RETAIL FOR SALE

FREE STANDING COMMERCIAL BUILDING

1248 Roosevelt Trail, Raymond, ME 04071

OFFERING SUMMARY

SALE PRICE:	$259,900
NUMBER OF UNITS:	1
LOT SIZE:	1,403 SF
BUILDING SIZE:	1,926 SF
ZONING:	Commercial
MARKET:	Lakes Region
PRICE / SF:	$134.94

PROPERTY OVERVIEW

Commercially zoned, free standing, 1926 sf building with ample off street parking located on the primary east west route through southern Maine's Lakes Region, in the heart of Raymond's business district.

PROPERTY HIGHLIGHTS

- Free Standing Commercial Building
- Zoned Commercial
- Maximum exposure on Primary East West Route through Southern Maine's Lakes Region
- Many Permitted & Conditional Uses
- Heart of Raymond's Business District
- Fully Lease Through June 2021
- Real Estate Only

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

VICTOR TEDFORD
Broker
O: 207.879.9800
C: 207.831.9621
vtedford@kw.com
ME #BR920982

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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RETAIL FOR SALE

CAFE SEBAGO / 1248 ROOSEVELT TRAIL

1248 Roosevelt Trail, Raymond, ME 04071

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Town of Raymond, Maine
Zoning

RR
LRRI
RR
R
R
RR
LRRI
RR
VRI
I
VRII
VRI
VRI
I
I
C
VRII
VRII

Legend

ZONE

- C - Commercial — *Commercial*
- I - Industrial
- LRRI - Limited Res/Rec 1
- LRRII - Limited Res/Rec II
- R - Rural
- RR - Rural Residential
- VRI - Village Residential I
- VRII - Village Residential II
- Resource Protection

This map is for Comprehensive Planning purposes only and has not been approved as a digital version of the current Raymond Zoning Map.

Sources:
Maine Office of GIS, Portland Water District
Raymond Comprehensive Plan Committee
NAD 1983 UTM Zone 19N Transverse Mercator
Prepared by: Elisa Trepanier, GIS Coordinator
June 18, 2004

0 0.250.5 1 1.5 2 Miles

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **Michael E. Schmidt and Ruth E. Schmidt** both of Raymond, in the County of Cumberland and State of Maine, for consideration paid, grant to **Hines Community Properties, LLC**, a Limited Liability Company duly organized under the Laws of the State of Maine and having its principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address is: 35 Dover Street, Portland, ME 04103, with ***Warranty Covenants*** a certain lot or parcel of land situated in said Raymond, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with the buildings and improvements thereon, located on the Northwesterly side of Route 302, a/k/a Roosevelt Trail, in the Town of Raymond, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a 5/8" capped rebar (# 1328) set in the ground on the Northwesterly sideline of Route 302 at the Northeasterly corner of land now or formerly of Gray Realty, Inc. as described in deed recorded in the Cumberland County Registry of Deeds in Book 12,588, Page 8;

Thence N 23° 55' 30" E along the Northwesterly sideline of said Route 302 a distance of 112.50 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 66° 04' 30" W along land now or formerly of Harold S. Jones and Winifred A. Jones 75.86 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 20° 57' 59" E continuing along land now or formerly of said Jones 30.65 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 07° 20' 07" W continuing along land now or formerly of said Jones 22.34 feet to a point located along the centerline of the Old Route 302,

Thence S 38° 58' 25" W along the line or remaining land of these Grantors 167.97 feet along the centerline of the Old Route 302 to a 5/8" capped rebar (#1328) set in the ground at the Northwesterly corner of said land now or formerly of Gray Realty, Inc.;

Thence S 66° 04' 30" E along said land now or formerly of Gray Realty, Inc. 132.64 feet to the point of beginning. Containing 14,043 sq. ft.

All bearings are referenced to Magnetic North 1954.

Excepting and reserving, however, the rights of Harold S. Jones, Winifred A. Jones, Gray Realty Corp., and others have been or who may be granted similar rights to enter upon the within premises for the purpose of replacing, restoring, or repairing that certain water line, used in common with the within premises.

