

**Commercial/Industrial - PUBLIC SYNOPSIS**



**MLS#:** 1006617      **Status:** Current  
 123 Gray Road/100, Falmouth, ME 04105

**Kickout:**No

**List Price:**        \$ 395,000  
**Original Price:**    \$ 435,000  
**List Date:**         03/25/11

**Neigh'd/Assoc:**

**Assoc. Fee /Mo:**

**Directions:** Rt 100 toward Falmouth Road on right Christman Pool Service former location

**General/Land Information**

<b>Year Built+/-:</b> 1967	<b>Road Frontage+/-:</b>	<b>Surveyed/Seasonal:</b> Yes/No
<b>Lot Size (Acr)+/-:</b> 2.030		<b>Water Body:</b> Piscataqua, Brook
<b>Zoning:</b> VMU	<b>Amt Wtr Frntge+/-:</b> 500	<b>WF Owned/Shared+/-:</b> 500/0
<b>WtrFrft:</b> Yes	<b>Class:</b> General Commerci	<b>Leases:</b>
<b>#Units/Floors:</b> 2/		<b>Annual Income:</b>
<b>Annual Expense:</b>	<b>Traffic Count+/-:</b>	<b>Max Floor Cap:</b>
<b>Ceil. Ht.+/-:</b> 18	<b>Retail SF +/-:</b> 1,500	<b>Office SF +/-:</b> 1,500
<b>Manfctring SF +/-:</b>		<b>Warehouse SF +/-:</b> 1,800
SqFt Fin. Above Grade+/-: 3300		
Source of Square Footage: Public Record		
Other Details: bld 1- 1800 sf 2004 bld 2- 1500 sf		

**Remarks**

Perfect service business location. 1800 ft multi bay garage and 1500 foot block buliding with fenced outside storage

**Property Features**

**Site Information - NOTE: Check Detail Reports for complete list of Features.**

**Primary Use:** Retail General, Freestanding Building, Cold Storage  
**Secondary Use:** Vacant  
**Sale Inc.:**  
**Style:** Other Style  
**Basement Info:** No Basement  
**Construction:**Masonry, Wood Frame  
**Found Mtrls:** Concrete Slab, Poured Concrete  
**Exterior:** Block, Wood Siding  
**Roof:** Pitched, Composition  
**Heat System:** Hot Air  
**Heat Fuel:** Oil  
**Water Heater:** Electric  
**Cooling:** Central Air  
**Floors:** Concrete  
**Amenities:**  
**Access. Amnties:**

**Site:** Level, Open  
**Driveway:** Paved  
**Parking:** 11-20 Spaces  
**Location:** Near Country Club, Near Shopping, Business District  
**Restrictions:**  
**Rec. Water:**  
**View:**  
**Roads:** Paved, Public  
**Transportation:**  
**Electric:** Circuit Breakers, On Site  
**Gas:** No Gas  
**Veh. Storage:** 4+ Cars, Barn, Garage  
**Was Wtr Disp:**Private, Septic Existing On Site  
**Water:** Public  
**Equipment:**

**Tax/Deed/Community Information**

**Book/Page/Deed:** 18188/209/All      **Map/Block/Lot:** U43/2A-3      **Full Tax Amount/Yr:** \$ 3,381 / (2011)  
**School District:**

**Confidentiality Statement:** No

**Off Market Information**

**Information Provided by: Danielle Lape DL 003995**



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