

AVAILABLE FOR SALE

INVESTCOMM COMMERCIAL GROUP

Professional Building

Available For Sale now.

U.S. Route 1,
743 Portland Rd., Saco

Highly visible location.
Easy access & parking.

Just north of I-95/Trunpike
Exit 36

Excellent location for:

Bank Branch

Home Occupations

Lawyer

Doctor/Dentist

CPA

High level Retail

Plenty of paved parking.



*Complete commercial and
investment real estate services*

INVESTCOMM COMMERCIAL
GROUP

206 Lafayette Center
Kennebunk, Maine 04043

Phone: 207-985-4977 x 46

Fax: 207-985-4979

Email: flaherty@investcomm.com

Web site: Investcomm.com

*The perfect location
for your professional
offices or home
occupation.*

*A very special
property...*

Call Wally Flaherty for more information or a
tour of this outstanding location opportunity

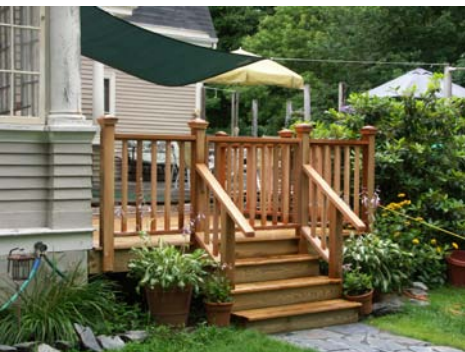
\$1,100,000.

6,500 Square Feet of
usable space.

Office/residence and
large, dry, high clearance
basement. 3 phase
electrical with several
hundred amp service.

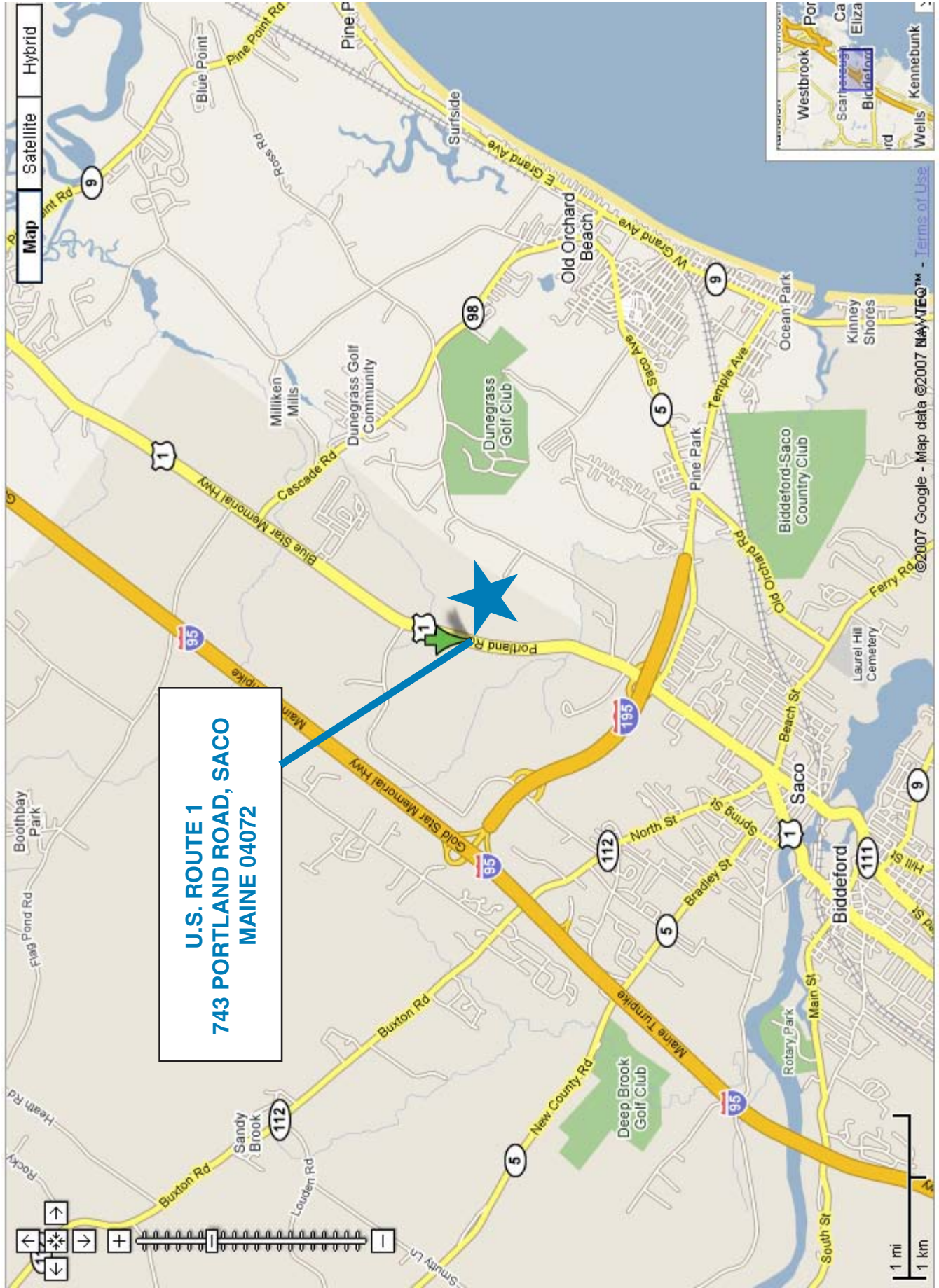
Many nice architectural
features.

