

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: February 1, 2011 - 12:00 - 1:00 p.m.
February 3, 2011 - 5:00 - 6:00 p.m.

Offer Due Date: All offers due to broker by April 7, 2011. See broker for details.



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**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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SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers to help them evaluate the property. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

Note: Do not leave any questions blank. Write n/a (not applicable) or unknown if needed.

PROPERTY LOCATED AT: 44 Allen Ave Extension

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump: Yes No N/A Quantity: _____ Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ Yes No

IF YES: Date of most recent test: _____ Are test results available? _____ Yes No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No

IF YES, are test results available? _____ Yes No

What steps were taken to remedy the problem? _____

• IF PRIVATE:

INSTALLATION: Location: _____

Installed BY: _____ DATE of Installation: _____

What is the source of your information: _____

USE: Number of Persons currently using system? _____

Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: _____

ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION? _____ Yes No

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? _____ Yes No

What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: unknown

Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ OR Unknown Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: _____

Date of installation of leach field: _____ Installed By: _____

Date of Last Servicing: _____ Name of Service Company: _____

Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No

IF YES, is it available? _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown

SOURCE OF INFORMATION: _____

COMMENTS: _____

ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION? _____ Yes No

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Phone: _____ Fax: _____

PROPERTY LOCATED AT _____

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)				
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)				
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/ source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: _____
 Is more than one heat source vented through chimney? Yes No Unknown

COMMENTS: _____
 ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION? Yes No

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks in current use? Yes No
 IF NO above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: _____

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown
 • in the siding? Yes No Unknown • in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: limited ceiling tile Yes No Unknown
 IF YES: Source of Information: Northeast Testing ceiling tile
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form for more information)
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown
 Unknown but possible due to age
 IF YES, describe location and the basis for the determination: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: _____

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PROPERTY LOCATED AT _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION TO ANY OF THE ABOVE HAZARDOUS MATERIALS? Yes No Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: See Reiche restrictions
What is your source of information: Registry of Deeds and Town of Falmouth

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind? Yes No Unknown

IF YES: Explain: _____

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: None

Age: Age of House: 1924 How long has Seller owned it: Original Owner

Roof: Age - Structure: unknown Age - Shingles: unknown

Moisture or leakage: unknown

Comments: _____

Foundation/Basement: Moisture or leakage since you owned the property: Yes No Unknown Comments: _____

Knowledge of prior moisture or leakage: Yes No Unknown Comments: _____

Sump pump: Yes No Unknown

Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

KNOWN MATERIAL DEFECTS about Physical Condition of Property: _____

ATTACHMENTS: Yes No

SECTION VI. ADDITIONAL INFORMATION

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

[Signature] SELLER January 12, 2011 DATE

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

