

**Commercial Customer Synopsis**

**410 US Route 2 E, Wilton, Maine 04294**

MLS#: **1336542** Nbrhd/Assoc: Assoc. Fee: List Price: **\$299,000**  
 Status: **Active** County: **Franklin** Entrance Fee: Original Price: **\$299,000**



General Information

Class: **General Commercial**  
 Surveyed: **Seasonal: No**  
 Style: **Ranch**  
 #Units: **1** Year Built:  
 #Floors: **1** Cell Ht+/-:  
 Max Floor Cap: Leases: **No**  
 Annual Income: Traffic Cnt:  
 Annual Expenses: FP Ttl: **0**

Retail SF+/-: **3,200**  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 GLAAG:  
 Leased Land: **No**  
 Lot Size+/-: **2.63 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-: **914**  
 Zoning:

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:  
 Water Views: **No**

Tax/Deed/Community Information

Book/Page/Deed: **3815/296/All**  
 Map/Block/Lot: **28/38**  
 Full Tax Amt/Yr: **\$3,244/2017**  
 School District:  
 Confidentially Statemnt: **No**

Usage

Primary Use: **Freestanding Building**

Property Features

Site: <b>Level</b>	Construction: <b>Wood Frame</b>
Driveway:	Basement Info: <b>No Basement</b>
Parking: <b>11-20 Spaces</b>	Foundation Mtrls: <b>Concrete Slab</b>
Location: <b>Near Town, Retail Strip</b>	Exterior: <b>Metal Clad, Vinyl Siding</b>
Restrictions:	Roof: <b>Metal</b>
Rec. Water:	Heat System: <b>Forced, Hot Air</b>
Roads: <b>Paved, Public</b>	Heat Fuel: <b>Oil</b>
Transportation:	Water Heater: <b>Electric, On Demand</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>No Cooling</b>
Gas: <b>No Gas</b>	Floors:
Waste Wtr Disp: <b>Public</b>	Veh. Storage:
Water: <b>Public</b>	Amenities:
Equipment:	Access. Amenities: <b>36 Inch+ Doors</b>
Basement Entry: <b>Not Applicable</b>	View:

Remarks

Remarks: **So many uses for this freshly remodeled building on Rt 2 & 4 in Wilton. Daycare, Office, Restaurant, Retail, the list goes on...What business have you dreamed of starting? This could be the place for you! Great location with high traffic from Wilton to Farmington, plenty of parking onsite with public utilities.**

Listing/Agent/Office Information

Pending Date: List Date: **01/15/18** Termination Date: Withdrawn Date:  
 List Office: **Harris Real Estate**



Prepared By: **Kim Reynolds**. Generated on **01/24/2018 3:22:33 PM**



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# SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. 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 licensees 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: Rt 244 W. / Tow, Me.

## 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: N/A  
Installed BY: \_\_\_\_\_ DATE of Installation: \_\_\_\_\_  
USE: Number of Persons currently using system? \_\_\_\_\_  
Does system supply water for more than one household? .....  Yes  No  Unknown

COMMENTS:

Source of SECTION I information: \_\_\_\_\_

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected?  Yes  No If yes, what results: \_\_\_\_\_  
Have you experienced any problems such as line or other malfunctions? .....  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

N/A  
TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: \_\_\_\_\_ OR  Unknown Date of Installation: \_\_\_\_\_  
Date Last Pumped: \_\_\_\_\_ Name of Company Pumping Tank: \_\_\_\_\_  
Have you experienced any malfunctions? .....  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

Date of Last Servicing of tank: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_  
Date of Last Servicing of leach field: \_\_\_\_\_ Name of Company Servicing leach field: \_\_\_\_\_  
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  
Is System located in a Coastal Shoreland Zone? .....  Yes  No  Unknown

COMMENTS:

