

FOR SALE

STORAGE BUILDING

286

BURNHAM ROAD

Limerick, ME 04048



PROPERTY HIGHLIGHTS

- + 1,540± SF storage building on 1.13± AC
- + Excellent owner/user opportunity for a cold storage building with plenty of yard space
- + Close to WedgeRock, Inc, Woodland Valley Disc Golf and F.R. Carroll, Inc
- + \$70,000

CBRE | The Boulos Company

Part of the CBRE affiliate network

One Canal Plaza, Ste 500

Portland, ME 04101

207.772.1333

www.boulos.com

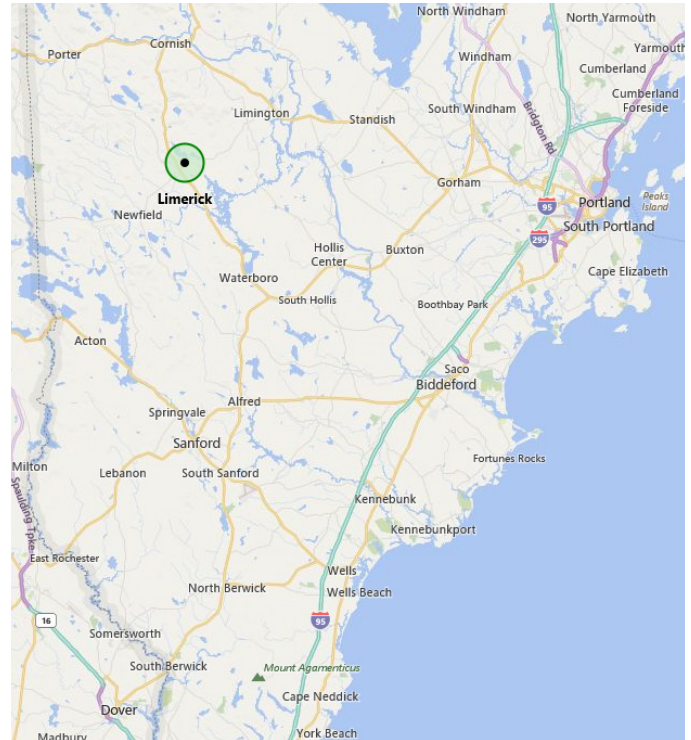
FOR SALE STORAGE BUILDING

**286
BURNHAM ROAD**
Limerick, ME 04048



PROPERTY INFORMATION

Owner	State of Maine
Assessor	Map 38, Lot 176
Building Size	1,540± SF Heated garage area - 13' x 28' Cold storage area - 42' x 28'
Lot Size	1.13± AC
Construction	Wood-frame
Roof	Pitched, metal
Foundation	Concrete slab
HVAC	FHA (oil tank in heated garage area)
Electric	Electric service inactive Generator hook-up
Utilities	No water/sewer Floor drain in heated garage area
Overheads	One 10 x 10 automatic OHD Two sliding garage doors 12' x 14'
UST	Two tanks removed 6/2/2005
Parking	30+ vehicles
Zoning	RFF - Residence, Farm and Forest
RE Taxes	\$626.50 (2017)
Sale Price	\$70,000



CHRIS PASZYC, CCIM, SIOR

Broker, Partner
+1 207 553 1709 D
+1 207 939 4147 C
cpaszyc@boulos.com



TIM MILLETT

Associate
+1 207 553 1787 D
+1 207 713 6995 C
tmillett@boulos.com

©2017 The Boulos Company, Inc - We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. We represent the Seller/Landlord, and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE | The Boulos Company

Part of the CBRE affiliate network

One Canal Plaza, Ste 500
Portland, ME 04101
207.772.1333
www.boulos.com