

11 Acre Marine/Commercial Complex

123 Even Keel Road Yarmouth, ME 04096



Exclusively Offered at \$1,250,000.



Daren Hebold, CCIM
(207) 329-5092
dhebold@luxrealty.com



Marc A. Anton, Jr
(207) 712-1387
marc@marinasales.com

OFFERING SUMMARY



Property Overview

LUX Realty in collaboration with MarinaSales Asset Advisors (collectively, “Broker”) is pleased to exclusively offer for sale 123 Even Keel Road in Yarmouth, Maine (the “Property”). This is an opportunity to acquire a versatile marine/commercial property located on the Cousins River and conveniently accessed via the I-295 and US Route 1 corridors in Yarmouth, Maine.

OFFERING HIGHLIGHTS

- 11.4 total acres; 4 +/- buildable acres land along the Cousins River
- 6,352 SF existing industrial buildings (two structures)
- Existing boat launch ramp
- WOC3 zoning permits virtually any marine industrial use, plus single family residential
- Immediately accessible from US Route 1 and near I-295.

Property Specifications

The Property includes the real estate described below. The Property is owner-occupied and not subject to any tenant leases, whereupon the Seller can vacate in reasonably short order following the sale.

SITE CHARACTERISTICS

Land	11.41 +/- acres (4 +/- acres usable)
Water Frontage	1225 +/- feet along the Cousins River
Location	Located at the terminus of Even Keel Road
Buildings	3,298 SF marine industrial building 2,890 SF marine industrial building <u>164 SF storage building</u> 6,352 SF total
Map/Lot	009/016
Deed Book/Page	Cumberland County Registry of Deeds 12808/083
Zoning	Water Oriented Commercial 3. Permitted uses include: <ul style="list-style-type: none"> ● Boat building, design, testing and repair, marine equipment sales, millwork and woodworking ● Chandlery and marine related retail sales ● Recreational small craft boating, docking and water access ● Boat storage (on land) ● Fabrication, repair and storage of recreational and commercial vessels ● Wholesale landing and sales of shellfish, seafood and sea products ● Boat fueling as accessory use ● Sail lofts and sailmaking ● Piers, docks, wharves, retaining walls, boat ramps, travel lifts, marine railways ● Small marine professional offices as accessory use ● Single Family detached dwellings ● Accessory dwelling units ● Accessory buildings Special Exception uses include: <ul style="list-style-type: none"> ● Marine industry trade museum ● Residential accommodations that are proximate to and functionally associated with marine trades activity
Topography	Generally flat, non-vegetated. Surrounded by marshland and wooded area.
Flood Zone	Some of the parcel lies in FEMA Flood Zone AE per FIRM Map 23005C0542F
Water/Sewer	Private

RE-DEVELOPMENT AND EXPANSION POSSIBILITIES

A new owner may consider pursuing any of the following re-development and/or expansion possibilities:

- Reconstruct building(s), simultaneously expanding 25% by volume, yielding up to 7,480 SF. See Broker for engineering feasibility study drawings and calculations.
- Erect a temporary building up to approximately 1,000 SF
- Construct a single family residential home in place of one or both existing building(s)
- Construct residential dwelling units associated with a marine related primary use
- Lease some or all buildings or land to marine related tenants, outdoor boat storage, recreational water access programs, etc.
- Sell or grant a conservation easement of the 7 +/- acres marsh land to an appropriate land trust or land conservation organization

