

Private Synopsis

644 River Road, Anson, ME 04958

List Number: 1451347

Status: Active

County: Somerset
Property Type: Commercial

List Price: \$179,000
Original List Price: \$179,000



General Information

Primary Use: General Commercial
Surveyed: Unknown

Water Information

SqFt Finished Total +/-: 9,600
Leased Land: No
Lot Size Acres +/-: 1.5
Zoning: as per town

Tax/Deed/Community Information

Book/Page/Deed: 3519/ 233/ Partial
Map/Block/Lot: 16 / 12A
Full Tax Amount/Year: \$1,952/ 2019
Tax ID: ANSN-000016-000000-000012A

Property Features

Parking:	1 - 4 Spaces	Building Features:	Overhead Doors
Location:	Rural	Basement Info:	Slab
Electric:	Circuit Breakers	Exterior:	Wood Siding
Commercial Bldg Information:	Ceiling Height +/-: 18	Roof:	Metal
		Heat System:	None
		Floors:	Concrete

Remarks

Remarks: 9600 sq ft building with wood trusses, metal roof, wooden wall,s, and cement floor. 7200 ft of open space with 18' ceilings and 16' wide door. 2400 sq ft is open front with 18' ceilings. Public utilities available and electric on site and in building. Was part of a farm.
Showing Instructions: Call Listing Broker

Listing/Agent/Office Information

Listing Agreement: Exclusive Right To Sell	Variable Rate Comm: No	Expiration Date: 11/01/2020	Buyer Agency: 2.5%
Days On Market: 0	List Date: 05/01/2020	Pending Date:	Sub Agency:
	Withdrawal Date:	Terminated Date:	Transaction Broker: 2.5%
LA: Name	Primary	Cell	Fax
LO: Adrian Harris (009552)	207-778-1444	207-778-1444	
	207-779-9000		207-779-9002
			E-mail
			adrianharris@harrisrealestate.net

Prepared by Kim Reynolds on Wednesday, May 06, 2020 10:53 AM.

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PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 644 River Road, North Anson, Me.

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____ . The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

(attach additional sheets as necessary)

PROPERTY LOCATED AT: River Road North Anson, Me.

SECTION IV. ROAD MAINTENANCE

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?.....State of Maine - Rt 201-A..... Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Andy R. Wilkin
Seller _____ Date _____

Seller _____ Date _____

Andy R. Wilkin
Seller _____ Date _____

Seller _____ Date _____

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____



LEGEND
 PANCOX, WASHINGTON
 ADJACENT MAPS
 MATCH LINE

Note:
 For Assessment Purposes
 Map to be used for Comparison

Updated
 by: S. Sassegen, Maine

PROPERTY MAP
TOWN OF ANSON
 SOMERSET COUNTY, MAINE
 OLD TOWN, MAINE
 APRIL, 1958
 JAMES W. SPURILL, COMPTROLLER
 SCALE 1 INCH = 500 FEET



