

# FOR SALE

## Development Land

24.08± 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 24.08± 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 22.70± 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, 22.70± 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

GRID NORTH  
MAINE STATE  
NAD 83, 1802 - 8



**2 Monument Square, Portland, ME | 207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)**



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*