INVEST
COMM





U.S. ROUTE #1, 743 PORTLAND ROAD, SACO, MAINE



U.S. ROUTE 1
743 PORTLAND ROAD, SACO
MAINE 04072

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ABOUT THE PROPERTY...



Commercially zoned as B-2b which allows single and two family homes, home occupations, bed & breakfasts, retail, artist studios, eating and drinking establishments along with accessory food service facilities, clubs, financial institutions, professional, business or tradesman offices and personal services. Please see the next page for a complete list of allowed and conditional uses.

Construction features include leaded glass entry, oak and southern pine hardwood floors, classic colonial revival architecture and finish work in craftsman style. With boxed beam ceilings, large windows, large open foyer and grand oak staircase the building is a wonderful example of New England architecture.

The first floor features what was once a large living room, library, dining room, pantry and large kitchen (presently office areas).

Constructed in 1913, this kit home was designed by experts to be architecturally proportionate. The floor plan is a classic turn-of-the-century, colonial revival design, enclosed in the Dutch Gambrel frame.

The house, originally built by the Baker family who owned McKenney & Heard Hardware in Biddeford, became the boyhood home of renowned Hemingway author and critic, Carlos Baker. Later owned by the Vermette family of Saco it was purchased at auction in 1983 by local printer & businessman Steven Fennell who moved it to the present site on Route 1 in Saco and placed it onto a large, well-built foundation. Steven, with his wife Cathy and brother Patrick operated Saco Printing Co. Inc. out of the location from 1984 to 2006 until the business merged with Waterfront Graphics and Printing located in South Portland, Maine.

The property is situated at a very visible Route 1 location with ample parking. Located just north of the I-95 Maine Turnpike entrance, it offers easy access to all points north and south. Just minutes from Portland, 45 minutes from Kittery, 90 minutes from Boston, the property is in a prime location, poised to take advantage of the growing and bustling Route 1, Saco corridor. Just several minutes from area beaches and golf courses, as well as the local schools, malls, restaurants and other attractions, the property is ideal for someone seeking to operate a business or practice coupled with the ability to live on premises as well.

The 2nd floor includes 4 large rooms with an abundance of natural lighting and is presently the living quarters for the owners.

The basement was constructed with heavy printing equipment in mind, with rugged concrete reinforced floor, and a priority towards the space being dry and usable for paper storage. A key feature was the easy access to the basement level with a double door entry that allows vehicles to back down to the rear entry at basement floor level. The high ceiling height (9' 6"), in the daylight basement, also lends itself to the possibility of easy conversion to very comfortable office space or possibly food prep areas.

With over 800 amps of electrical capacity and 3-phase service, there is no shortage of power to take care of a variety of equipment for whatever the "next best use" is.

The 1.64 acres lot has space available for increased parking areas or landscaping projects. The frontage measures approximately 158 feet on Route 1.