MARINSALES ASSET ADVISORS

PHOTOS



Boat Yard Storage and Surrounding Marshland



4 +/- Acres and Buildings #1 and #2



North-facing View of Marshland 7 +/- Acres



Buildings #2 and #1, Wooded Area on South-end of Property

MARINSALES ASSET ADVISORS

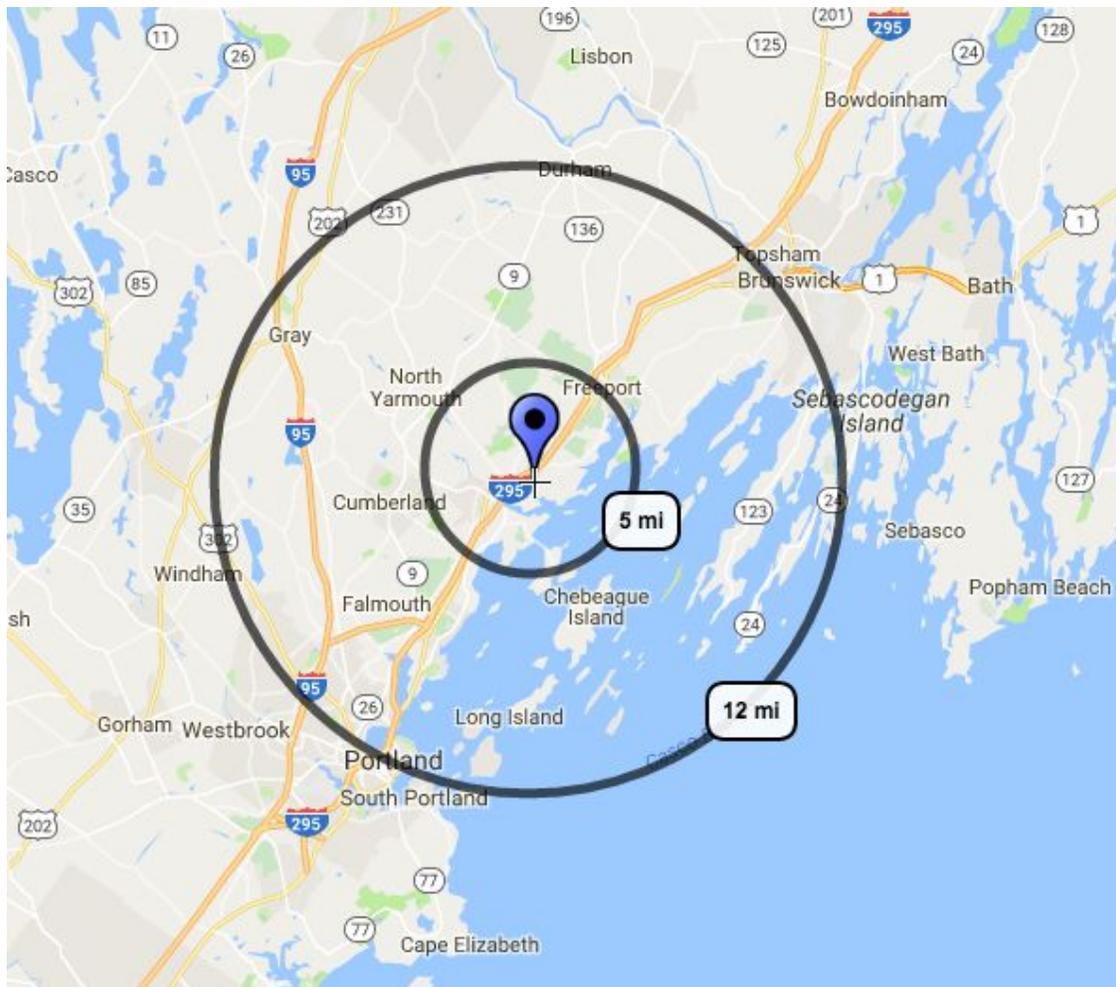


Building #2 Side-View



Building #2 Front-View

Location



The Property is located at 123 Even Keel Road in Yarmouth, approximately 2-miles north of downtown.

YARMOUTH TRADE AREA

Yarmouth is a coastal Maine community situated 12 miles north of the state’s largest city, Portland. The town has a population of over 5,644 with most households consisting of married families with children. The media age of residents is 37.7 years and the median household income is \$71,107. The downtown area located along the picturesque Royal River also boasts many locally-owned small-businesses. The area is home to the annual Yarmouth Clam Festival which brings over 120,00 visitors to the area during the summer months.

SITE LOCATION AND USES

The Property is located just off of RT 1 behind Casco Bay Ford along the Cousins River. The Property is bordered by a hill to the west, marshland to the north, and a tidal river along the eastern-side. While the area is currently used primarily as the boat building yard by the Lowell Brothers, the site is also used by local community rowing clubs. This zone provides for numerous permitted commercial uses; prospective purchasers are strongly encouraged to verify their intended use is permissible by the Yarmouth Town Planner at (207) 846-9036.

Legal

Statement of Liability

This Offering Summary has been compiled pursuant to a contractual relationship between LUX Realty and MarinaSales Asset Advisors, LLC (collectively, “Broker”) and its exclusive seller client (the “Seller”). The information, data and materials contained herein are derived from information and materials provided by the Seller, or its representatives. This Offering Summary may also include estimates of value that may be subject to independent appraisal.

This Offering Summary is intended for the exclusive use of qualified prospective purchasers and their professional advisors and may not be reproduced in any form. It represents neither an offer to sell nor a solicitation to buy assets and/or securities.

MarinaSales be liable in any manner for any loss, damage or injury resulting from or relating to the inaccuracy of the information and materials contained herein.

Real Estate Agency

Broker is the exclusive agency marketing this Property and is representing the Seller. Recipient acknowledges that by default, they are an unrepresented customer such that Broker and Recipient do not possess a client-agency relationship unless one is formally established in writing. The Seller is responsible for paying brokerage fees due to Broker associated with the sale of the Offering. Broker is not offering any share of said brokerage fees to Recipient, its agent, broker or finder and that Recipient will hold both Broker and Seller harmless from any such claims for brokerage fees in connection with this Offering.