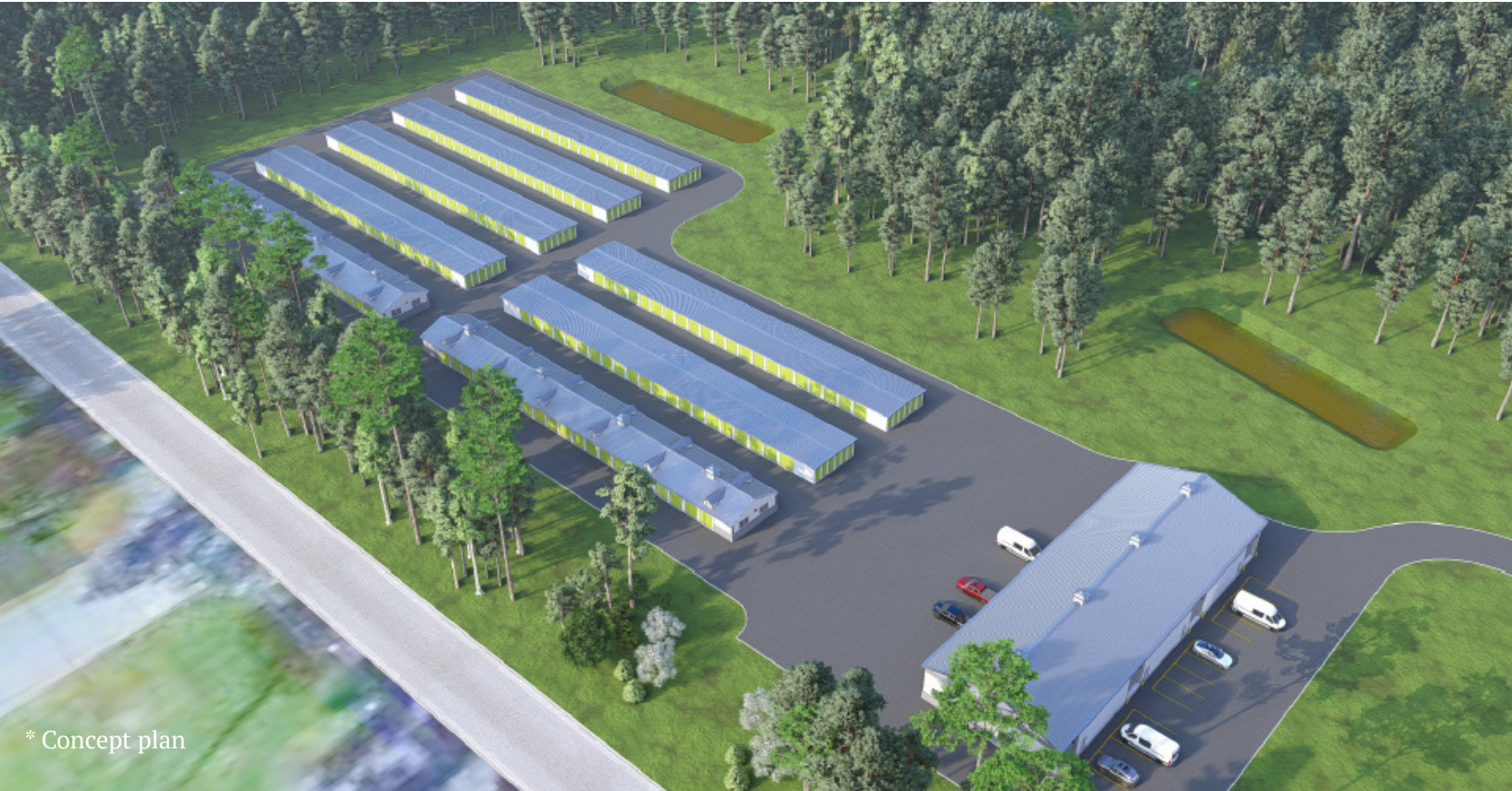


FOR SALE • DEVELOPABLE LAND

0 Ossipee Trail • Gorham, ME



* Concept plan

24.55 ACRES OF COMMERCIAL LAND

- Fully permitted up to 55,200± SF self storage facility and 9,900± SF contractor flex building
- Approved for all state, local and DEP permits
- Regional Business District is very favorable to a variety of uses
- 3rd party management available, contact 3pmtteam@storeallpurpose.com for more information

