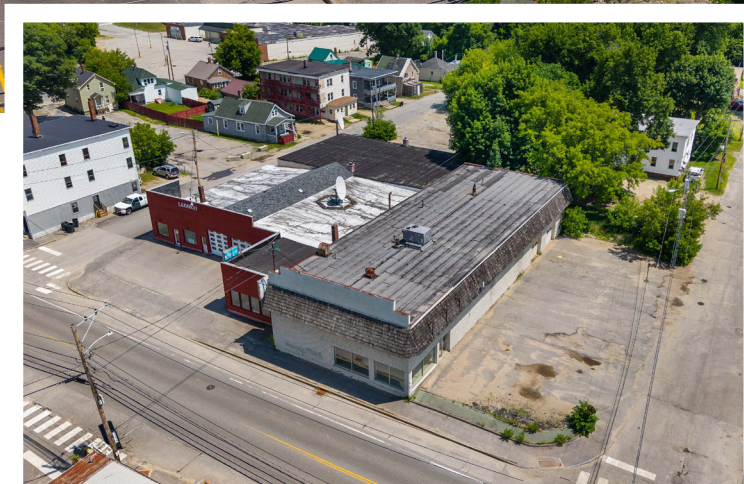


# FOR SALE • RETAIL CONVERSION

36 Main Street • Mexico, ME



**Mike Anderson**  
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## 5,270± SF ADAPTIVE REUSE

- Former automotive retail/wholesale parts center that could be redeveloped or rebuilt for a variety of retail uses
- Highly visible corner lot with frontage on Route 2 and Dix Ave
- Two (2) overhead doors and 10± on-site parking spaces

**SALE PRICE: \$265,000**



# PROPERTY SUMMARY

## 36 Main Street • Mexico, ME



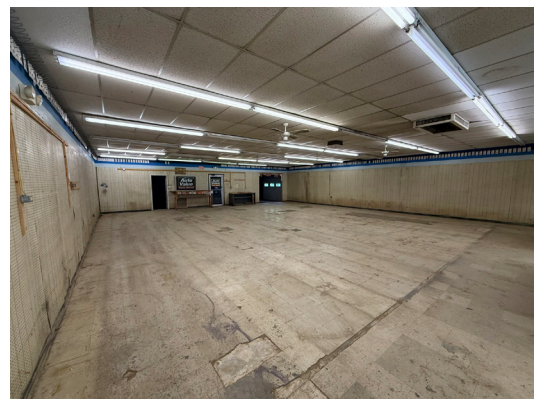
### Site Info

<b>OWNER:</b>	New England Industrial Properties, Inc.
<b>DEED:</b>	Book 3008, Page 147
<b>ASSESSOR:</b>	Map 20, Lot 36
<b>LOT SIZE:</b>	0.31± AC
<b>SIGNAGE:</b>	On building
<b>PARKING:</b>	10± parking spaces on-site
<b>ZONING:</b>	Downtown Commercial
<b>PROPERTY TAXES:</b>	\$7,300 (2026)



### Building Info

<b>BUILDING SIZE:</b>	5,270± SF
<b>YEAR BUILT:</b>	1967; renovated in 1986
<b>CONSTRUCTION:</b>	Joisted masonry/concrete
<b>ROOF:</b>	Flat
<b>SIDING:</b>	Masonry
<b>FOUNDATION:</b>	Concrete slab
<b>LOADING:</b>	Two (2) overhead doors
<b>UTILITIES:</b>	Municipal water/sewer
<b>RESTROOM:</b>	Yes



Based upon the current condition, a buyer should assume that all systems may be either missing or compromised. An inspection is highly recommended to verify the presence and/or condition of all systems.

# SITE PLAN

## 36 Main Street • Mexico, ME



### FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 30728 - SCHEDULE A

Certain lots or parcels of land with the buildings thereon situated in Mexico, County of Oxford and State of Maine, bounded and described as follows:

Being lots numbered 419, 420 and 421 as shown on a Plan of Colored Plots by Henry Nelson, Surveyor, dated June 5, 1922, and recorded in Volume A, Page 16 1/2 in the Oxford County Registry of Deeds.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a 60' hole set at the most easterly end of a curved tunnel between the westerly line of Bridge Street and the northerly line of the Avenue.

Thence, along the westerly line of said Street, N 66°30'0" E 77.02 feet to a 60' hole set.

Thence, leaving said Street, S 23°20'0" E 154.74 feet to an iron pin set.

Thence, S 69°30'0" W 68.50 feet to an iron pin set in the northerly line of the above-said Avenue.

Thence, N 23°20'0" W 143.58 feet to a 60' hole set at the most westerly end of the above-said tunnel.

Thence, 16.00 feet along the arc of said curved tunnel having a radius of 11.44 feet, a size of 80°00'0" arc to a longest of 11.44 feet to the Point of Beginning and containing 0.3 acres (13,668 square feet) of land.

The above description describes a portion of the lots as described in Volume A of the title commitment as referenced herein.

### FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 30728 - SCHEDULE B EXCEPTIONS

7. Right of Way over a strip of land three feet wide off the most westerly side of lot 420 described above and extending from Bridge Street southeasterly to the northerly line of lot number 421 reserved to Home Federal Savings Loan Association of Portland in said deed from Maline Insurance Agency Company to L&A Title Company dated December 25, 1967 and recorded in Book 256, Page 567. DOES AFFECT - PLUTTED AND SHOWN HEREON.

