential
PRICE / SF:	\$375.94

PROPERTY OVERVIEW

Etched among the peaceful wooded setting of Poland, Maine lies meticulously maintained greens and fairways nourished by a state of the art irrigation system. Beyond it's serene location and peaceful atmosphere, Fairlawn Golf & Country Club – which opened in 1963 – offers something for golfers of all levels.

McKnight House Golf Condos look out over the golf course from your condominium's deck or patio!

There are 4 condos available to rent. 2 on the top floor and 2 on the bottom floor. Each unit has (2) beds and a full-sized pull-out couch bed. Air conditioning, Microwave, Dishwasher, Refrigerator, Dishes & Utensils, Stove & Toaster Oven, Coffee Maker. Flat screen TV with Dish. Each unit has a deck or patio with furniture.

Sit on our patio and overlook the course, retreat to the Player's Bar & Grille and enjoy a delicious lunch, or stay a few nights in our beautiful condominiums – don't forget our beautiful 18 hole course! Come visit us soon and discover why golfers say "FAIRLAWN GOLF AND COUNTRY CLUB" is Maine's best kept secret!

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

KEVIN FLETCHER, CCIM
Managing Director
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Building Name	Fairlawn Golf Course
Property Type	Special Purpose
Property Subtype	Golf Course
APN	07-30
Building Size	5,320 SF
Lot Size	327 Acres
Free Standing	No

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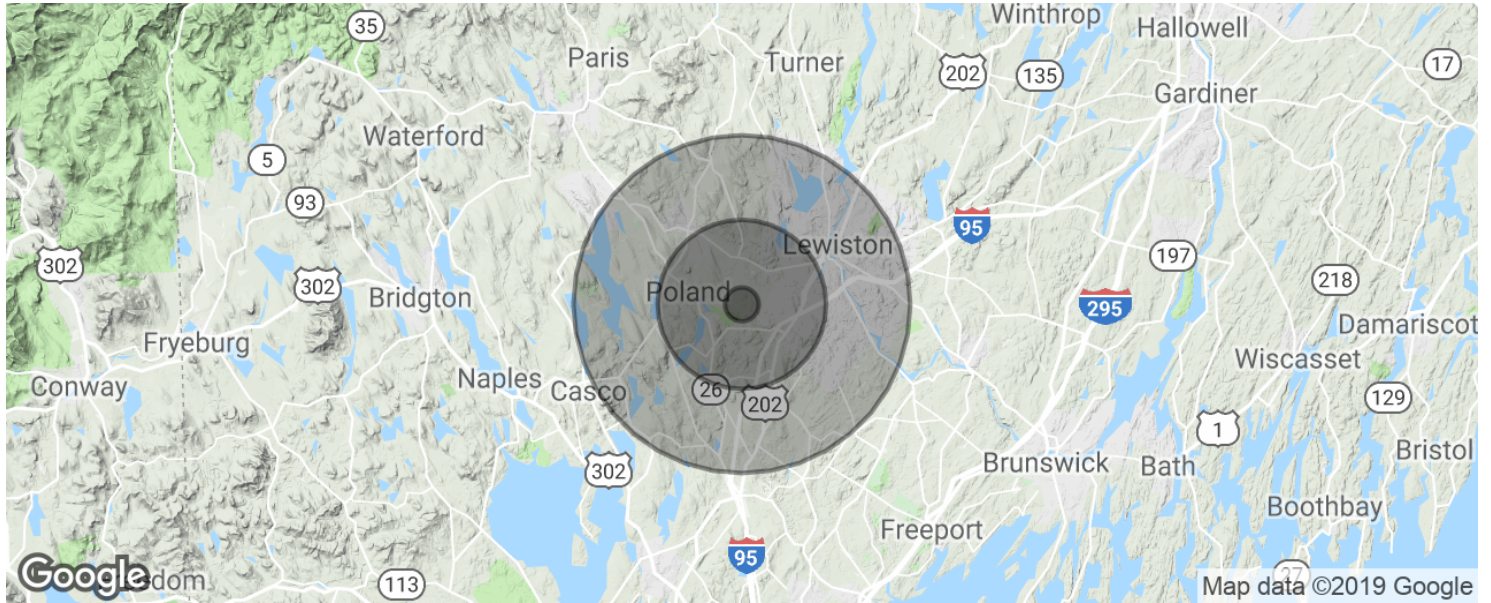
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	354	11,703	79,562
Median age	44.1	42.2	38.0
Median age (Male)	44.2	41.9	36.5
Median age (Female)	44.0	42.4	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	147	4,958	33,115
# of persons per HH	2.4	2.4	2.4
Average HH income	\$69,216	\$66,587	\$53,309
Average house value		\$188,533	\$190,980

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Kevin brings over 20 years of experience to his business and has an extensive knowledge of the Maine Commercial and Investment market. Kevin has completed complex commercial transactions from Bangor, ME to Seabrook, NH. Kevin has sold over 300 separate apartment buildings in his career and conducted investment transactions ranging from small neighborhood strip malls to investment deals with national tenants. Kevin has also assisted in and consulted on a wide range of commercial and residential developments.

Kevin brings a down to earth approach to his business and a hard driving work ethic to help satisfy his client's needs with a strong belief in a fiduciary responsibility to his clients checkbook and not his own.

EDUCATION

*Licensed Real Estate Agent since 1997

*Licensed in both Maine and New Hampshire

*CCIM (Certified Commercial Investment Member) since 2002

*US Army Combat Veteran having served from 1992-1996

MEMBERSHIPS

*Past President-Maine Commercial Association of Realtors 2017-2018

*Member-Board of Directors, Maine Association of Realtors

*Commercial Committee Member-National Association of Realtors

*Past Realtor of the Year, Maine Commercial Association of Realtors

*Board of Directors-Auburn Business Development Corporation

GREATER PORTLAND
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