Also excepting and reserving to these Grantors, their heirs and assigns, a right of way by foot or by vehicle over and across the northerly side of the within conveyed premises as now traveled for purposes of ingress and egress to and from the remaining land of these Grantors lying adjacent to and westerly of the within conveyed premises. Also excepting and reserving to these Grantors, their heirs and assigns, the right to maintain, repair, and replace if necessary the water supply piping running from the common water supply system on the within conveyed premises to the said remaining land of these Grantors.

MAINE REAL ESTATE TAX PAID

Also hereby granting and conveying the perpetual right and easement to construct and maintain upon the said remaining land of these Grantors a replacement septic system to service the within conveyed premises. If required, such replacement septic system shall be constructed as near as practicable to the northeasterly corner of said remaining land of these Grantors.

Being a portion of the premises conveyed to these Grantors by Harold S. Jones and Winnifred A. Jones by deed dated July 24, 2000, and recorded in said Registry of Deeds in Book 15650, Page 273.

WITNESS our hands and seals this 27th day of September, 2007.

WITNESS:

AE Canfield

Michael E. Schmidt

AE Canfield

Ruth E. Schmidt

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

September 27, 2007

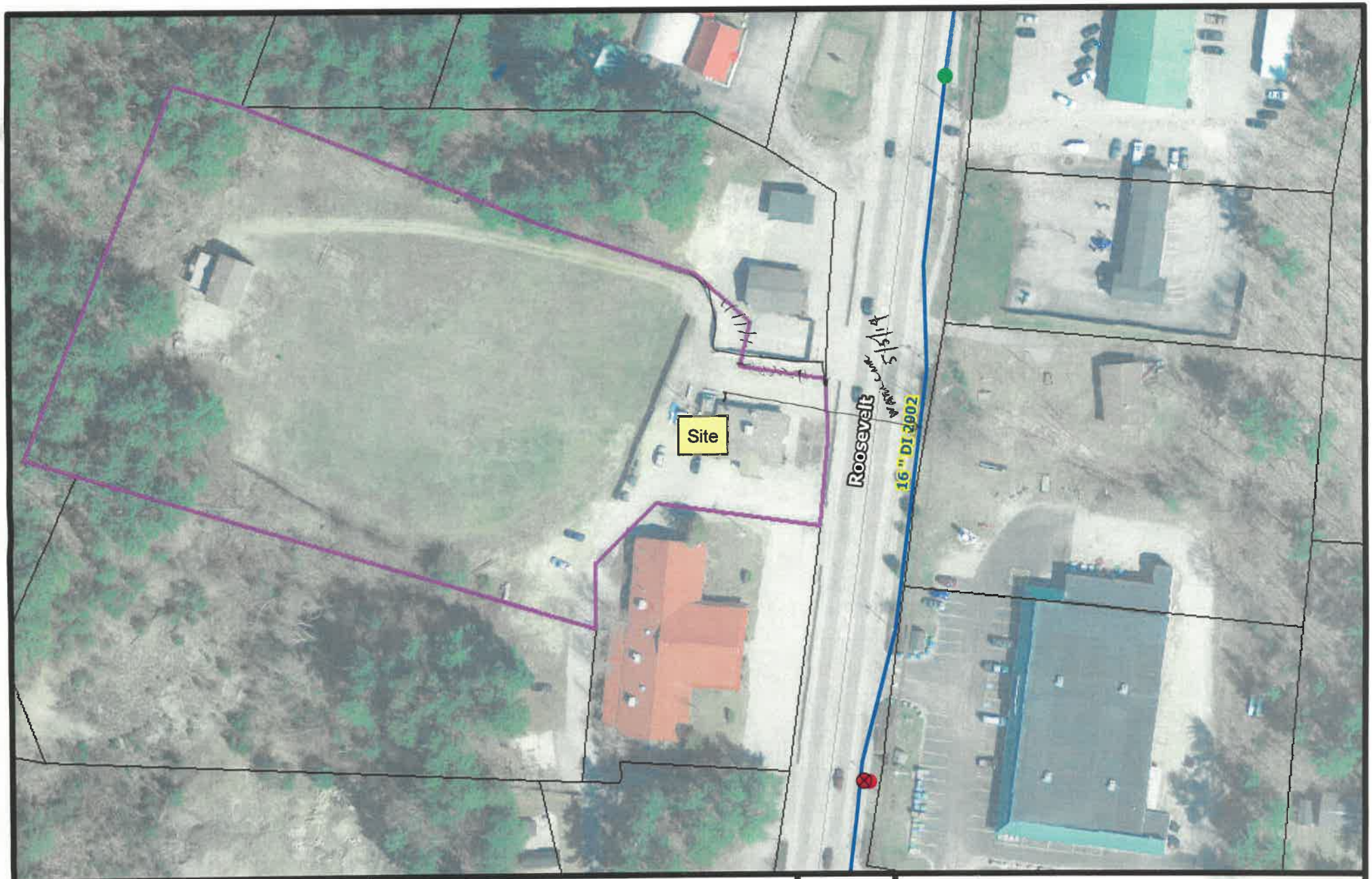
Then personally appeared the above-named Michael E. Schmidt and Ruth E. Schmidt and acknowledged the foregoing instrument to be their free act and deed.

