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 ALLEN AVENUE EXTENSION FALMOUTH, MAINE

Owner: Town of Falmouth

Building Size: 2,250± sf

Lot Size: $0.50 \pm acres$

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.

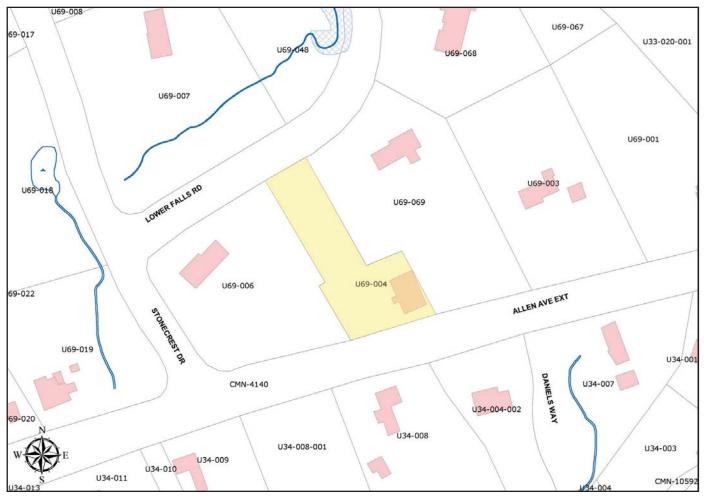






FOR SALE ALLEN AVENUE EXTENSION FALMOUTH, MAINE







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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