SALE PRICE: \$1,250,000



Brandon Mitchell
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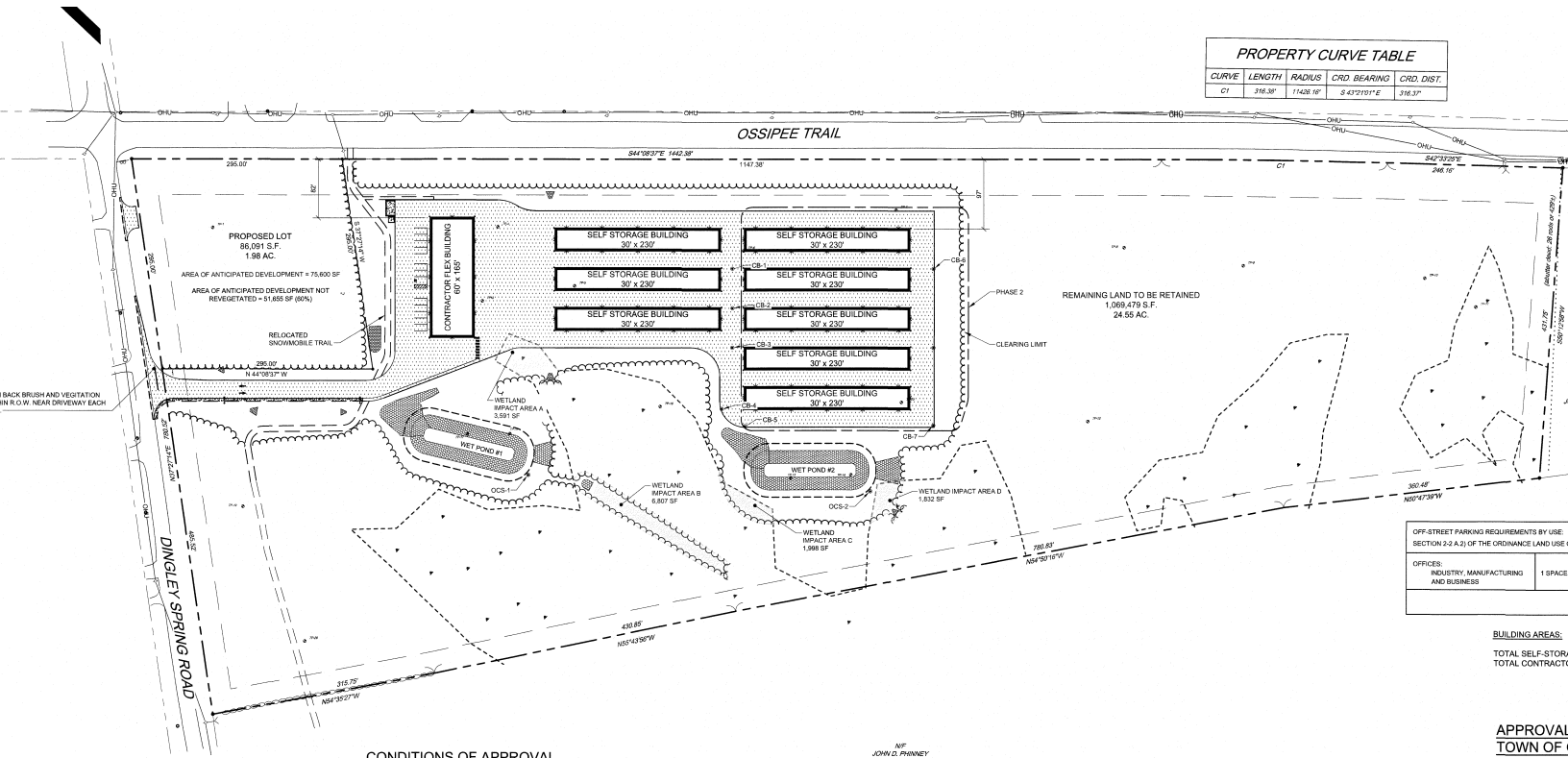


PROPERTY SUMMARY

0 Ossipee Trail • Gorham, ME



PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
CT	316.37	11426.16'	S 47°21'01" E	316.37'



CONDITIONS OF APPROVAL

1. THAT THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS IS SUBMITTED AND AFFIRMED BY THE APPLICANTS AND THAT ANY VIOLATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR MINOR SITE PLAN REVIEW COMMITTEE, EXCEPT FOR MINOR CHANGES WHICH THE TOWN PLANNER MAY APPROVE.
2. THAT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE SITE PLAN, THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
3. ANY STAFF AND PEER REVIEW COMMENTS SHALL BE ADDRESSED PRIOR TO THE BOARD SIGNING THE PLANS.
4. THAT THE APPLICANT SHALL PROVIDE PROPERTY LINE INFORMATION AND SITE INFORMATION IN AUTO-CAD FORMAT TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING.

NF
JOYCE P. PINENEY
5553293

OFF-STREET PARKING REQUIREMENTS BY USE SECTION 2-3-A.2) OF THE ORDINANCE LAND USE	
OFFICES:	1 SPACE
INDUSTRY, MANUFACTURING AND BUSINESS	

BUILDING AREAS:
TOTAL SELF-STOR...
TOTAL CONTRACT...

