

921 Ocean Avenue, Portland

Property Highlights

- Ideally Located Development Site
- Potential Subdivision of 11 lots

- Residential R5 Zone with improved density forth coming under RN-4
- Casco Bay Views from this elevated site!

Property Description

We are pleased to offer this 2.82± acre development site for sale at 921 Ocean Avenue in Portland, Maine. The property is in the Residential R5 Zone which allows for both commercial and residential uses. The site has subdivision potential, with preliminary drawings estimating 11 builadable lots. The property has frontage on both Ocean Avenue and Presumpscot Street, and is conveniently located close to I-295 and only a few minutes to downtown Portland.



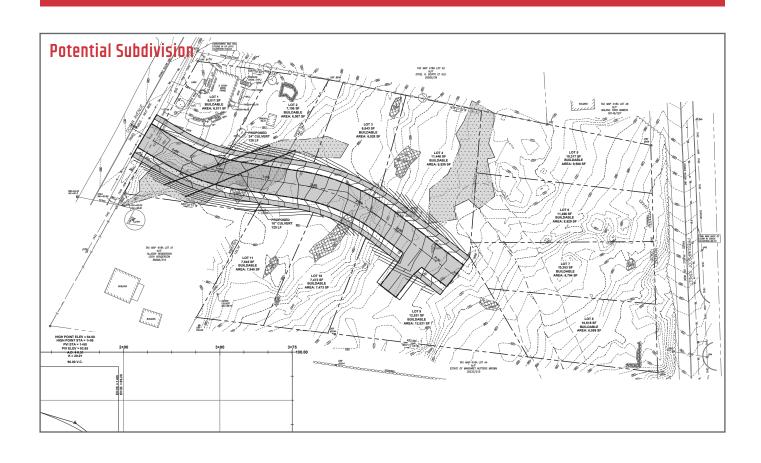
Broker Contact

Property Overview

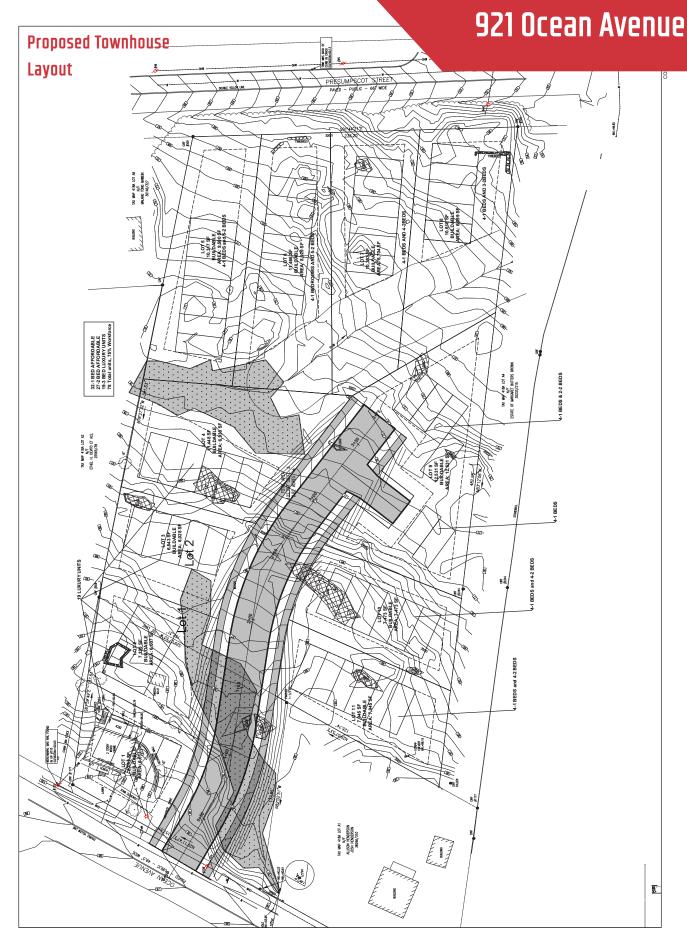
Owner	Christopher Lee
Site Size	2.82± acres
Assessor's Reference	Map 418A, Black A, Lots 5, 7 and 8
Deed Reference	Book 39750, Page 200 & 256
Zoning	R5 -Residenital

