

FOR SALE

Development Land

25.38± acres | \$1,200,000



417 Ossipee Trail, Gorham

Property Highlights

- Two Contiguous Parcels
- Approximately 1,015' of Route 25 frontage
- Flexible Roadside Commercial (RC) Zoning
- Prime Route 25 Location with excellent visibility

Property Description

Rare opportunity to acquire 25.38± acres along Route 25 in Gorham, featuring approximately 1,015 feet of road frontage and located within the Roadside Commercial (RC) zoning district. The offering consists of two contiguous tax parcels, providing excellent visibility, flexibility, and potential for a variety of commercial uses. The property includes an existing 3BR/1BA ranch home on 1.38± acres, with the additional 24± acres offering substantial development potential.

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417 Ossipee Trail



Property Overview

Owner	Estate of Willard F. Dauphinee
Lot Size	24.08+/- acres (2 parcels)
Building Size	1,032 SF (1,111 SF GLA per appraisal)
Zoning	Roadside Commercial (RC)
Assessor's Reference	Home, 1.38± Acres: Map 77/Lot 16 ; Land, 24± Acres: Map 77/Lot 16-4
Deed Reference	Home: CCRD Bk 25056/Pg 202 & Bk 2299/Pg 128; Land: Bk 32960/Pg 35
Taxes	Home Parcel: \$4,311 (2025-2026)
Year Built	1957
Building Construction	Wood frame, poured concrete foundation. Asphalt/fiberglass shingle, gable/hip. Wood siding.
Flooring	Hardwood, vinyl, tile
Utilities	CMP electric, on-site well
HVAC	Oil-fired hot water baseboard; no central AC
Electrical	Circuit breaker/fuse panel (older)
Bathrooms	1 full bath
Parking	Attached 2-car garage + paved driveway
Road Frontage	1,015±' on Route 25

FOR SALE : \$1,200,000

RC

RC

-MH

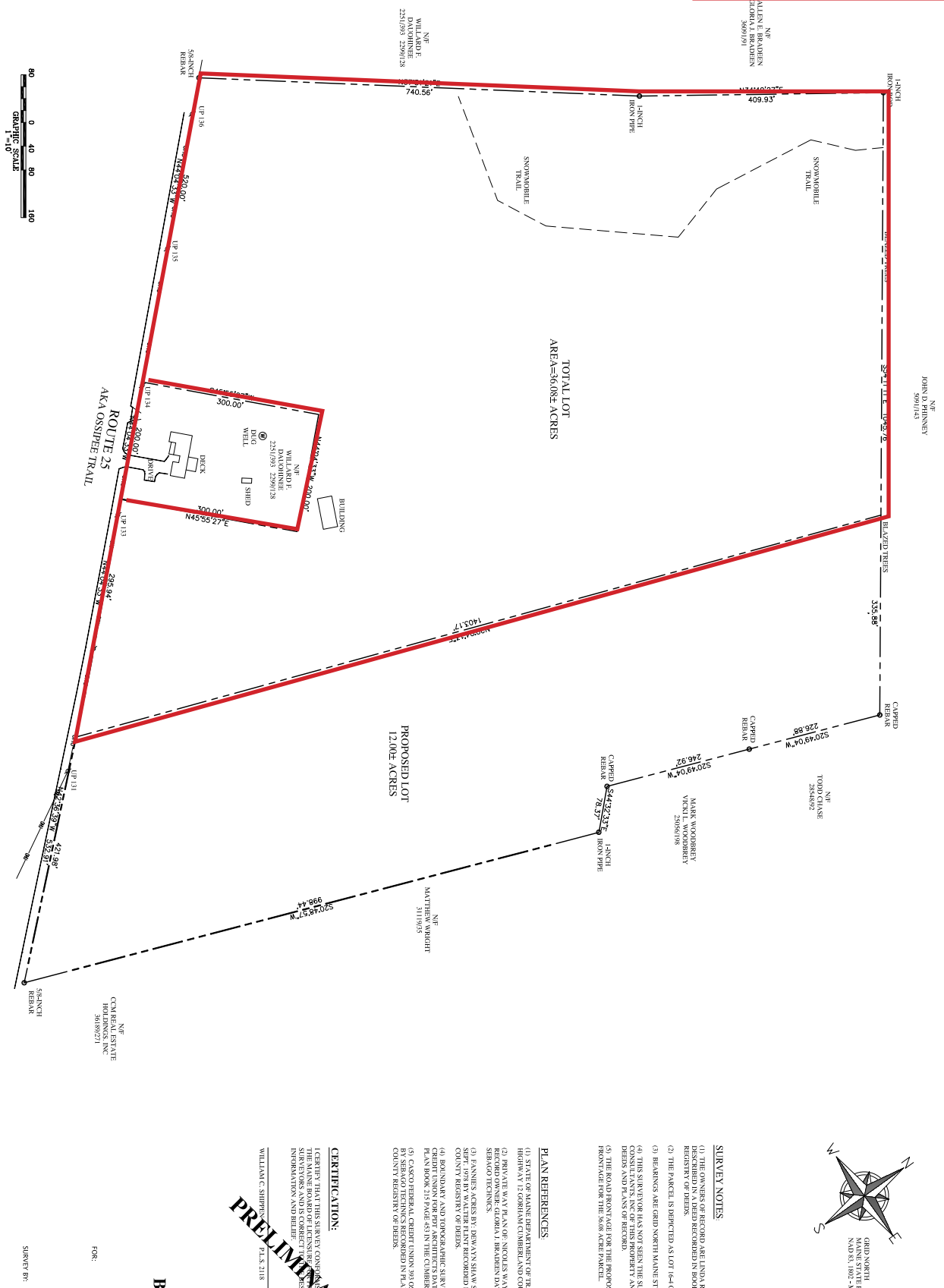
Roadside Commercial Zoning - Permitted Uses