Article 4 - District Regulations

410-6B. B-2b HIGHWAY BUSINESS DISTRICT

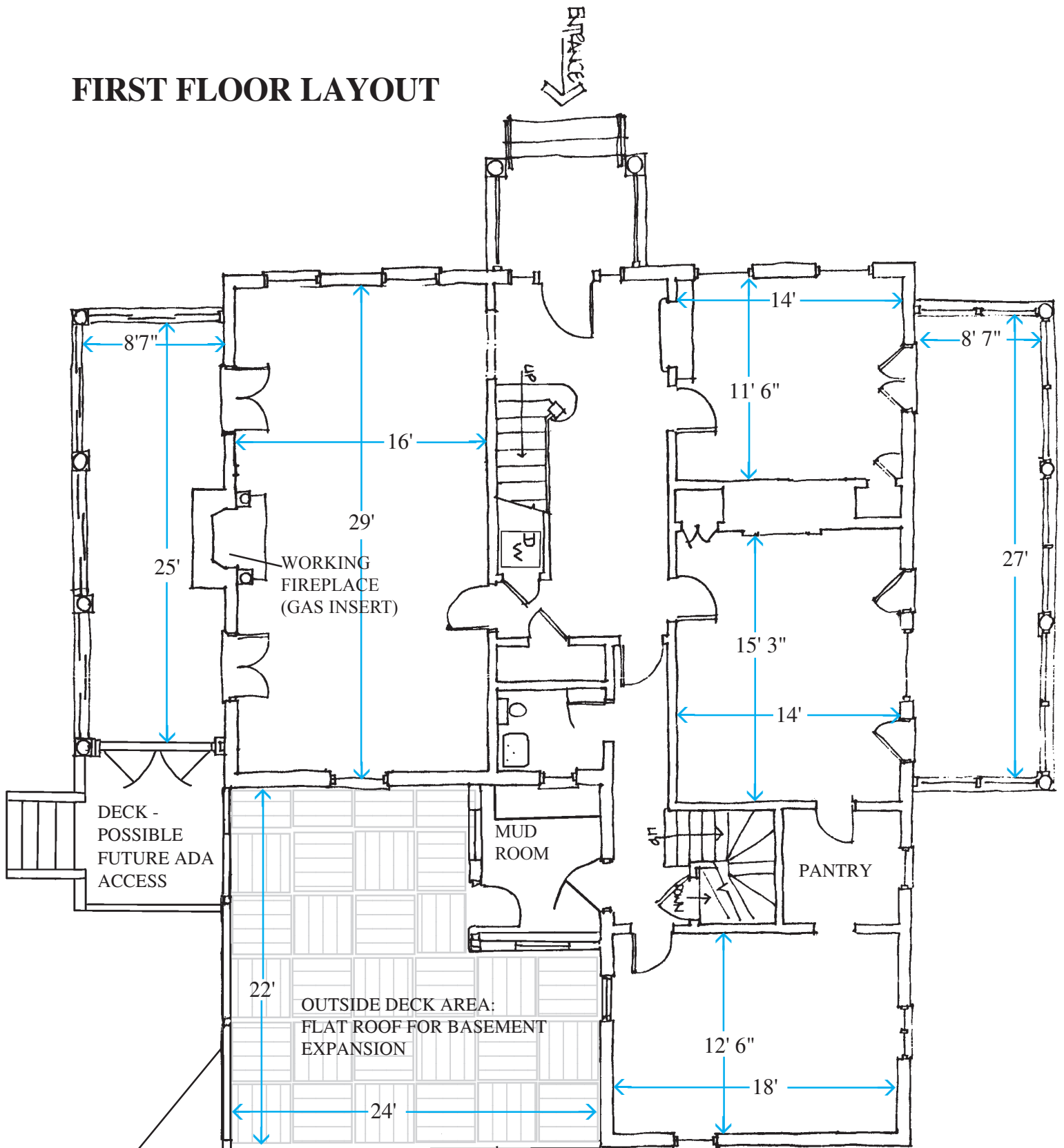
PERMITTED USES

1. Single Family Dwelling
2. Two family dwelling
3. Manufactured housing unit
4. One caretaker's apartment within a non-residential use
5. One accessory apartment in a single family dwelling
6. Home occupations
7. Hotels and motels
8. Tourist homes
9. Bed and breakfast establishments
10. Retail businesses with less than 40,000 SF of gross floor area and related outside sales
11. Accessory retail sales of goods manufactured on the premises
12. Lumber yards and material supply yards
13. Artist and craftsperson studios
14. Eating establishments (Amended 4/7/03)
15. Eating and drinking establishments (Amended 4/7/03)
16. Drive through eating establishments (Amended 4/7/03)
17. Accessory food service facilities
18. Health & fitness clubs
19. Private clubs
20. Financial institutions
21. Professional offices
22. Business offices
23. Offices of tradesman or contractors
24. Personal services (Amended 12/5/94)
25. Business services
26. Repair services
27. Small engine repair (Amended 4/7/03)
28. Funeral homes