8. Notice and Layout of Taking of Maine Department of Transportation involving various owners, one of whom is L&A Title, Inc. dated April 15, 1998 and recorded at Book 2540, Page 240. DOES AFFECT - PLUTTED AND SHOWN HEREON.

### OSGOOD AVENUE 50' Public Right-of-Way

### BRIDGE STREET 55.26' Public Right-of-Way

### 36' Public Right-of-Way

### ENCROACHMENTS

1. Adjoiner's Chain Link Fence encroaches onto the subject property by 2.44 feet without the benefit of a known easement or right of way.

### SYMBOL LEGEND

- Ⓟ Schedule B-Section II Item
- Ⓢ Encroachment or Profusion
- Ⓜ Air Conditioning Unit
- Ⓜ Concrete
- Ⓜ Manhole
- Ⓜ Boiler
- Ⓜ Power pole
- Ⓜ Light pole
- Ⓜ Traffic Manhole
- Ⓜ Water Meter
- Ⓜ Water Valve
- Ⓜ Sign
- Ⓜ Iron Pin Found (as noted)
- Ⓜ 1/2" Arbor Set
- Ⓜ Electric Meter or Transformer
- Ⓜ Gas Meter
- Ⓜ Catch Basin
- Ⓜ Catch Basin
- Ⓜ Overhead Utility
- FD. Found
- Ⓜ Guy Wire
- Ⓜ Curb
- P.O.B. Point of Beginning
- HT. Height
- (100.00')/100.22' (Record) Observed
- Ⓜ Well
- Ⓜ Centerline
- R.O.W. Right-of-Way

### FLOOD ZONE

By coded map location and graphic plotting only, the subject property appears to be entirely within the 100 year Flood Zone and the Floodway Fringe according to the Flood Insurance rate map for the Mexico, ME, Community Panel No. 230045-D-04E, being on effective date of May 15, 1981.

### ZONING

DC - Downtown Commercial  
 Building Setbacks: Front-33' from centerline, Side-15', Rear-15'  
 Parking Setbacks: None  
 Parking Ratio: None  
 Building Height Restriction: Maximum Height = 45'  
 NOTE: The subject property is considered legal non-conforming per the Mexico, ME Zoning Department Personnel.



### SURVEYOR'S CERTIFICATION

TO: GE CAPITAL FRANCHISE FINANCE CORPORATION, A DELAWARE CORPORATION AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY AND EASTERN PROPERTY MANAGEMENT, LLC.

This is to certify that this map or plan of survey (this "Survey Map") of the real property ("Property") specifically described in this report, this Insurance Company file commitment no. 30728 dated July 26, 2021 (the "Title Commitment"), is based on a field survey made on August 14, 2021 by me or another person in accordance with the most recently stated Minimum Standard Detail Requirements and Conditions for ALTA/ACSM Land Title Survey forms.

I, the undersigned, am a duly Licensed Professional Land Surveyor in the State of Maine. I have undertaken further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Accuracy, Distance and Closure Requirements for Survey Measurements When Conducted Under the Minimum Accuracy and Conditions for ALTA/ACSM Land Title Survey forms.

I have prepared this Survey Map in accordance with the Minimum Accuracy and Conditions for ALTA/ACSM Land Title Survey forms, and I have provided the information required by the Minimum Accuracy and Conditions for ALTA/ACSM Land Title Survey forms, and I have provided the information required by the Minimum Accuracy and Conditions for ALTA/ACSM Land Title Survey forms.

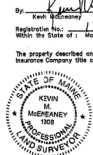
(a) The Survey Map correctly represents the facts found at the time of the survey.

(b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.

(c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within ± 0.1 feet.

(d) The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private as described in their most recent respective legal descriptions of record. If the Property consists of two or more parcels, there are no gaps or areas between said parcels.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon the map or survey with respect to the Property.



McEneaney Survey Associates, Inc.  
 P.O. Box 581, 177 Fortification Avenue  
 Dover, NH 03820 (603) 742-0911

### "ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

HANES & MATTHEWS, INC.  
 NATIONAL DIVISION ALTA/ACSM SURVEYS  
 1025 North Main Street  
 Portland, ME 04101  
 Tel: 714-779-7155  
 Fax: 714-779-1366

### BASIS OF BEARINGS

The meridian for all bearings shown herein is the southerly line of Bridge Street, as S 89°30'0" W, per Vol. A, Page 16 1/2 of the Oxford County Registry of Deeds.

### PARKING TABLE

- 7 - REGULAR PARKING SPACES
- 1 - HANDICAP SPACE
- 8 - TOTAL PARKING SPACES

### MISCELLANEOUS NOTES

- 1 - There is Direct Access to the Property to Dix Avenue, a dedicated public right-of-way.
- 2 - The locations of all signs shown on the survey are from visible evidence only. We have made no further evaluation of underground utilities on the subject Property.
- 3 - The numerical plotted address on file is 41.
- 4 - The current zoning does for the correct use of the subject property to be used as an automobile parts store with service bays.

DATE	REVISION	BY	APPROVED

**GE Capital Franchise Finance Corporation**

41 Bridge Street  
 Mexico, ME

SCALE 1"=20'	CHKD./APVD
DATE 08-14-01	APPROVED
DRAWN BY DJM/2082	Contract No. 8022
CHKD. BY DJM	NO. 8021-2600

JN. 22340

# LOCATION MAP

36 Main Street • Mexico, ME



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