Before me,

AE Canfield
Attorney-at-Law/Notary Public

Printed Name: Alexandra E Canfield

Received
Recorded Register of Deeds
Oct 10,2007 04:00:59P
Cumberland County
Pamela E. Lovley



1248 Roosevelt Trail

Raymond

PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104

Notes:

Inspector: (Please Return to Thomas Whitney)

Date Inspected: GPS ___ Redlined ___

N

Legend

Air Valve	Connection	Combined Service	Manhole
Blow Off	Attribute Change	Domestic Service	CSO
By Pass	Reducer	Fire Service	Gravity
Distribution	Hydrant	Private Hydrants	Force
Transmission	Hydrant Control	Meter Pits	

Disclaimer: This map is suitable for preliminary study and analysis and is based on PWD record information. PWD is not liable for any damages whatsoever resulting from inaccurate data or from errors made in the location and marking of its infrastructure.

1248 ROOSEVELT TRAIL

Location	1248 ROOSEVELT TRAIL	**Mblu**	055/ 004/ A00/ 000/
Acct#	H8012R	**Owner**	HINES COMMUNITY PROPERTIES LLC
Assessment	$239,900	**Appraisal**	$239,900
PID	3039	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$159,400	$80,500	$239,900
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$159,400	$80,500	$239,900

Owner of Record

Owner	HINES COMMUNITY PROPERTIES LLC	**Sale Price**	$255,000
Co-Owner		**Certificate**	
Address	125 LIBBY ROAD CASCO, ME 04015	**Book & Page**	25531/ 139
		Sale Date	09/27/2007

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
HINES COMMUNITY PROPERTIES LLC	$255,000		25531/ 139	09/27/2007
SCHMIDT MICHAEL E	$168,000		15650/ 273	07/24/2000

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 1,926
Replacement Cost: $223,822
Building Percent Good: 70
Replacement Cost Less Depreciation: $156,700

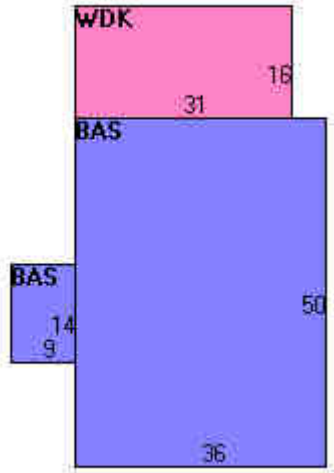
Building Attributes	
Field	**Description**
STYLE	Restaurant
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip

Building Photo

(http://images.vgsi.com/photos/RaymondMEPhotos//\00\00\16/3

Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	Rest/Club
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	