Source of SECTION II information: \_\_\_\_\_

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot Air			
Age of system(s)/source(s)	UK			
Name of company that services system(s)/source(s)	Kepton Heating			
Date of most recent service call	2017			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	UK			
Malfunction per system(s)/ source(s) within past 2 years	UK			
Other pertinent information				

Is there an oil supply line?  Yes  No  Unknown Is it buried?  Yes  No  Unknown Is it Sleeved?  Yes  No  Unknown  
 Chimney(s):  Yes  No If yes, lined:  Yes  No  Unknown Last Cleaned: 2017  
 Is more than one heat source vented through one flue?  Yes  No  Unknown Had a chimney fire:  Yes  No  Unknown  
 Has chimney been inspected?  Yes  No  Unknown; If Yes, when: \_\_\_\_\_ Direct/Power Vent:  Yes  No  Unknown

COMMENTS: \_\_\_\_\_  
 Source of SECTION III information: \_\_\_\_\_

**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  Unknown

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: \_\_\_\_\_  
 Source of information: \_\_\_\_\_

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: \_\_\_\_\_  Yes  No  Unknown

Source of information: \_\_\_\_\_  
 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: \_\_\_\_\_

Source of information: \_\_\_\_\_

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: \_\_\_\_\_

Source of information: \_\_\_\_\_

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)  
 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: \_\_\_\_\_  
 Source of information: \_\_\_\_\_

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

Source of information: \_\_\_\_\_

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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_

What is your source of information: \_\_\_\_\_

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, Working Waterfront?  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_ Forest Management and Harvest Plan available?  Yes  No  Unknown

• Is this house currently covered by a flood insurance policy?  Yes  No  Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: 0

• Year Principal Structure Built: \_\_\_\_\_ What year did Seller acquire property? 2016

• Roof: Year Shingles/Other Installed: \_\_\_\_\_

Water, moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_

Water, moisture or leakage since you owned the property:  Yes  No  Unknown Comments: \_\_\_\_\_

Prior water, moisture or leakage?  Yes  No  Unknown Comments: \_\_\_\_\_

• 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: 2017 New updated Lights  Unknown

• Has all or a portion of the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

• Manufactured Housing: Mobile Home -  Yes  No  Unknown Modular -  Yes  No  Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: \_\_\_\_\_

Source of SECTION V information: \_\_\_\_\_

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

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE:  Yes  No

**SECTION VI. ADDITIONAL INFORMATION**

This Property Building Complete Rebuilt, New Wiring, Lights Insulation, Siding, New Basement.

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.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

SELLER

DATE

SELLER

DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE



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blank EQUAL HOUSING OPPORTUNITY

## WARRANTY DEED

Hayden Bros. Co., Inc., also known as Hayden Bros Shoe Co., Inc. a Maine Corporation with a principal place of business located in Wilton, Franklin County, State of Maine, for consideration paid, grant to Jon L. Bubier of 280 High Street, Farmington, Franklin County, State of Maine 04254 with WARRANTY COVENANTS, two certain lots or parcels of land, with the buildings thereon, situated in the Town of Wilton, Franklin County, State of Maine, bounded and described as follows:

### PARCEL ONE:

Beginning at a 5/8 inch rebar set on the westerly side of Routes 2 & 4 at the northeasterly corner of land now or formerly of Ada Beisaw; thence North 57° 9' 7" West along land of said Beisaw, 106.15 feet to an iron rebar set on the easterly side of the State of Maine Department of Conservation, Bureau of Parks and Recreation land; thence northerly along a curve having a radius of 2362.10 feet and a length of 187.02 feet to a point; thence North 28° 34' 40" East along land of said State of Maine Department of Conservation, Bureau of Parks and Recreation, 658.81 feet to a 5/8 inch rebar set at the point where the easterly side of said State of Maine Department of Conservation, Bureau of Parks and Recreation land intersects with the westerly bounds of said Route 2 & 4; thence South 22° 27' 30" West along the westerly bounds of said Routes 2 & 4, 913.91 feet to a 5/8 inch rebar set and the point of beginning.

