

AVAILABLE FOR SALE

INVESTCOMM COMMERCIAL GROUP

OOB Retail Site

189 Saco Ave.
Old Orchard Beach, ME

200+/- Ft Frontage on
Rt. 5

Current Zoning is
GB-1.
Allows for many commercial
uses.

Water & Sewer in
Street.



*Complete commercial and
investment real estate services*

.63 +/- Acres

Prime Retail

Site.

\$379,000.

**Lease possible as
well.**

INVESTCOMM COMMERCIAL
GROUP

206 Lafayette Center
Kennebunk, Maine 04043

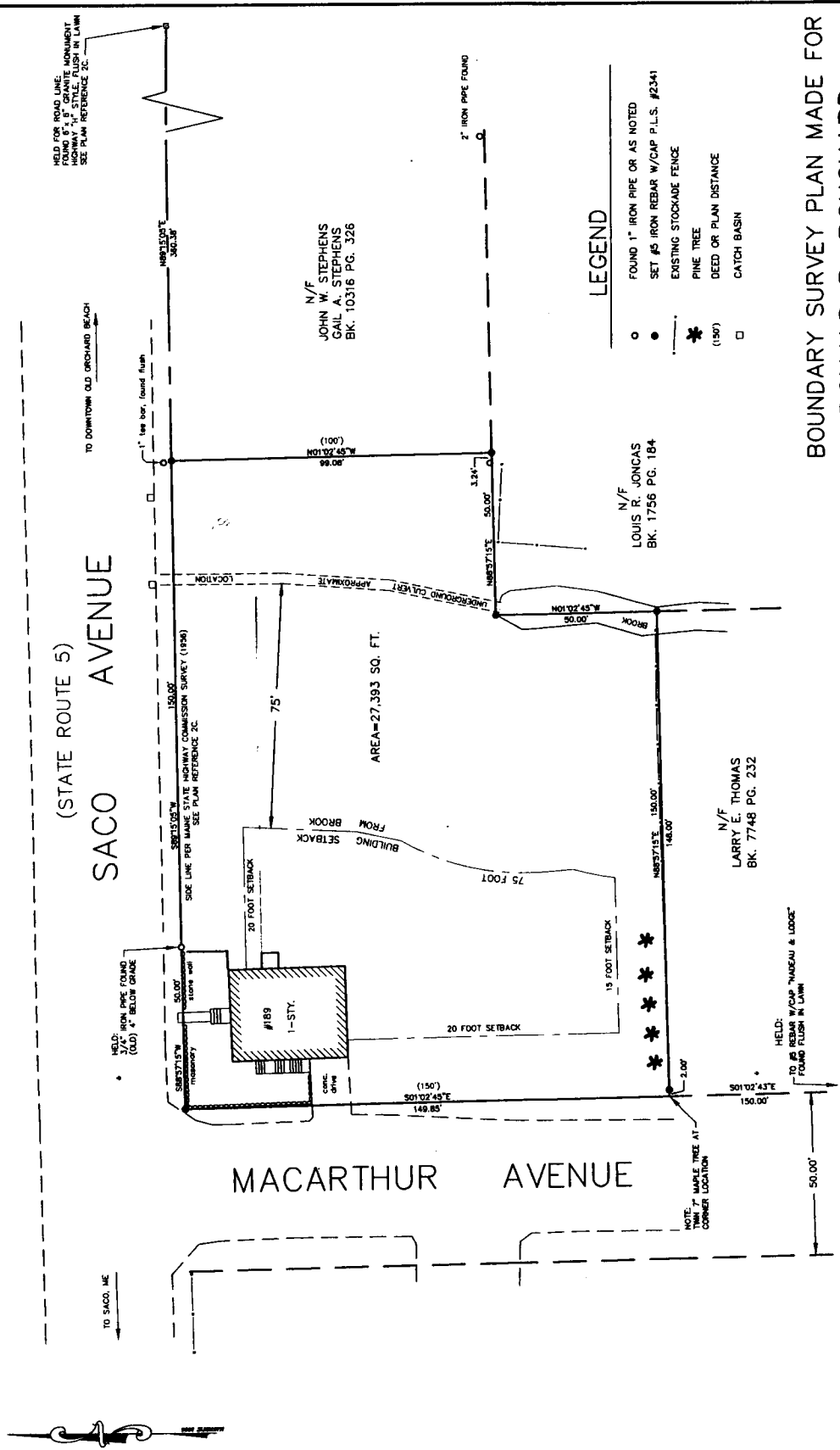
Phone: 207-985-4977
Fax: 207-985-4979
Email: flaherty@investcomm.com

