

FOR SALE

209 SANFORD ROAD, WELLS, MAINE 04090



\$1,700,000

7,126 SF on .98 ACRES

The **Jordie Lee**
Company



Business & Commercial Brokerage

FOR SALE

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EXECUTIVE SUMMARY

Beautifully maintained property with 7,126± SF multi-unit mixed use building. Additionally the .98± acre private yard area includes a utility shed and large trees offering ample summer shade.

The first floor layout currently includes a retail store area, shop space and garage space. The second floor includes (2) three bedroom, one bath residences above the store and garage.

Located a walkable 1.4 miles to the Wells Harbor Recreation area which features swimming, boating, fishing, kayaking & beaching, this is a desirable location for tourism related industries, short term rentals as well as owner occupied businesses or multi-generational households.

OFFERING PRICE & TERMS

ASKING PRICE \$1,700,000

INCLUDED IN SALE

7,126± SF building on .98± ACRES

LOCATION

Located in the center of Wells across from the Town Office and Wells High School.



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ABOUT THE PROPERTY

ADDRESS	209 Sanford Rd Wells, ME
OWNER	New Beginnings Realty LLC
ZONE	Residential- Commercial District
ASSESORS REFERENCE	Map 134, Lot 26
DEED	Book 2554, Page 22
LOT SIZE	.98± acres
FRONTAGE	170'± on Route 109
PARKING	Ample
BUILDING SF	7,126± SF Total
ROOF	2009 Asphalt shingle
EXTERIOR	Vinyl sided
FOUNDATION	Slab
ELECTRIC	(4) 100 amp meters 2 in front building & 2 in rear
WATER / SEWER	Public
FRONT BLGD SF	4,054± SF
YEAR BUILT	1988
HEAT	Oil/forced hot air New heat pump for residence & retail
REAR BLGD SF	4,054± SF
YEAR BUILT	2006
HEAT	Oil fired boiler/radiant flooring
CEILING HEIGHT	12'
OHD's	3 (10' x 10') 1 (7' x 16')
PROCE	\$1,525,000
BROKER	Michael Hall



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ABOUT THE RESIDENCES

SF	1,953±
BEDROOMS	3
BATHROOMS	1
LOCATED	Front building above the store

SF	1,536±
BEDROOMS	3
BATHROOMS	1
LOCATED	Back building above the garage



Front building residence



Back building residence



Front building residence



Yard in rear of property

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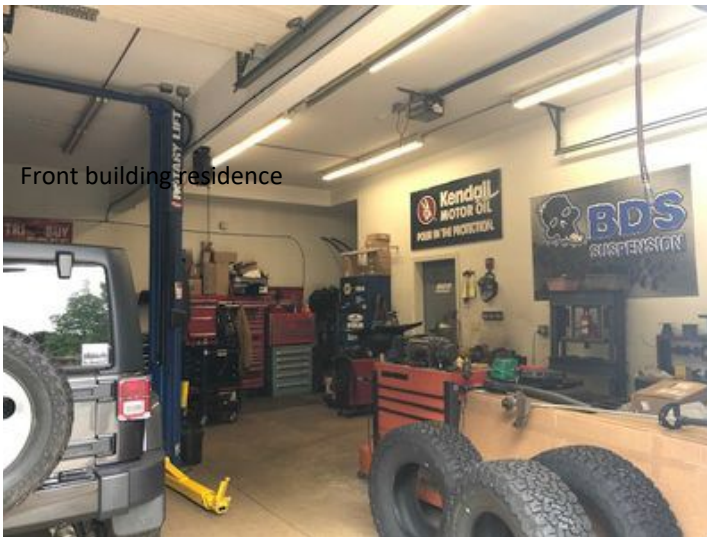
MIXED USE SPACE



Retail space



Storage space



Front building residence

Service area



Retail entrance

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INCOME AND EXPENSES

INCOME

RETAIL, GARAGE AND SHOP	\$144,000.00
FRONT RESIDENTIAL UNIT	\$36,000.00
REAR RESIDENTIAL UNIT	\$30,000.00
TOTAL	\$210,000.00

EXPENSES

GENERAL LIABILITY INSURANCE	\$2,316.51
PROPERTY TAXES	\$6,601.47
SECURITY ALARM SET UP	\$815.13
SECURITY ALARM MONITORING	\$800.00
OIL HEAT (ENTIRE PROPERTY)	\$4,800.00
WATER* (ENTIRE PROPERTY) AVERAGE	\$650.00
SEWER* (ENTIRE PROPERTY) AVERAGE	\$650.00
ELECTRIC	
STORE	\$1,802.74
SHOP	\$886.17
GARAGE	\$1,464.09
RESIDENTIAL UNITS	\$882.92
TOTAL	\$21,669.03

NET **\$188,330.97**

* Water and sewer run \$500-\$800 per year. \$650 is an average.

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AREA INFORMATION

The town of Wells is the center of coastal southern Maine, north of Ogunquit and just south of Kennebunk. Wells Maine was founded in 1643, when it became the 3rd established town in Maine, and has since transformed into the ultimate vacation destination. Wells is called the "Friendliest Town in Maine", and also the Antique Capital. Visitors can find many things to do in Wells, from beaches and shopping along Rt 1, to nature trails and dining at casual clam shacks and diners to gourmet restaurants.

TOWN	Wells
AREA	Southern Maine
COUNTY	York
POPULATION	11,731 (2022)
MEDIAN INCOME	\$75,702 (2022)
MEDIAN HOME VALUE	\$385,200 (2022)

<https://www.visitmaine.net/page/69/about-wells-maine>



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AREA INFORMATION

During the summer season in the Southern Coast of Maine, you can overhear many visitors speaking English, French, various European languages, and even Jamaican. Travelers from all over the world flock to the Southern Maine coast for the ideal summer vacation.

The Southern Maine Coast region is a year-round vacation spot with miles of sandy beaches, many hotels, motels and inns, excellent restaurants, and both indoor and outdoor activities for every season. From Kittery to Old Orchard Beach, the Southern Maine Coast is the perfect vacation getaway.

Whatever your vacation preference, the Southern Maine Coast has it all - especially sandy beaches and ocean views. Southern Maine, a million miles from the daily grind, is only a short distance from you.

<https://www.visitmaine.net/page/17/southern-maine-coast-description>



Listing Agent:



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