### PARCEL TWO:

Beginning at an iron rebar set at the southerly corner of land now or formerly of Holman Munson, and on the westerly bounds of the State of Maine Department of Conservation, Bureau of Parks and Recreation land; thence South 28° 34' 40" West along the State of Maine Department of Conservation, Bureau of Parks and Recreation land, 490.97 feet to a point; thence southerly along a curve having a radius of 2296.10 feet and a length of 164.93 feet along land of the State of Maine Department of Conservation, Bureau of Parks and Recreation to a point on line of land now or formerly of Ada Beisaw; thence North 55° 13' 25" West along land now or formerly of said Ada Beisaw, 214.43 feet to a 1 inch iron pipe found near the easterly bank of Wilson Stream; thence continuing along the same course to the easterly bank of Wilson Stream; thence northerly along the easterly bank of Wilson Stream to line of land now or formerly of

Holman Munson; thence southerly along land of said Holman Munson, 8 feet, more or less, to a 5/8 inch rebar set, said rebar being set North 45° 44' 0" East, 688.90 feet distant from the last iron pipe mentioned; thence South 7° 46' 39" East along land of said Holman Munson, 32.01 feet to an iron rebar set on the State of Maine Department of Conservation, Bureau of Parks and Recreation land and the point of beginning.

All courses, distances and measurements are taken from a map entitled "Standard Boundary Survey of Land of Hayden Bros. Co., Inc." dated November, 2000.

Also intending to convey any and all other land as may be described and included in the following deeds:

1. A deed from Arthur W. Beisaw to Hayden Bros Shoe Co., Inc. dated December 24, 1974 and recorded in the Franklin County Registry of Deeds at Book 481, Page 372.
2. A deed from Arthur W. Beisaw to Hayden Bros. Co., Inc. dated January 20, 1976 and recorded in the Franklin County Registry of Deeds at Book 493, Page 116.
3. A deed from Lewis H. Hayden, Jr. and Roger F. Hayden to Hayden Bros Shoe Co., Inc. dated January 26, 1976 and recorded in the Franklin County Registry of Deeds at Book 493, Page 115.

For source of title reference is made to the above described deeds.

That portion of the above-described land described in the second parcel of the deed from Lewis H. Hayden, Jr. and Roger F. Hayden to Hayden Bros Shoe Co., Inc. dated January 26, 1976 and recorded in the Franklin County Registry of Deeds at Book 493, Page 115, is subject to the condition and restriction that no part of it shall be used for the business of an automobile service station or public garage or automobile sales, and in case of such use title to the premises and right of entry thereto shall revert to Arthur W. Beisaw, his heirs and assigns.


Excepting and reserving as such rights as may have been acquired by the Maine Department of Conservation pursuant to an instrument recorded in the Franklin County Registry of Deeds at Book 1889, Page 180.

Also excepting and reserving such rights as described in an easement deed from Hayden Bros Shoe Co., Inc. to the State of Maine dated April 17, 1981 and recorded in the Franklin County Registry of Deeds at Book 651, Page 157.

WITNESS my hand and seal this <sup>29th</sup> day of April 2016.

Hayden Bros Shoe Co., Inc.

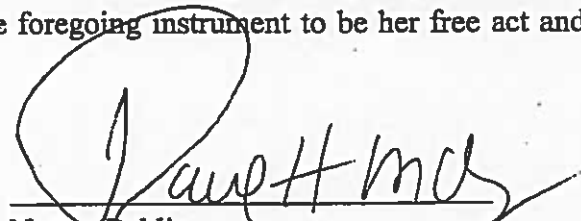


  
By: Evangeline Hayden  
Its: President

STATE OF MAINE  
Franklin, ss.

April <sup>29th</sup>, 2016

Then personally appeared before me the above-named Evangeline Hayden, President of Hayden Bros Shoe Co., Inc. and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

  
Notary Public



PAUL H. MILLS  
Notary Public, State of Maine  
My Comm. Expires Nov. 9, 2019

