# Commercial/Industrial - AGENT SYNOPSIS

**MLS#:** 1004963 **Status:** Current Kickout:

6 Sunset Drive, Old Orchard Beach, ME 04064

**List Price:** $ 725,000
**Original Price:** $ 725,000
**List Date:** 03/10/11

**Directions:** Cascade Road from US Rte One to Staples Street by Rite Aid to first right onto Sunset. Follow to back of street. Long driveway on right leads to property.

**Neigh'd/Assoc:** **Assoc. Fee /Mo:**

## General/Land Information

| | | | | | |
|---|---|---|---|---|---|
| **Year Built /-:** | 1954 | **Road Frontage /-:** | | **Surveyed/Seasonal:** | Unknown/Yes |
| **Lot Size (Acr) /-:** | 0.540 | | | **Water Body:** | |
| **Zoning:** | DD2 | **Amt Wtr Frntge /-:** | | **WF Owned/Shared /-:** | |
| **WtrFrt:** | No | **Class:** | General Commerci | **Leases:** | No |
| **#Units/Floors:** | 11/ | | | **Annual Income:** | |
| **Annual Expense:** | | **Traffic Count /-:** | | **Max Floor Cap:** | |
| **Ceil. Ht. /-:** | | **Retail SF /-:** | | **Office SF /-:** | |
| **Manfctring SF /-:** | | | | **Warehouse SF /-:** | |

SqFt Fin. Above Grade /-: 6360

Source of Square Footage: Public Record

## Remarks

Sunset Motel is a seasonal 11 unit motel offering eleven 1 BD, 1 BA efficiencies. Also included is a 2,000+/- 4 BD, 2 BA single family with living room with built in bar and partial water views. Attic expansion possible on motel. Inground pool.

## Property Features

**Primary Use:** Hotel/Motel
**Second Use:**
**Sale Inc.:** Equipment, Other Sale Inclusions, Inventory
**Style:** Camp
**Basement Info:** Dirt, Full, Crawl Space
**Construction:** Wood Frame
**Found Mtrls:** Poured Concrete
**Exterior:** Vinyl Siding
**Roof:** Pitched, Fiberglass, Composition
**Heat System:** Forced, Hot Water
**Heat Fuel:** Oil
**Water Heater:** Electric
**Cooling:** No Cooling
**Floors:** Vinyl, Carpet
**Amenities:** Deck, Furniture Included, Laundry-Coin
**Access. Amenities:**

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

**Site:** Well Landscaped, Rolling/Sloping
**Driveway:** Paved
**Parking:** On Site, Paved, 11-20 Spaces
**Location:** Intown, Near Shopping
**Restrictions:** No Restrictions
**Rec. Water:** Nearby, Public
**View:**
**Roads:** Public, Paved
**Transportation:** Major Road Access, Rail Available
**Electric:** Circuit Breakers
**Gas:** No Gas
**Was Wtr Disp:** Public
**Water:** Public
**Veh. Storage:** Off Street Parking, No Vehicle Storage
**Equipment:** Cable, Internet Access Available

## Tax/Deed/Community Information

**Book/Page/Deed:** 11272/24/All
**Map/Block/Lot:** 206/27/6
**Full Tax Amount/Yr:** $ 5770.00/ (2011)
**School District:**
**Confidentiality Statement:** Yes

## Off Market Information

Expiration Date: 01/30/12

## Listing Contact Information

**List Office:** King Real Estate 1076 **Office:** 207-934-7622
**List Agent:** Danielle Lape 003995 **List Agt Ph:** 207-934-7622 Ext.:14
**List Agt Email:** danielle@kingrealestate.com **List Agt Cell:** 207-730-2476
**CoList Agent:** **CoList Email:**
**CoList Agt Ph:** **SAF/BAF/TBF:** / 2.50% / 2.50%
**Virtual Tour:**

**Show Intr:** Listing Agent Must Accompany, Call Listing Broker, Notice Required

**Internal Rmks /** Condo conversion & expansion possible. Motel is seasonal and not heated. House could be year round rental or owners quarters.
**Contingency:**



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