APPROVAL
TOWN OF
PLANNING

Site Info

OWNER: All Purpose Storage Gorham LLC

DEED: Book 40451, Page 338

ASSESSOR: Map 77, Lot 5

LOT SIZE: 24.55± AC

PROPOSED BUILDING SIZE: 55,200± SF self-storage facility
9,900± SF contractor/flex building

UTILITIES: Private water and sewer

ROAD FRONTAGE: 2,100± on Ossipee Trail

TRAFFIC COUNT: 12,820± VPD

SIGNAGE: Available on roadside

ZONING: Roadside Commercial

PROPERTY MANAGEMENT: 3rd party management available through All Purpose Storage



RENDERINGS

0 Ossipee Trail • Gorham, ME



3-MILE DEMOGRAPHICS

0 Ossipee Trail • Gorham, ME



6,731
Population

2.6
Average Household Size

42.2
Average Age



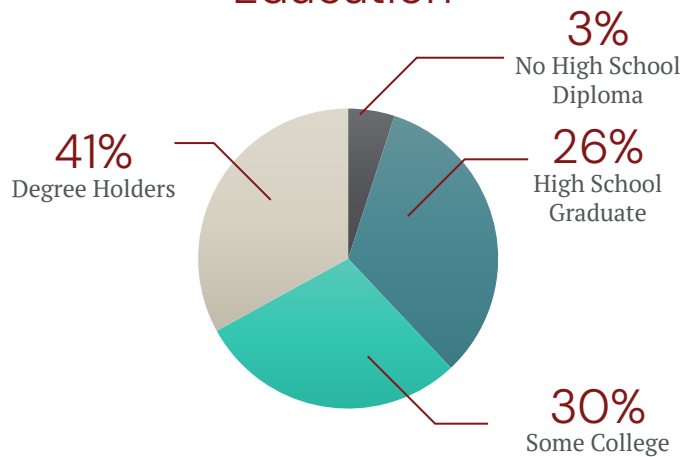
184
Total Businesses

1,453
Total Employees

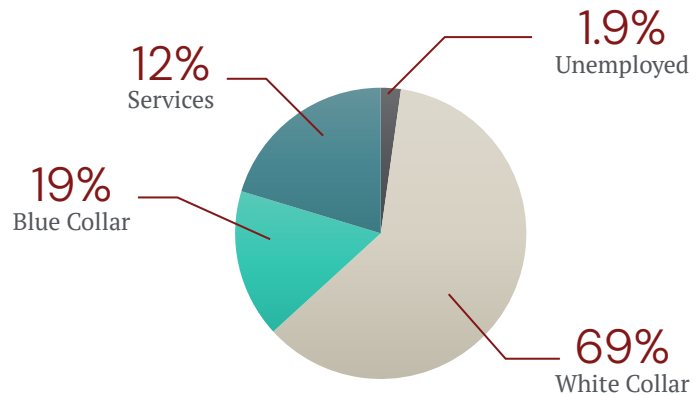


\$108,503
Average Household
Income

Education



Employment



5-MILE DEMOGRAPHICS

0 Ossipee Trail • Gorham, ME



20,124
Population

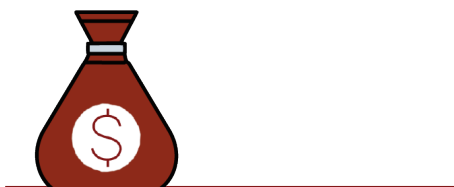
2.5
Average Household Size

39.7
Average Age



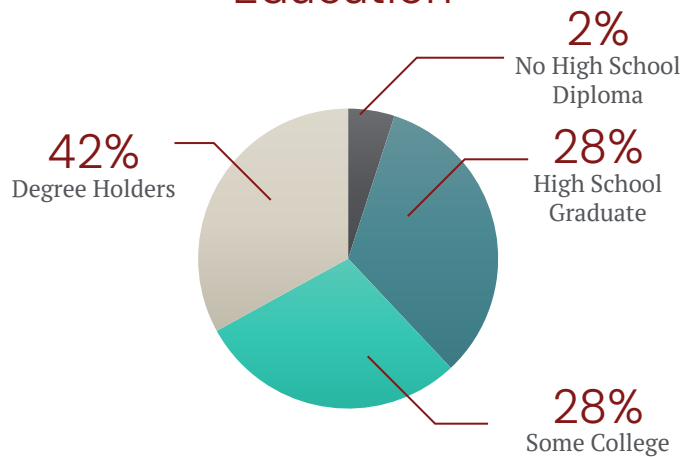
433
Total Businesses

3,857
Total Employees

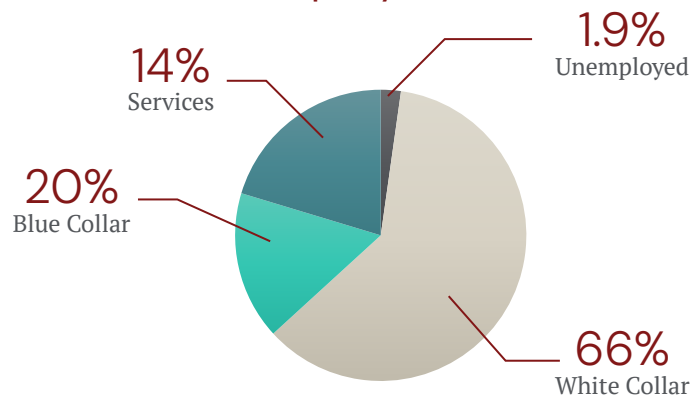


\$52,314
Average Household
Income

Education



Employment



LOCATION MAP

0 Ossipee Trail • Gorham, ME



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