



TOWN APPROVED **DEVELOPMENT OPPORTUNITY**

Beaver Brook Resort
Wells, Maine



The information in this summary has been provided by our client, the property owner, and other sources deemed reliable. While the client believes that such information is accurate, such accuracy is not guaranteed nor should the information be deemed complete. Statements contained in this presentation that cover matters of opinion, whether or not so identified, are that only.

Investcomm Commercial Group has not verified information in this presentation and no warranties are expressed or implied by Investcomm Commercial Group relative to this lease opportunity. Investcomm is acting as an agent of the property owner in this transaction unless both buyer and seller have agreed to Disclosed Dual Agency.

Beaver Brook Resort
Wells Development Opportunity

Information Summary

Address: College Drive, Wells

Location: West side of Route One (off Chapel Road).

Map/Lot: 43/004

Book/Page: 14143/125

Zone: R (Rural)

Lot size: 13.7+- acres

Water and sewer: Public available

Real estate taxes: \$1,814.66

Site Plan: Site plan for a 77 seasonal cottage development was approved by the Town of Wells on 2/27/06. Each unit shall contain a maximum of 600 sq ft of living area and a 160 sq ft deck or porch. Owner to provide documents associated with obtaining plan approval and engineering plans.

Sale Price: \$4,400,000 (with site work completed – see notes)

Comment: Very attractive opportunity to acquire a town approved, 77 seasonal cottage development site. Conveniently located near Wells Beach and turnpike exit.

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FOR MORE INFORMATION CONTACT:

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