Building Layout



(http://images.vgsi.com/photos/RaymondMEPhotos//Sketches/3(

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,926	1,926
WDK	Deck, Wood	496	0
		2,422	1,926

Extra Features

Extra Features	Legend

Code	Description	Size	Value	Bldg #
CLR1	COOLER	72 S.F.	$1,000	1

Land

Land Use

Use Code	0326
Description	Rest/Club
Zone	C
Neighborhood	COMM
Alt Land Appr	No
Category	

Land Line Valuation

Size (Sqr Feet)	14043
Frontage	
Depth	
Assessed Value	$80,500
Appraised Value	$80,500

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			3000 S.F.	$1,400	1
SHD1	SHED FRAME			80 S.F.	$300	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2017	$159,400	$80,500	$239,900
2016	$159,400	$80,500	$239,900
2015	$159,400	$80,500	$239,900

Assessment

Valuation Year	Improvements	Land	Total
2017	$159,400	$80,500	$239,900
2016	$159,400	$80,500	$239,900
2015	$159,400	$80,500	$239,900

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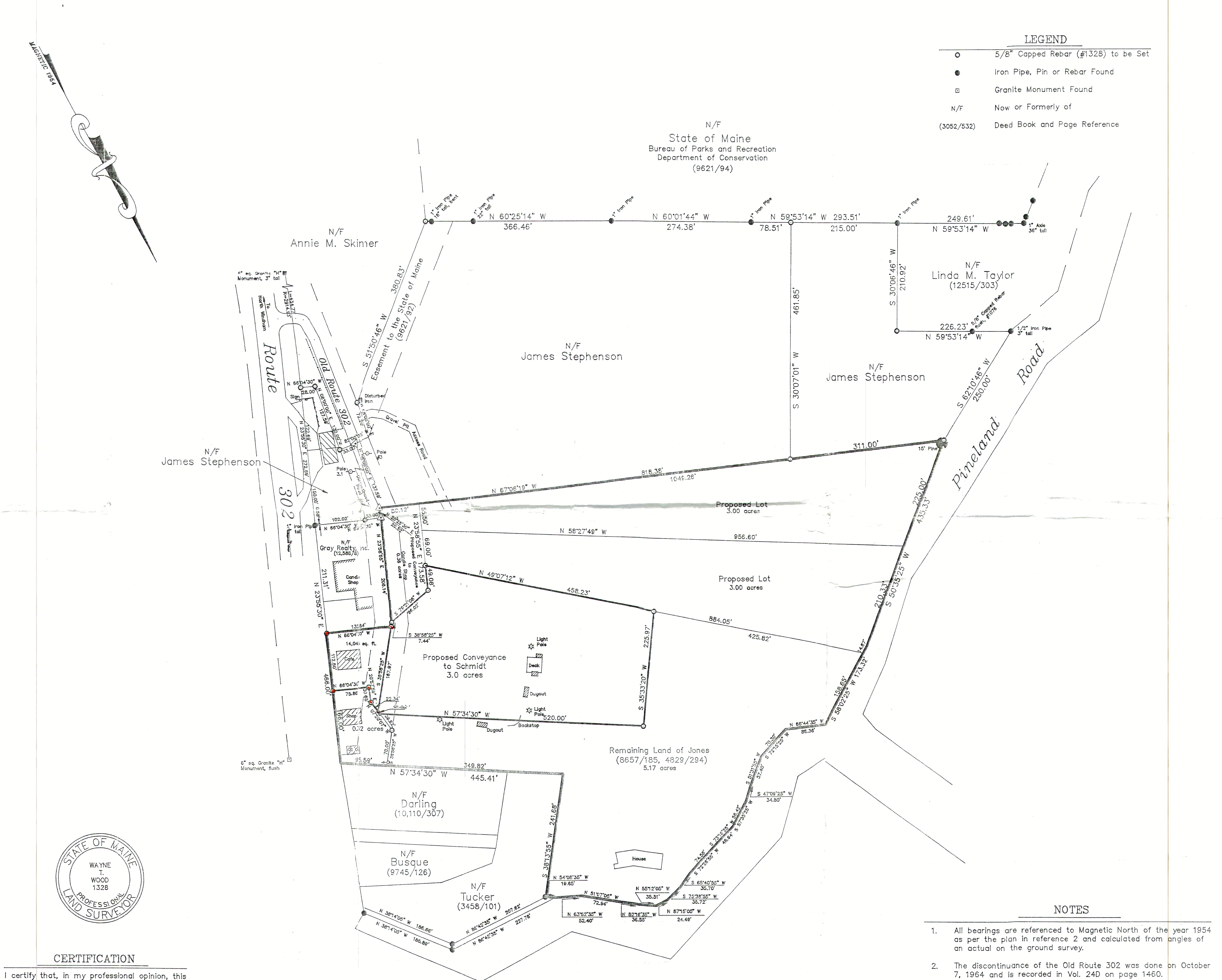
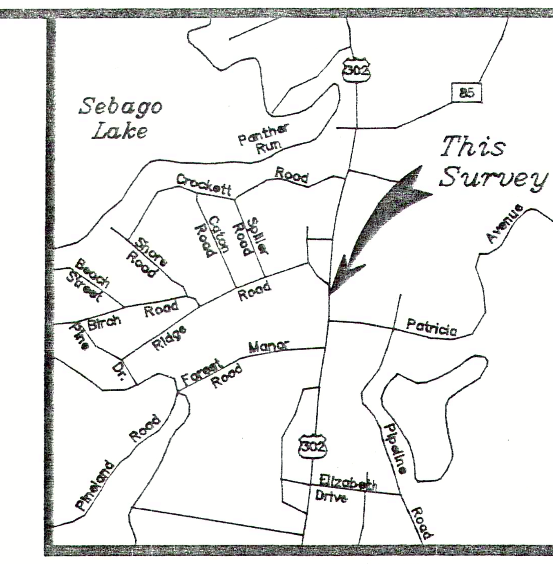


