

# FOR SALE

## 4-Bay Garage

3,500± SF | 2.02± acres



**CONFIDENTIAL ADDRESS : SANFORD, MAINE**

## Property Highlights

- 3,500± SF, 4-bays
- 2.02 Acres
- Excellent Visibility
- High Traffic Counts

## Property Description

We are pleased offer this excellent opportunity to acquire a functional 4-bay quick service garage on a 2 acre site in York County. Site offers high visibility and traffic counts. Please see broker for details and confidentially agreement.

### Broker Contact

Frank O'Connor | foconnor@dunhamgroup.com

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## Property Overview

<b>Building Size</b>	3,500± SF	
<b>Site Size</b>	2.02± acres	
<b>Zoning</b>	Urban	
<b>Taxes</b>	\$5,017.40 (FY 2024)	
<b>Assessment</b>	Building	\$ 98,400
	Land	\$233,000
	Total	\$331,400
<b>Building Age</b>	1985	
<b>Construction</b>	Masonry	
<b>Roof</b>	Gable, asphalt shingles	
<b>Siding</b>	Painted concrete	
<b>Flooring</b>	Concrete slab	
<b>HVAC</b>	Gas-fired	
<b>Overhead Doors</b>	Four (4)	
<b>Utilities</b>	Public water and sewer	
<b>Parking</b>	15±	
<b>Traffic Counts</b>	17,710 AADT	
<b>Road Frontage</b>	142'	

**FOR SALE : \$1,200,000**