29. Health care clinics for humans
30. Hospitals
31. Animal hospitals and veterinarian offices
32. Kennels
33. Boarding kennels
34. Any use permitted in the Resource Protection District
35. Research and testing laboratories
36. Wholesale trade and warehouses
37. Essential services
38. Accessory uses
39. Municipal uses
40. Public utility buildings
41. Quasi-public uses
42. Churches
43. Public parks and playgrounds
44. Public schools
45. Private schools
46. Commercial schools
47. Nursery school
48. Home babysitting service
49. Day care home
50. Day care center
51. Adult day care center, Types 1 and 2
52. Agriculture

CONDITIONAL USES

1. Multi-family dwelling
2. Automobile dealers
3. Auto repair garages
4. Gas stations
5. Gasoline sales accessory to a retail use
6. Car washes
7. Indoor recreation/amusements centers
8. Outdoor commercial recreational facilities
9. Commercial recreation
10. Campgrounds
11. Public riding stables
12. Contractors
13. Light industry in buildings less than 20,000 square feet with no exterior storage
14. Radio or TV transmission towers

FIRST FLOOR LAYOUT



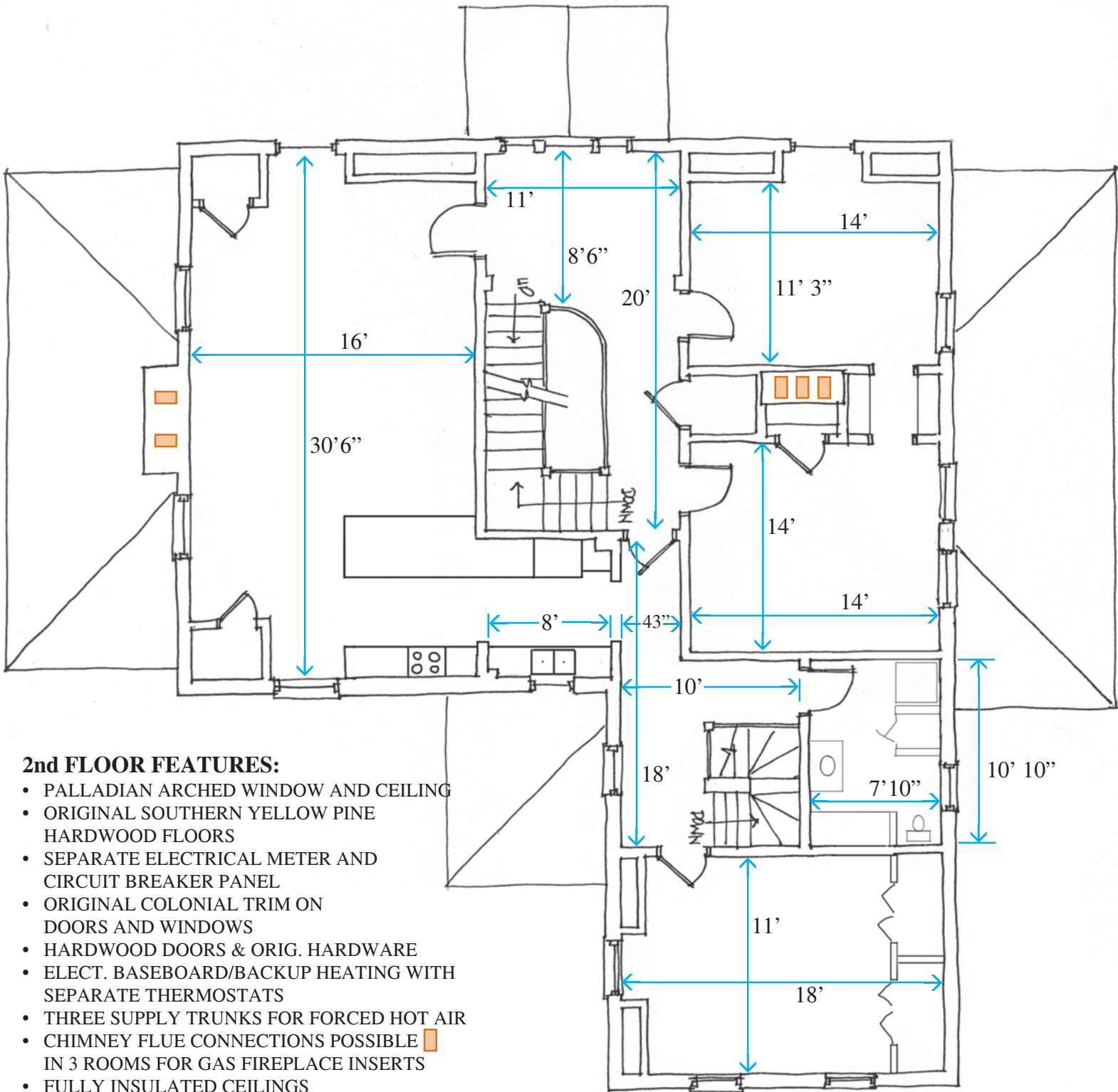
FEATURES:

- 3 1/2" INSULATION WITH 1" THERMAX FOIL-FACED BOARD INSULATION ON ALL EXTERIOR WALLS.
- 5/8" SHEET ROCK USED THROUGHOUT
- INSULATION IN BETWEEN 1ST FLOOR CEILING AND 2ND FLOOR
- TWO PIECE COLONIAL MOLDINGS IN SEVERAL ROOMS
- BOXED-BEAM CEILINGS IN ROOMS
- GAS FIREPLACE INSERT

POSSIBLE
FUTURE EXPANSION -
2 EXISTING FOUNDATION WALLS
12" THICK, REINFORCED

DRAWINGS NOT TO SCALE.
ALL MEASUREMENTS APPROXIMATE.

2ND FLOOR LAYOUT



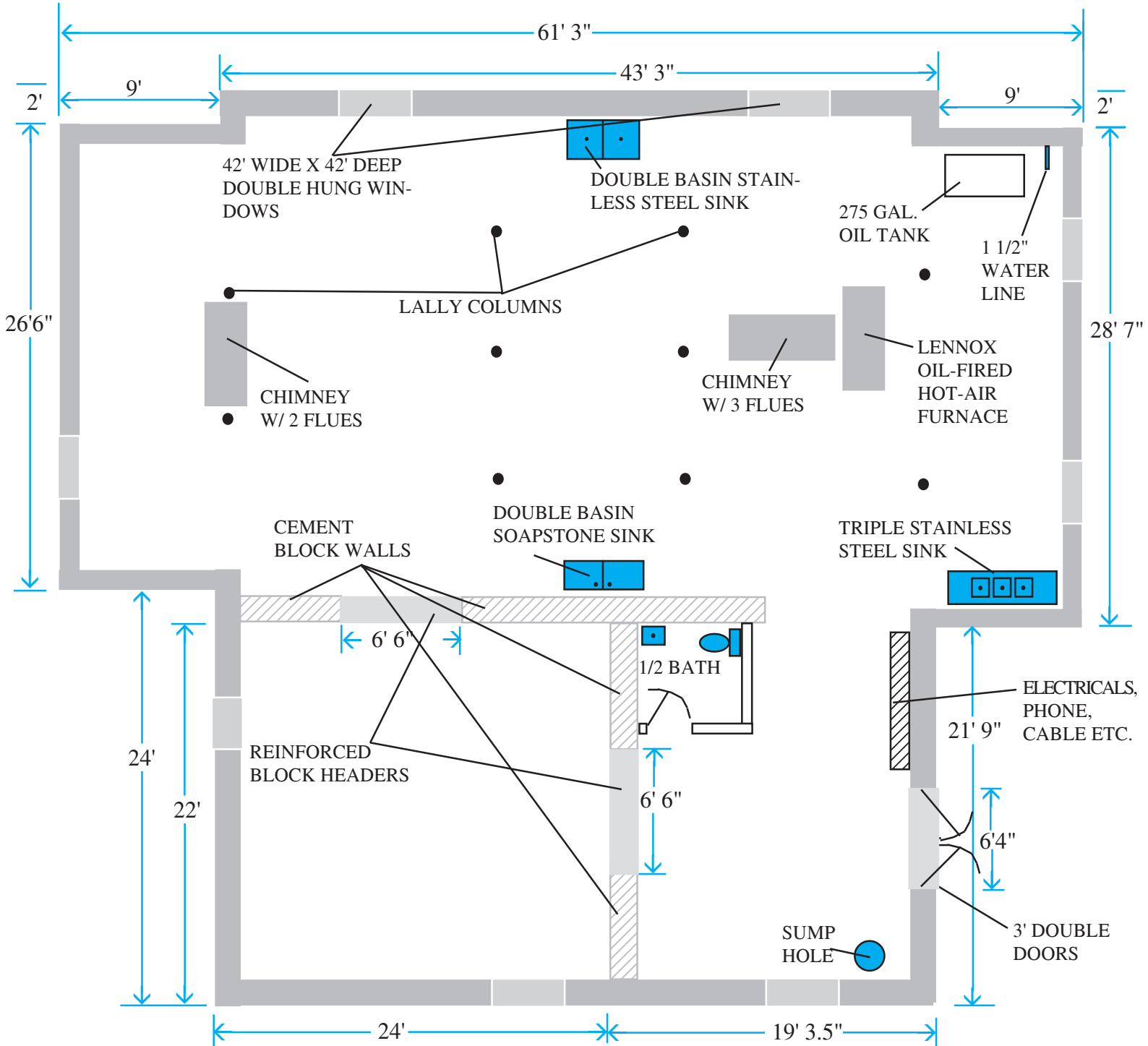
2nd FLOOR FEATURES:

- PALLADIAN ARCHED WINDOW AND CEILING
- ORIGINAL SOUTHERN YELLOW PINE HARDWOOD FLOORS
- SEPARATE ELECTRICAL METER AND CIRCUIT BREAKER PANEL
- ORIGINAL COLONIAL TRIM ON DOORS AND WINDOWS
- HARDWOOD DOORS & ORIG. HARDWARE
- ELECT. BASEBOARD/BACKUP HEATING WITH SEPARATE THERMOSTATS
- THREE SUPPLY TRUNKS FOR FORCED HOT AIR
- CHIMNEY FLUE CONNECTIONS POSSIBLE ▭ IN 3 ROOMS FOR GAS FIREPLACE INSERTS
- FULLY INSULATED CEILINGS
- 3 1/2" INSULATION PLUS 1" THERMAX FOIL FACED INSULATION ON ALL OUTSIDE WALLS
- 5/8" SHEET ROCK

DRAWINGS NOT TO SCALE.
ALL MEASUREMENTS APPROXIMATE.

FOUNDATION PLAN

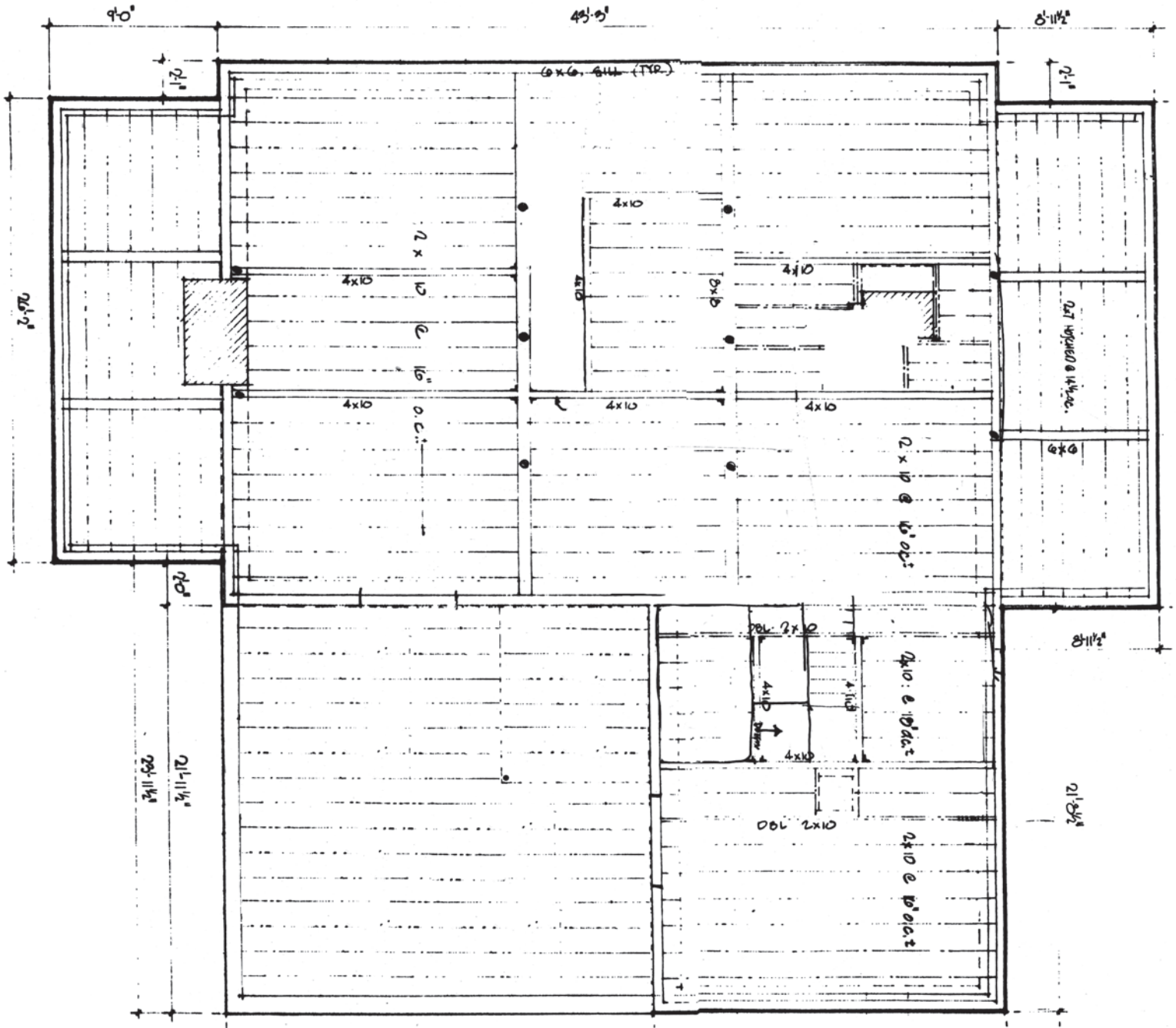
DRAWINGS NOT TO SCALE.
ALL MEASUREMENTS APPROXIMATE.



BASEMENT/FOUNDATION FEATURES:

- 12" REINFORCED CONCRETE WALLS UNDER THE MAJOR STRUCTURE. TOTAL HEIGHT OF 10' FROM TOP OF FOOTINGS TO TOP OF FOUNDATION WALLS