LEGEND

o	5/8" Capped Rebar (#1328) to be Set
●	Iron Pipe, Pin or Rebar Found
⊡	Granite Monument Found
N/F	Now or Formerly of
(3052/532)	Deed Book and Page Reference



VICINITY MAP

SCALE: 1" = 750'± (Delorme)

PLAN REFERENCES

1. "Plan No. 3 of Land of Stanley Quinn, Jr. Raymond, Maine" dated Sept. 15, 1962 by Dale Caruthers recorded in the Cumberland County Registry of Deeds in plan book 61 page 24.
2. "Maine State Highway Commission Right of Way Map" State Highway 14, Raymond, Cumberland, County dated January 1956 and recorded in the Cumberland County Registry of Deeds in plan book 48 page 60.
3. "Plan of Property of Walter Lown & Frank Prouty" for F.S. Plumer by Robert P. Titcomb, Inc. dated 12/15/78.
4. "Standard Boundary Survey on Route 302, Raymond, Maine for Jim Stephenson" by Wayne T. Wood & Co. dated August 1996.
5. "Standard Boundary Survey on Route 302, Raymond, Maine for Jim Stephenson" by Wayne T. Wood & Co. dated March 1997.

GRAPHIC SCALE

1 inch = 100 ft.

NOTES

1. All bearings are referenced to Magnetic North of the year 1954 as per the plan in reference 2 and calculated from angles of an actual on the ground survey.
2. The discontinuance of the Old Route 302 was done on October 7, 1964 and is recorded in Vol. 24D on page 1460.

STATE OF MAINE · WAYNE T. WOOD 1328 · PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I certify that, in my professional opinion, this survey conforms to the Maine Board of Registration for Land Surveyors Standards for Standard Boundary Survey Condition II.

