



ROUTE ONE, SACO RETAIL/OFFICE BUILDING



CASCADE FALLS SOUTH

Cardente Real Estate is pleased to offer for sale as an investment property an approximately 12,000 SF Retail/Office building in Saco, Maine. This property is an ideal investment property as well as an opportunity for a buyer to owner/occupy up to 5,000 SF. The current owner operates a business from this location and will either continue on with a signed lease or will vacate if another tenant is located or if the Buyer wants to open a business here. This property was built in 2010 and is located in an area of Route One that is experiencing significant growth. Located one property over from the intersection of Cascade Road, there are a number of access points: heading north on Route One, there is a right hand turn into the site; heading south on Route One, there is access at the lighted intersection at Cascade Road. Once on Cascade Road there are multiple entrances to the property. For financial and lease information, please contact the Broker for a Confidentiality Agreement.

For more information, please contact:

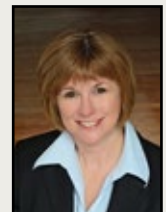
Cardente Real Estate
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CoSTAR GROUP **POWER BROKER**



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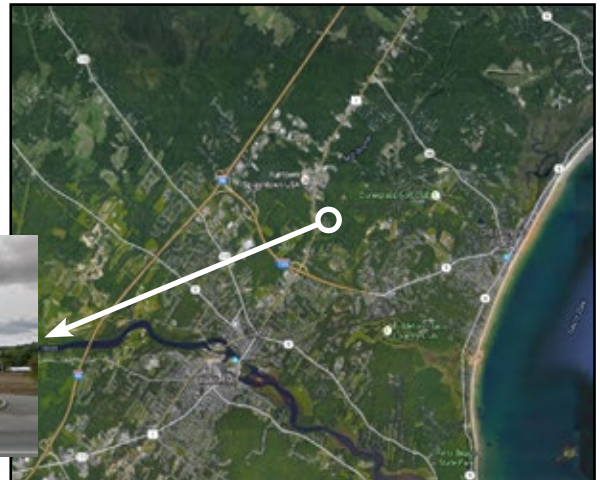
937 Portland Road • Saco, Maine

Property Details

Property Address:	937 Portland Road, Saco, Maine
Location:	062/001/003
Property Type:	Retail
Year Built:	2010
Total Buildings:	One (1)
Total Stories:	One (1)
Building Size:	12,231± Square Feet
Lot Size:	1.39± Acres
Number of Tenants:	Four (4)
Square Footage by Tenant	
Suite A (Discovery Place Childcare):	2,230± Square Feet
Suite B (Maine Paint):	3,700± Square Feet
Suite C/D (Beach Beverage Redemption):	5,000± Square Feet
Suite E (Seashore Property Management):	1,200± Square Feet
Parking:	Ample, on-site
Zoning:	MU3
Frontage:	185± Feet
Traffic Counts:	15,070 AADT16
Signage:	Ample signage on rear and front of building as well as pylon sign

Sale Details

Sale Price:	\$2,000,000
Real Estate Taxes:	\$19,079.61 (2017)
York Co. Deed:	15562/724