- 8" REINFORCED WALLS UNDER THE TWO SIDE PORCHES
- DRAIN TILE INSIDE AND OUTSIDE OF FOOTINGS WITH CRUSHED ROCK BASE AND FILL
- 6" REINFORCED CONCRETE FLOOR WITH CRUSHED ROCK THROUGHOUT WITH VAPOR BARRIER
- 2 COATS OF THORO-SEAL ON OUTSIDE OF FOUNDATION
- 2" RIGID FOAM BOARD AROUND PERIMETER OF FOUNDATION
- DRY-WELL WITH SUMP PUMP - EXCELLENT SITE DRAINAGE ALLOWS FOR GRAVITY DRAINING OF DRAIN TILE. PUMP SELDOM RUNS, IT AT ALL.
- MISC. WINDOW OPENINGS IN FOUNDATION - ALSO USED FOR AIR-CONDITIONING UNITS.

FIRST FLOOR FRAMING



"THEY DON'T BUILD 'EM LIKE THIS ANYMORE".
FULL DIMENSIONAL LUMBER USED THROUGHOUT.

THIS DETAIL SHOWS THE WORKMANSHIP THAT IS
TYPICAL IN THE CONSTRUCTION OF THE BUILDING.

DRAWINGS NOT TO SCALE.
ALL MEASUREMENTS APPROXIMATE.