Wayne T. Wood, PLS #1328

Revised	6/15/00	hanged Conveyance to Schmidt
Revised	7/12/99	Changed lines on Cafe Lot

STANDARD BOUNDARY SURVEY
On
RT 302 & Forest Manor Rd.
Raymond, Maine
For
Harold Jones
P. O. Box 640 ~ Raymond, ME 04071

WAYNE WOOD &CO.

Gray, Maine 04039 · (207)657-3330

Drwn. By: KLW/WTW	Date October 1998
Scale: 1" =100'	
Drwg. No.1 of 1	Job No. 97097
Bk.No. 49	

d. Funeral parlors.
e. Medical arts buildings.
f. Mineral extraction that conforms to Article 9, Section E of this Ordinance.
g. Public and quasi-public recreation buildings and facilities.
h. Contractors, not having more than five (5) vehicles and pieces of equipment that are not screened from view from the surrounding property and street. When a piece of equipment is located on a trailer or truck, the combination shall be considered a vehicle and an additional piece of equipment. *[Adopted 5/21/88]*

4. Space and Bulk Regulations - The following space and bulk regulations are minimum requirements subject to modification under Article 13, Section B:

   a. The minimum lot area shall be two (2) acres.
   b. The minimum lot frontage shall be two hundred twenty five (225) feet;
   c. The minimum building setbacks shall be as follows:

      1) Front - 30 feet
      2) Side - 20 feet
      3) Rear - 20 feet

5. The maximum building height shall be two and one-half (2.5) stories except for barns.

6. Off-Street Parking - For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.

7. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.

E. Shoreland District

A description of the Shoreland districts and Shoreland zoning provisions related to these districts are located in a separate, freestanding portion of this Ordinance.

F. Commercial District (C)

1. Intent: The Commercial District is intended to serve as the downtown of Raymond and to provide general retail, wholesale, service, and business facilities in an area convenient to the residents of the Town. This district should efficiently utilize space and resources and provide for connectivity

among and between businesses in a manner that looks and functions as a linear village with lively year-round business and inviting and safe pedestrian spaces and walkways. Route 302, the roadway through this commercial village, is intended to function as a transportation corridor that moves traffic safely and efficiently through the region while also serving as a safe and easy-to-navigate local link between the various sections of the commercial village. Site design, landscaping, screening, building placement, and building design in this district should result in a visually pleasing and cohesive village-like atmosphere. Toward the achievement of these purposes, the following minimum standards are established: *[Amended 06/02/09]*

2. Permitted Uses:

    a. Retail businesses and service establishments, including warehousing and wholesale distribution related thereto;
    b. Recreational facilities such as racquetball or tennis centers but excluding amusement parks as defined herein;
    c. Auto repair facilities excluding auto body repair;
    d. Business and professional offices;
    e. Restaurants and drive in stands;
    f. Hotels, motels, and inns;
    g. Mixed-use buildings provided the upper floor contains only commercial uses. The upper floors may contain dwelling units or commercial uses. As used in this subparagraph (h), the term "commercial uses" means any of the uses listed in subparagraphs (a) through (f) above. *[Amended 06/02/09]*

3. Conditional Uses: Outdoor sales and service.

4. Space and Bulk Regulations *[Amended 06/02/09]* - The following space and bulk regulations are established as minimum standards for mixed use and commercial buildings:

    a. There shall be no minimum lot area except that the lot shall meet the provisions of Maine Revised Statute Title 12, Chapter 423-A: MINIMUM LOT SIZE; *[Amended 06/02/09]*
    b. There shall be no minimum street frontage;
    c. There shall be no minimum front yard setback. If the lot is a corner lot, the street most heavily traveled shall be considered the street upon which the lot fronts. There shall be no side street setback. *[Amended 06/03/14]*

d. Where a lot in this district abuts a residential district, the commercial use shall provide and maintain a twenty-five (25) foot landscaped buffer strip and visual screening from the abutting residential district boundary. Existing commercial uses shall meet this requirement by June 1, 1990. New commercial uses shall meet this requirement within nine (9) months for the first commercial use of the lot; *[Adopted 5/21/88]*
e. There shall be no minimum side yard setback;
f. There shall be no minimum rear yard setback;
g. The maximum building height shall be two and one-half (2.5) stories except that the maximum building height shall be three (3) stories for buildings which are located on the eastern side of Route 302.