Max Density Table				
	R3 (when purchased)	R-5 (NOW)	RN-4 (Future R-5)	
Lots	11	11	11	
Units (Lots Based)	10	44	N/A	
Units Based on {PRUD} **no LD 2003	N/A	28	65-75 Depending on layout	
ADUs (2 per lot)	22	22	22	
Base Max Density		44	65-75 Depending on layout	
Base Density with LD 2003 **51% "affordable"		110	200+	

FOR SALE: \$1,560,000



921 Ocean Avenue Made for Backyard ADUs 247 Cooms Road, Brunswick 422 & 426 Presumpscot 9 921 Ocean Avenue, Portlar Boundary & Topograph LOCATION MAP BULDNE TAX MAP 418A LOT AB NAMANE TONG MEEN 36146/327 CERTIFICATE ORNEH MAGELI, M.: HEREN CERTIES THAT THIS PAW IS BASD ON, AND THE RESULT OF, M. OF BE GROUND AND BASELY AND THE BEST OF OUR MOMERCE, M. PORMERON AND BELLET. TO CONFORM OTHER BADD OF LUCISIONER PROPESSIONAL LAND SAMPORDS. COMMENTS THANKARS OF PRACTICE. REX J. CROTEAU, PLS #2273 OPERIORE ILE TO WER HAND MAS 200 2. REPAINS ME SHEED OF WHICH STATE OPERIOR 2. LEAD MAN WERE AND WERE 2. LEAD MAN WERE 3. LEADERS ME BESTO ON WHORS, REMAND BY O'S GREENAND 4. METANGS SERIORED BY THENDERS, ILE. TXX MAP 418A LOT A4 N/F ESTATE OF MAGGAET BUTTERS BROWN 36233/215 GENERAL NOTES 1. OWRDS OF RECORD. ROWEL INSUM: & JOHN JORDAN TON JUBY 158 LOT 78, AB CCR.D. BOOK 59750 PIGE 254 TAX MAP 418A LOT A2 N/F ETHEL H. DEVITO ET ALS. 25565/39 Westernoon to the property of UTILITY NOTE NOT STANDED FALCE—PRID SUBONISION PLAN MADE FOR RIC WENISCHEK BY PINNHAM AND REGISTED FRRENDED THROUGH MACH 14, 1995 AS RECORDED IN TALK BOOK 195, PAGE 64. X. "EXSTING CONDITIONS SURPE" MACE FOR CONSISTS CONSTRUCTION COMPANY BY OMEN WESTLI, INC. DATE, JUNE 10, 7020 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, 100 AS TRIVED THROUGH FEBRUARY 11, 7021, JUNE 10, FUNE 10, 7021, JUNE 10, FUNE 10, FUNE 10, FUNE 10, FUNE 10, FUNE 10, FUNE 10, FU . "TOPOGRAPHIC SURVEY WADE BY THE CITY OF PORTLAND PUBLICS WORK DEPARTMENT SHOWERSHING SECTION DATED OCTOBER, 1997. 4. "PLAN OF PROPERTY MAJE FOR FELS COMPANY, INC. BY R.P. TITCHMB ASSOCIATES, DATED JANUARY 18, 1988, PLE MANBER 4685. PLAN REFERENCES 1. "YAM OF PROPERT" MUC FOR ROBERT C. DUTTON BY HJ. & EC. JORDAN DATED FERRIWRY 9, 1989-JUN HANGER I.—894. "STANDARD BOUNDARY SURVEY" MADE FOR DRACON PRODUCTS COMPANY BY OMEN MORELL, INC. DATED FEBRUARY 2, 1991, JOB NUMBER 91010P. . "BOUNDARY & TOPOSBAPHO PLAN OF LAND" WOE FOR PHINHW & GREER CHIL MANEERS BY WANE SLINEY CONSULANTS , INC. DATED MARCH, 2017. 3. "BOUNDARY SURVEY" MUDE FOR SAMDUST INVESTMENTS LLC II BY ONEN HISKELL, DATED AUGUST 8, 2006, JOB NUMBER 62079P. TAX MAP 418A LOT A1 N/F ALLISON HENDERSON JOSH HENDERSON J8296/310



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





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 relation-ship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic ser-

vices required of all licensees listed above:

- $\sqrt{}$ 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.

<u></u>	To Be Completed By Licensee
1	This form was presented on (date)
٦	Name of Buyer(s) or Seller(s)
k	DyLicensee's Name
(on behalf ofCompany/Agency

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