- All uses permitted in the Urban Commercial District
- Auto-oriented businesses
- Gasoline station and/or repair garage
- Used car lot
- Self-service storage facility
- Office of contractor or tradesperson
- Heavy machinery & equipment sales/service
- Light industrial uses ($\leq 10,000$ sf gross floor area)
- Commercial food production
- Commercial outdoor recreation facilities
- Bed-and-breakfast / inn (with or without public dining)
- Mobile vending units
- Public utility facilities
- Accessory uses & buildings, incl. caretaker unit

Per Town of Gorham Code of Ordinances, Ch. 300, Art. 1-11, § 300-1.55. Buyer to confirm zoning compliance and permitted uses with the Town of Gorham for intended use.

Suburban Residential-Manufactured Housing Zoning - Permitted Uses

- One- and two-family dwellings, exclusive of mobile homes* (SR-MH overlay may allow for mobile home parks. See town for details)
- Nursing homes or homes for the aged
- Municipally owned parks and playgrounds
- Accessory uses and buildings, including home occupations
- Agricultural buildings and uses, except a sawmill.
Keeping of animals other than household pets shall conform to the requirements of Part 2, Article 2-12
- Manufactured housing units on single-family residential lots in designated manufactured housing subdistricts
- Municipal buildings or uses
- Apartment buildings or multifamily housing
- Public and private utility facilities, including substations, pumping stations and treatment facilities, but excluding business offices
- School, hospital, church, or any other nonresidential institution of educational, religious, philanthropic, fraternal organization, or social nature
- Golf courses and country clubs
- Roadside stands
- Accessory apartments.
- Reuse of an existing agricultural building for nonresidential use that meets the performance standards of § 300-1.39
- Rural entrepreneurial use that meets the performance standards of § 300-1.39.
- Bed-and-breakfast establishment



SURVEY NOTES:

- (1) THE OWNERS OF RECORD ARE LINDA R. BRADEN AND JOHN D. BRUNNEY.
- (2) THE PARCEL IS DEPICTED AS LOT 16-41.
- (3) BEARINGS ARE GRID NORTH MANE ST.
- (4) THIS SURVEYOR HAS NOT SEEN THE SURVEY PLANS, INC. OF THIS PROPERTY AND DEEDS AND PLANS OF RECORD.
- (5) THE ROAD FRONTAGE FOR THE PROPOSED LOT IS 12.00± ACRES.

PLAN REFERENCES:

- (1) STATE OF MAINE DEPARTMENT OF THE HIGHWAY 12 CORNELL CUMBERLAND CON.
- (2) PRIVATE WAY PLAN OF 1/2 ACRES WAY SEBASTO TECHNIC.
- (3) FANNIES ACRES BY DEBAYAN SHAW S. COUNTY REGISTRY OF DEEDS.
- (4) BOUNDARY AND TOWNSHIP AMIC SURVEY CREDIT UNION FOR POT ARCHITECTS DATE PLAN BOOK 115 PAGE 451 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (5) CUMBERLAND CREDIT UNION 301 ON CUMBERLAND COUNTY REGISTRY OF DEEDS.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR AND IS CORRECTLY INFORMATION AND BELIEF.

WILLIAM C. SHIMMICK, P.L.S. 2118

PRELIMINARY

FOR:

SURVEY BY:

DON, WKS
DATE: 10/14/13

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.