5. Off-Street Parking - For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.

6. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.

G. Industrial District (I)

1. Purpose: To provide for the creation of appropriate districts within the Town of Raymond for industrial facilities, in accordance with the following requirements:

2. Permitted Uses:

   a. Any industrial structure or use, as defined in this Ordinance, which meets all of the following criteria:
      1) Primary aspects of the industrial process are carried on within the structure;
      2) The noise level of the industrial process does not exceed 50 decibels at any property line; and
      3) There are no land, water or air waste discharges or emissions other than sanitary facilities, which met the requirements of the State's wastewater disposal rules.
   b. Warehousing and outdoor storage;
   c. Distribution and transportation;
   d. Research laboratories;
   e. Retail facilities and services accessory to principal uses.

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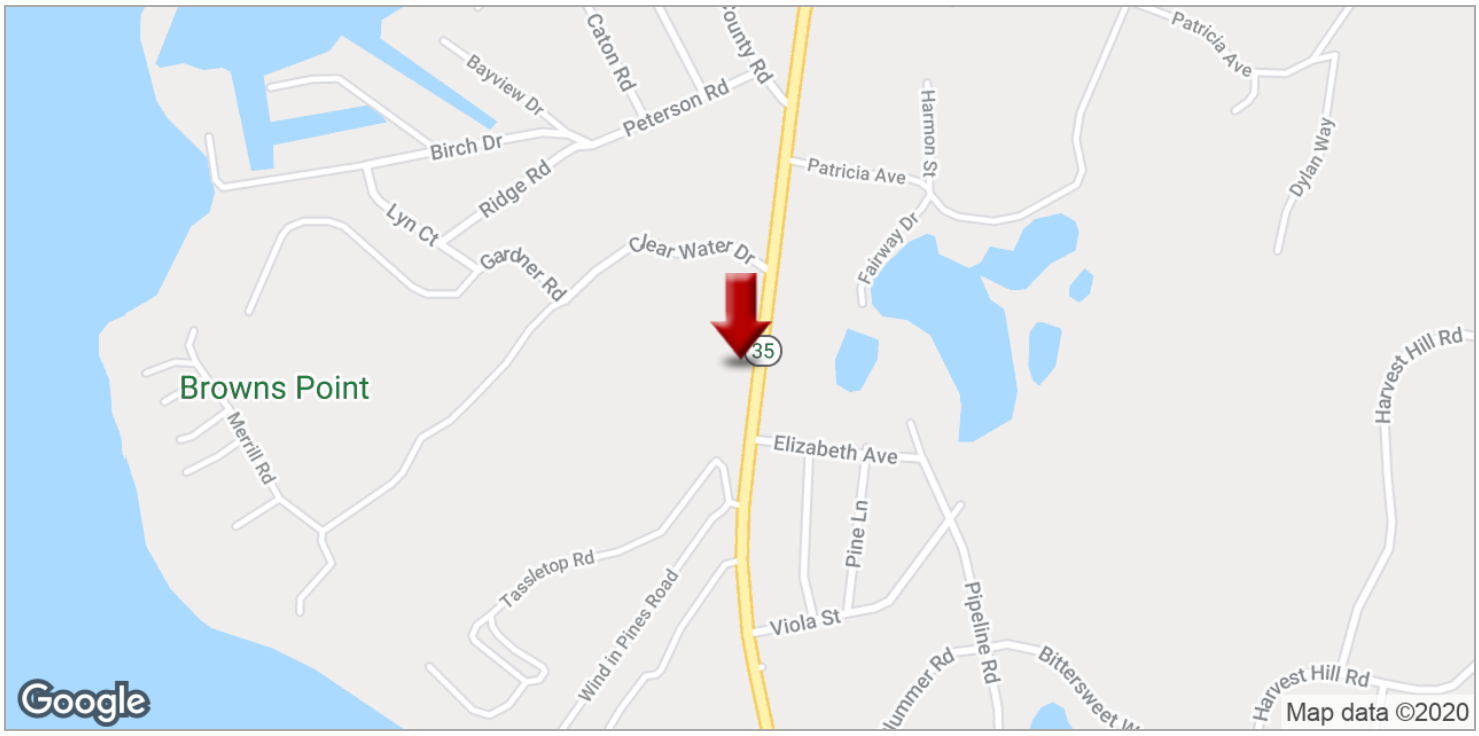