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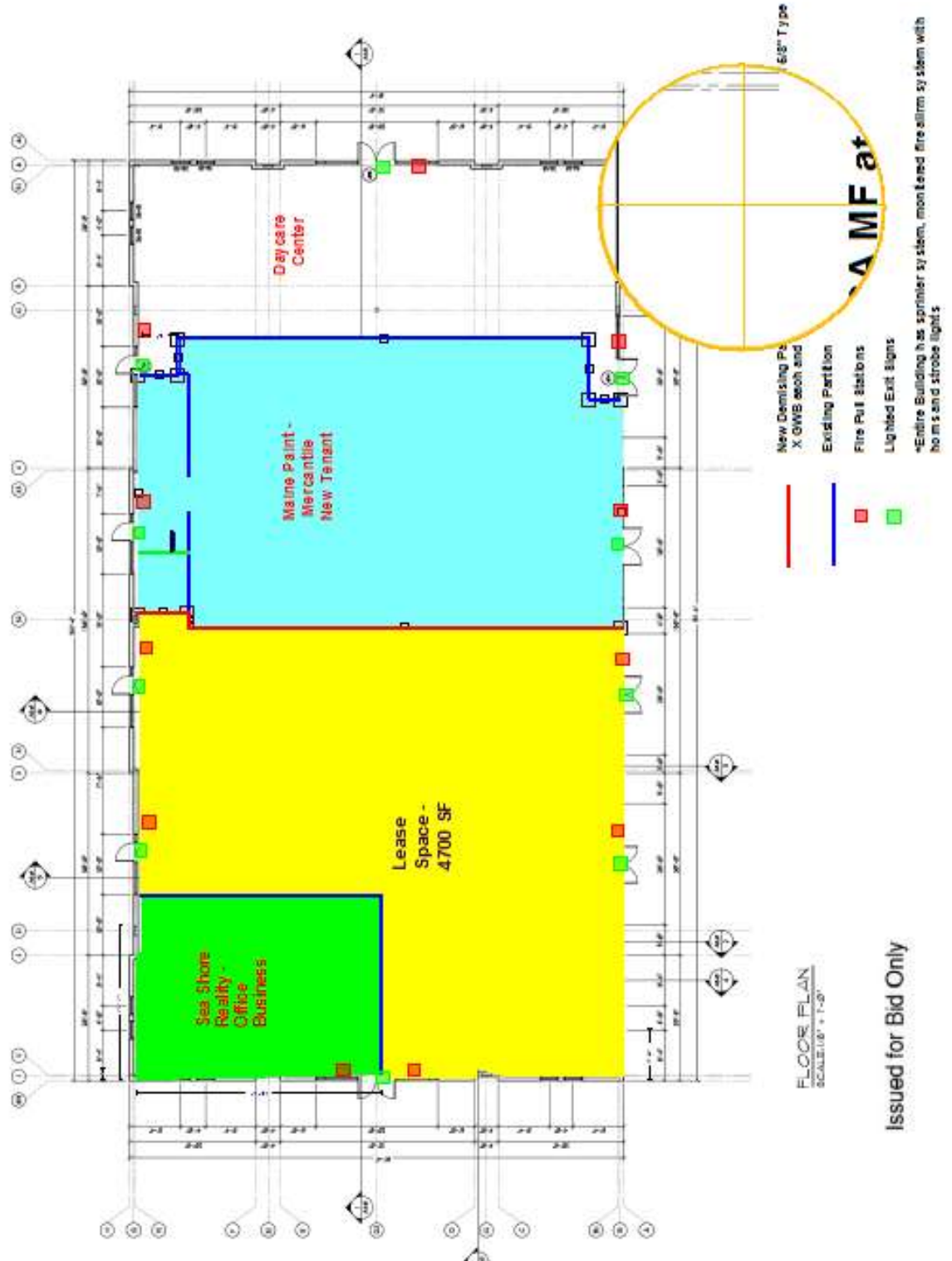
Photos





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Building Plan





CONFIDENTIALITY AGREEMENT

The marketing brochure (“Material”) you requested contains confidential information solely for your own limited use as a prospective Buyer (“Purchaser”) in considering whether or not to pursue negotiations for the property located at 937 Portland Road, Saco, Maine.

This Material contains selected information pertaining to the business and affairs of the Property and has been prepared by the Owner and its agents. This Material does not purport to be all inclusive or to contain all the information that a prospective buyer may desire. Neither the Owner nor any of its officers, agents, or employees make any representation, expressed or implied, as to the accuracy or completeness of the Material or any of its contents and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

By execution of this agreement, you agree that you will not, directly or indirectly, disclose the Material or its contents to any person, firm or entity other than your advisors such as lawyers, accountants, etc. without prior written authorization of the Owner, and that you will not use or permit to be used the Material or its contents in any fashion or manner detrimental to the interest of the Owner. Reproduction and/or distribution for other than your analysis purposes is strictly prohibited.

If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this Material at your earliest convenience.

The Material shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there have been no changes in the business or affairs of the Property since the date of preparation of the Material.

If you are in agreement with these terms, please sign and date below where indicated and return this document to us by fax or mail. A copy of the Material will be provided to you shortly thereafter.

SEEN AND AGREED TO:

Please Print

Company Name: _____

Your Name: _____

Address: _____

City / State: _____ Zip Code: _____

Telephone No. _____

Fax No. _____

E-Mail _____

By: _____

_____ Date:

Its: _____



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