Web site: Investcomm.com

Call Wally Flaherty X46 for more information.

**INVEST
COMM**

(STATE ROUTE 5)
SACO AVENUE



LEGEND

- FOUND 1" IRON PIPE OR AS NOTED
- SET #5 IRON REBAR W/CAP P.L.S. #2341
- EXISTING STOCKADE FENCE
- * PINE TREE
- (190) DEAD OR PLAIN DISTANCE
- CATCH BASIN

N/F
LOUIS R. JONCAS
BK. 1756 PG. 184

N/F
LARRY E. THOMAS
BK. 7748 PG. 232

BOUNDARY SURVEY PLAN MADE FOR
DONALD R. BOUCHARD

LOCATION: SACO AVENUE (A.K.A. STATE ROUTE 5) &
MACARTHUR AVENUE, OLD ORCHARD BEACH, MAINE

SCALE: 1"=20'
DATE: 04/05/06
L.I.N.: 00B003A

LEGASSIE & SON
PROFESSIONAL LAND SURVEYING
18 MESERVE CIRCLE
SACO, MAINE 04072
TEL.: 284-0541



THE STATE OF MAINE
DONALD R. BOUCHARD
LICENSE NO. 2341
PROFESSIONAL LAND SURVEYOR
MAINE BOARD OF PROFESSIONAL LAND SURVEYORS

JOHNETH T. LEGASSIE
L.S. #2341

GENERAL NOTES

1. DEED REFERENCES:
 - A. DEED TO STATE OF YETTE M. LOCKY TO DONALD R. BOUCHARD DATED JANUARY 3, 2008 AND RECORDED AT THE YORK COUNTY DEEDS IN BOOK 14720, PAGE 708.
 - B. DEED TO STATE OF YETTE M. LOCKY TO DONALD R. BOUCHARD DATED NOVEMBER 1945 BY DEEDS IN BOOK 14720, PAGE 708.
2. PLAN REFERENCES:
 - A. PLAN SHOWING LOTS OF PLATS 14, GORHAM, OLD ORCHARD BEACH, MAINE, DATED NOVEMBER 1945 BY DEEDS IN BOOK 14720, PAGE 708.
 - B. PLAN SHOWING LOTS OF PLATS 14, GORHAM, OLD ORCHARD BEACH, MAINE, DATED MAY 20, 1947 AND RECORDED AT THE Y.C.D. IN PLAN BOOK 13, PAGE 71.
 - C. PLAN SHOWING A STANDARD BOUNDARY SURVEY OF Y.C.D. IN PLAN BOOK 218, PAGE 18.
 - D. PLAN SHOWING A STANDARD BOUNDARY SURVEY OF WAY MAP, STATE HIGHWAY "5" (ROUTE 5), OLD ORCHARD BEACH, TOWN OF WINGHAM, MAINE, DATED JANUARY 1958, SHEETS 2-7 OF 11, S.H.C. FILE NO. 19-113 ON FILE AT THE M.D.O.T.
3. THE SUBJECT SITE IS SHOWN ON THE TOWN'S ASSESSORS MAP 208 WITHIN BLOCK 3 AS LOT 12.
4. BEARINGS ARE BASED UPON THE MAGNETIC MERIDIAN AS OBSERVED IN DECEMBER, 2005.