

# FOR SALE

- 0.50± acres of land conveniently located in a desirable Falmouth suburb.
- Zoned residential with some commercial uses.
- Rare opportunity for small office redevelopment.
- Asking price less than assessed value

## 44 ALLEN AVENUE EXTENSION FALMOUTH, MAINE



FOR MORE INFORMATION CONTACT:

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**FOR  
SALE**

**44**  
**ALLEN AVENUE  
EXTENSION** FALMOUTH, MAINE

**Owner:** Town of Falmouth

**Building Size:** 2,250± sf

**Lot Size:** 0.50 ± acres

**Use:** Town is ideally looking for a redevelopment use compatible with the neighborhood

**Frontage:** 125' - Allen Avenue Extension  
63' - Lower Falls Road

**Year Built:** 1923

**Map/Lot:** U69/4

**Assessed Value:** Land: \$124,600  
Bldg: \$218,700  
Total: \$343,300

**Zoning:** RA - Residential A District

**Construction:** Wood frame with vinyl siding over wooden siding

**Foundation:** Poured concrete slab

**Roof:** Gable/hip, asphalt shingles

**Known Environmental Issues:**

- Asbestos ceiling tiles on the 1st & 2nd Floors
- 2nd floor asbestos floor tiles
- Due to age, building may contain lead paint

**Electricity:** Electricity is provided by CMP through low voltage power lines

**Heat:** Oil-fired, forced hot air with above-ground 275 gallon storage tank currently disconnected due to failed chimney

**Water/Sewer:** Public Water - Portland Water District  
Private Sewer - Classification unknown to ownership

**Asking Price:** \$190,000

**Open House:** Date TBD

**Offer Due Date:** All offers due to broker by (date TBD). See broker for details.





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### **3.3 "RA" - Residential A District**

#### **Permitted Structures and Uses**

1. Accessory Building & Uses
2. Farming
3. Forestry
4. Municipal Buildings & Uses
5. Single Family Detached Dwellings
6. Tier I Personal Wireless Service Facilities [Adopted, 4/25/05]

#### **Conditional Uses**

1. Accessory Dwelling Units
2. Cemeteries
3. Day Care Centers [Amended, 7/22/91]
4. Day Care Homes [Amended, 7/22/91]
5. Churches
6. Congregate Housing
7. Health Institutions.
8. Home Occupations
9. Libraries
10. Marinas
11. Multiplexes
12. Museums
13. Private Clubs
14. Private Schools
15. Amateur Radio Towers [Adopted, 4/23/90]
16. Public Utilities [Adopted, 7/22/91]
17. Bed and Breakfast Establishments [Adopted, 5/27/93]
18. Elderly Boarding Home [Adopted, 5/28/96]
19. Outdoor Eating Areas [Adopted, 5/28/96]

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