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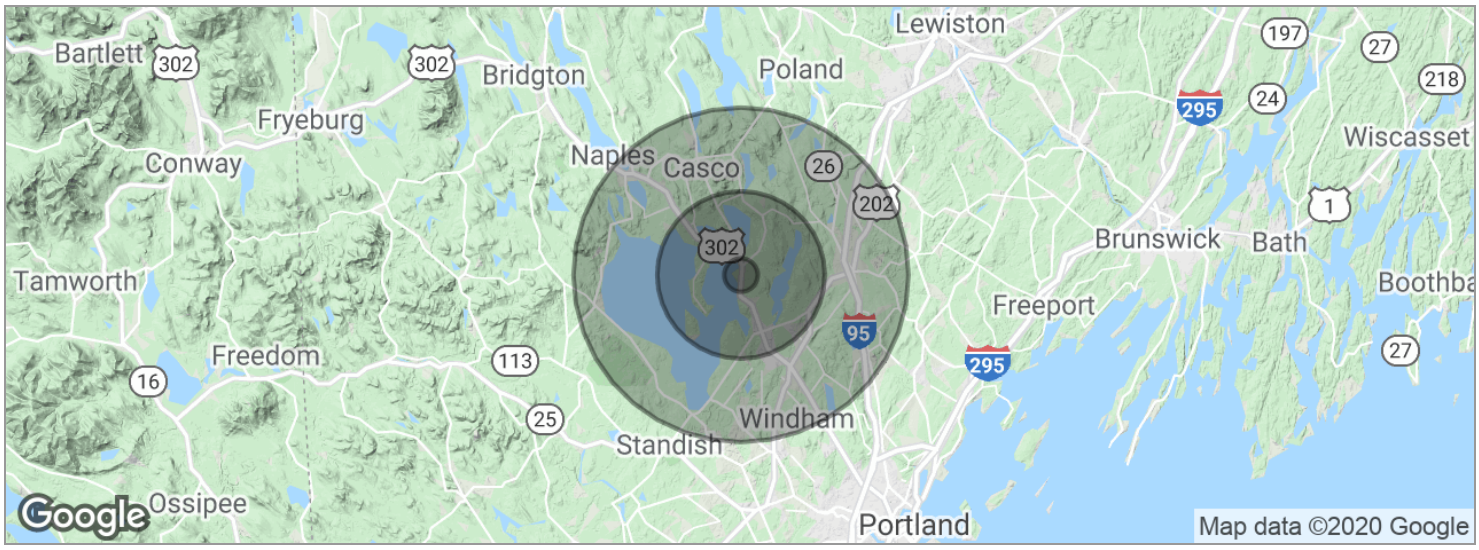

POPULATION	1 MILE	5 MILES	10 MILES
Total population	648	14,015	47,553
Median age	39.1	39.6	39.4
Median age (male)	36.0	37.2	37.9
Median age (Female)	41.7	41.7	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	265	5,631	18,372
# of persons per HH	2.4	2.5	2.6
Average HH income	$71,157	$71,803	$71,256
Average house value	$315,023	$304,177	$269,965

** Demographic data derived from 2010 US Census*

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Confidentiality & Disclaimer

RAYMOND, ME

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Greater Portland in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "single agency");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- √ The company may offer limited agent level services as a disclosed dual agent.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called disclosed dual agency. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

by Victor Tedford
Licensee's Name

on behalf of Keller Williams Realty
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.