

FOR SALE OR LEASE : PAD SITE ON ROUTE 26

1240 Main Street - Oxford, Maine



Owner: Craftsbury LLC

Lot Size: 1.0± acre

Assessor's Reference: Map R13,
Lot 5B

Deed Reference: Book 2059, Pg. 340;
& Book 4893, Pg. 292

Taxes: TBD

Traffic Count: 15,050 vehicles per day

FOR SALE OR LEASE

\$275,000

\$45,000/year NNN

NAI The Dunham Group

Commercial Real Estate Services, Worldwide.

CONTACT INFORMATION

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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.



SITE DATA	
ZONE MAED USE	5,000 SF.
SITE AREA	44,920 SF ± SLL ASSES
BUILDING AREA	
TOTAL	5,000 SF.
NEW STRUCTURE	
TOTAL PARKING	PROVIDED
(1 SP / 3 SEATS)	
(1 SP / EMPLOYEE)	
TOTAL	37
BARBER FREE	2

SPACE AND BULK STANDARDS	
MIN. LOT SIZE	15,000/40,000 S.F.
BUILDING SETBACKS	4,500 S.F.
ROAD	50'
SIDE	15'
REAR	15'
REAR SETBACK	15'
MIN. SIDE AND REAR SETBACK	15,000 SF
MIN. SIDE AND REAR SETBACK	40,000 SF

NOTES:

1. PROPERTY LINE INFORMATION AND SITE AREA IS PROVIDED BY THE STATE OF MASSACHUSETTS. THE CLIENT SHALL VERIFY THIS INFORMATION AND MAKE ANY NECESSARY ADJUSTMENTS TO THE PLAN.
2. CONCEPT PLAN PREPARED BASED ON LIMITED TOPOGRAPHIC INFORMATION. ADDITIONAL TOPOGRAPHIC INFORMATION IS COLLECTED AND PROVIDED AS APPROPRIATE.
3. CONCEPT PLAN PREPARED WITH LIMITED COMMUNICATIONS WITH THE CLIENT. THE CLIENT SHALL VERIFY THE INFORMATION AND MAKE ANY NECESSARY ADJUSTMENTS TO THE PLAN.
4. THIS PLAN HAS BEEN PREPARED PRIOR TO A SITE VISIT AND THE PROJECT SITE DOES NOT APPEAR TO BE LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
5. DEVELOPMENT OF STRUCTURE MAY REQUIRE LOCAL AND STATE PERMITS.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



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Drawing Name: Concept Plan
 Project: Outparcel Development
 Client: Devine Capital, LLC
 Boston, Massachusetts

Drawing No. 1

Checklist	Scale	Date	Drawn	Checked
1:500	1"=30'	05/11/2015	Malcolm Bowler	Malcolm Bowler

This plan shall not be modified without written permission of Gorrill - Palmer Consulting Engineers, Inc. (GPCI). Any alterations to this plan shall be made on a separate sheet and shall not be used without liability of GPCI.

Rev.	Date	By

Rev.	Date	Revision