

Commercial/Industrial - CLIENT SYNOPSIS



MLS#: 1036096 **Status:** Current
 2379 Rangley Road, Phillips, ME 04966

Kickout:No

List Price: \$ 98,500

Original Price: \$ 98,500

List Date: 11/20/11

Assoc. Fee /Mo:

Neigh'd/Assoc:

Directions: On Rte 4, past Toothaker Pond Rd.

General/Land Information

Year Built+/-: 1955	Road Frontage+/-: 311	Surveyed/Seasonal: Yes/No
Lot Size (Acr)+/-: 1.100		Water Body:
Zoning: Commercial	Amt Wtr Frntge+/-:	WF Owned/Shared+/-:
WtrFrft: No	Class: Retail	Leases:
#Units/Floors: 1		Annual Income:
Annual Expense:	Traffic Count+/-:	Max Floor Cap:
Ceil. Ht.+/-:	Retail SF +/-:	Office SF +/-:
Manfctring SF +/-:		Warehouse SF +/-:
SqFt Fin. Above Grade+/-: 1924		
Source of Square Footage: Public Record		

Remarks

Wonderful location, on busy Rte. 4, on Rangley Rd. Former convenience store , sale includes food service equipment. Additional adjoining property available. Will consider owner financing.

Property Features

Primary Use: Convenience Store, Freestanding Building, Retail General
Secondary Use:
Sale Inc.: Equipment
Style: Ranch
Basement Info: No Basement
Construction:Wood Frame
Found Mtrls: Pier/Column/Posts, Poured Concrete
Exterior: Wood Siding
Roof: Metal
Heat System: Hot Air
Heat Fuel: Oil
Water Heater: Electric
Cooling: No Cooling
Floors: Vinyl
Amenities:Porch
Access. Amnties: Ramped Main Level

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

Site: Level
Driveway: Gravel
Parking:
Location: Rural
Restrictions: No Restrictions
Rec. Water:
View:
Roads: Paved
Transportation: Major Road Access
Electric: Circuit Breakers
Gas: Bottled
Veh. Storage: No Vehicle Storage
Was Wtr Disp:Private
Water: Private
Equipment:

Tax/Deed/Community Information

Book/Page/Deed: 1840/3 part/ **Map/Block/Lot:** R13/019.1 **Full Tax Amount/Yr:** \$ 3,158 / (2011)
Confidentiality Statement: No **School District:**

Off Market Information

Information Provided by: Danielle Lape DL 003995



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LAgini: RDT **List Office:** King Real Estate

Internal Rmks/ Contingency: Lot 19 is being divided, and taxes should be adjusted accordingly.

SAF/BAF/TBF: / 3.00% / 3.0%



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