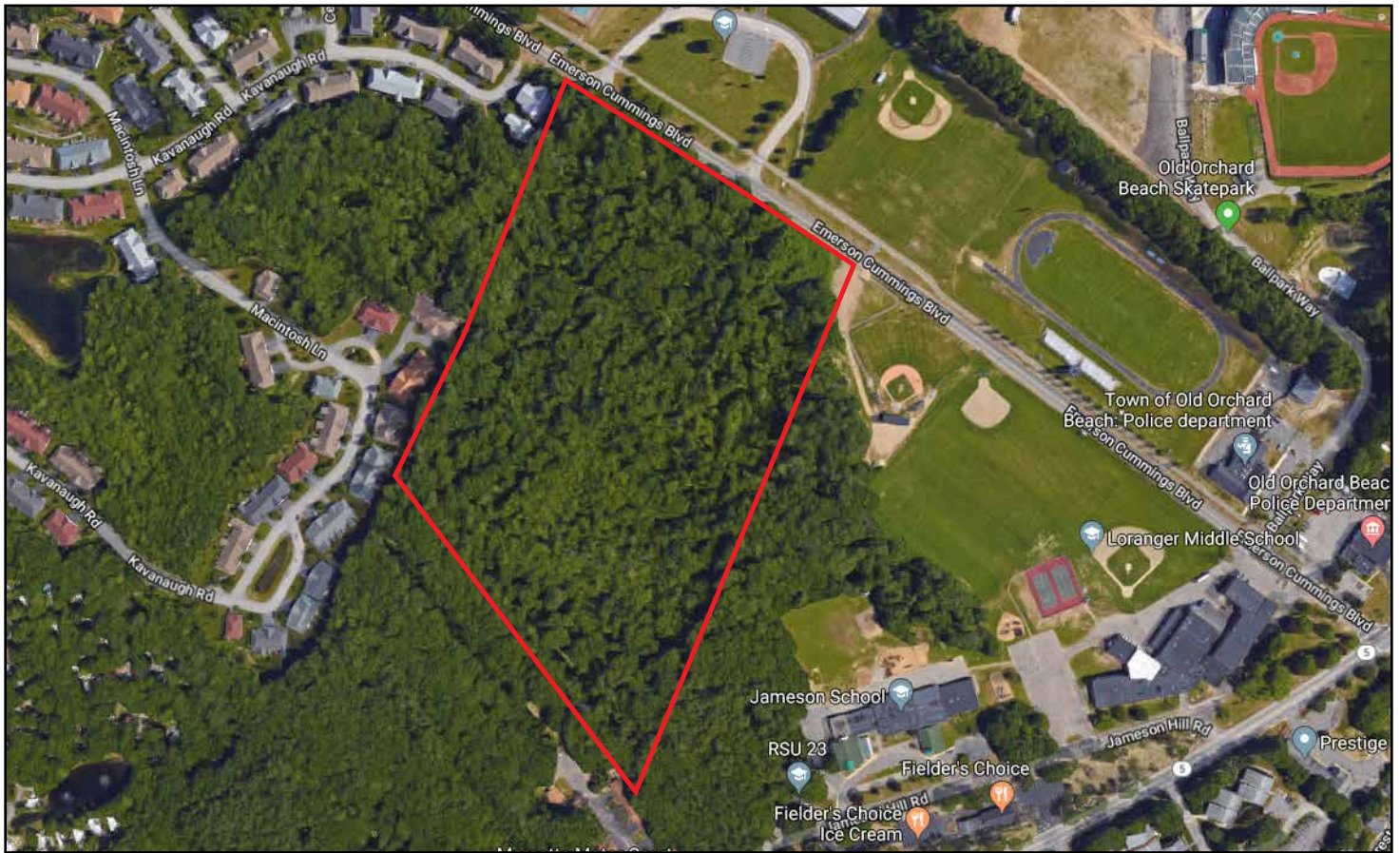


63-91 E EMERSON CUMMINGS BLVD.

19.5 ACRES FOR SALE IN OLD ORCHARD BEACH



PROPERTY TYPE: RESIDENTIAL DEVELOPMENT

POTENTIAL FOR 39 LOT SUBDIVISION

ACREAGE 19.5+/- ACRES

ONE OF THE LARGEST PROPERTIES IN OOB

FRONTAGE: 400+/- FT

APPROXIMATELY ONE MILE FROM THE BEACH

ZONING: PMUD (RESIDENTIAL DEV.)

LESS THAN TEN MINUTES TO ME TURNPIKE

SITE: LEVEL

SALE PRICE: \$1,300,000



For more information contact:
CRAIG CHURCH
207-774-7715
cchurch@balfourcommercial.com
balfourcommercial.com

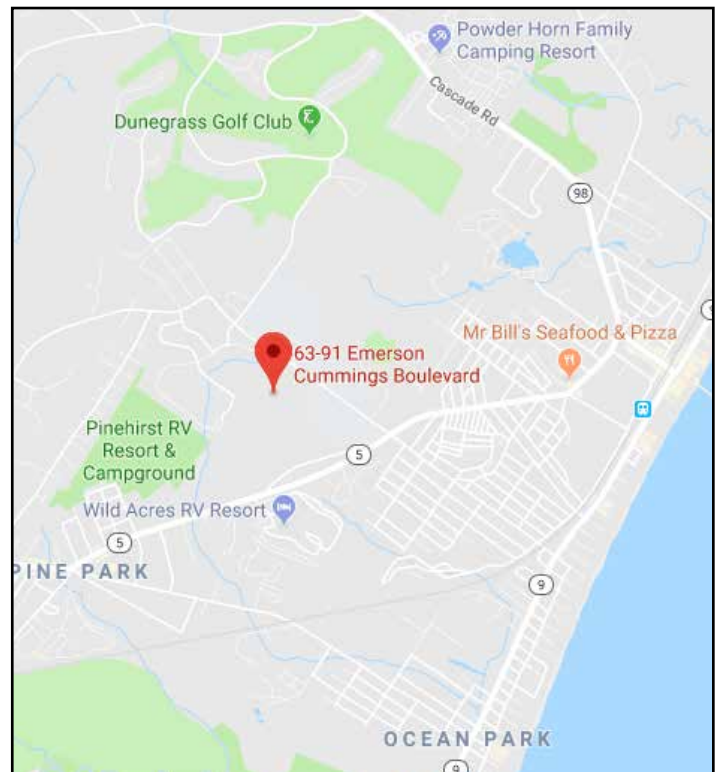
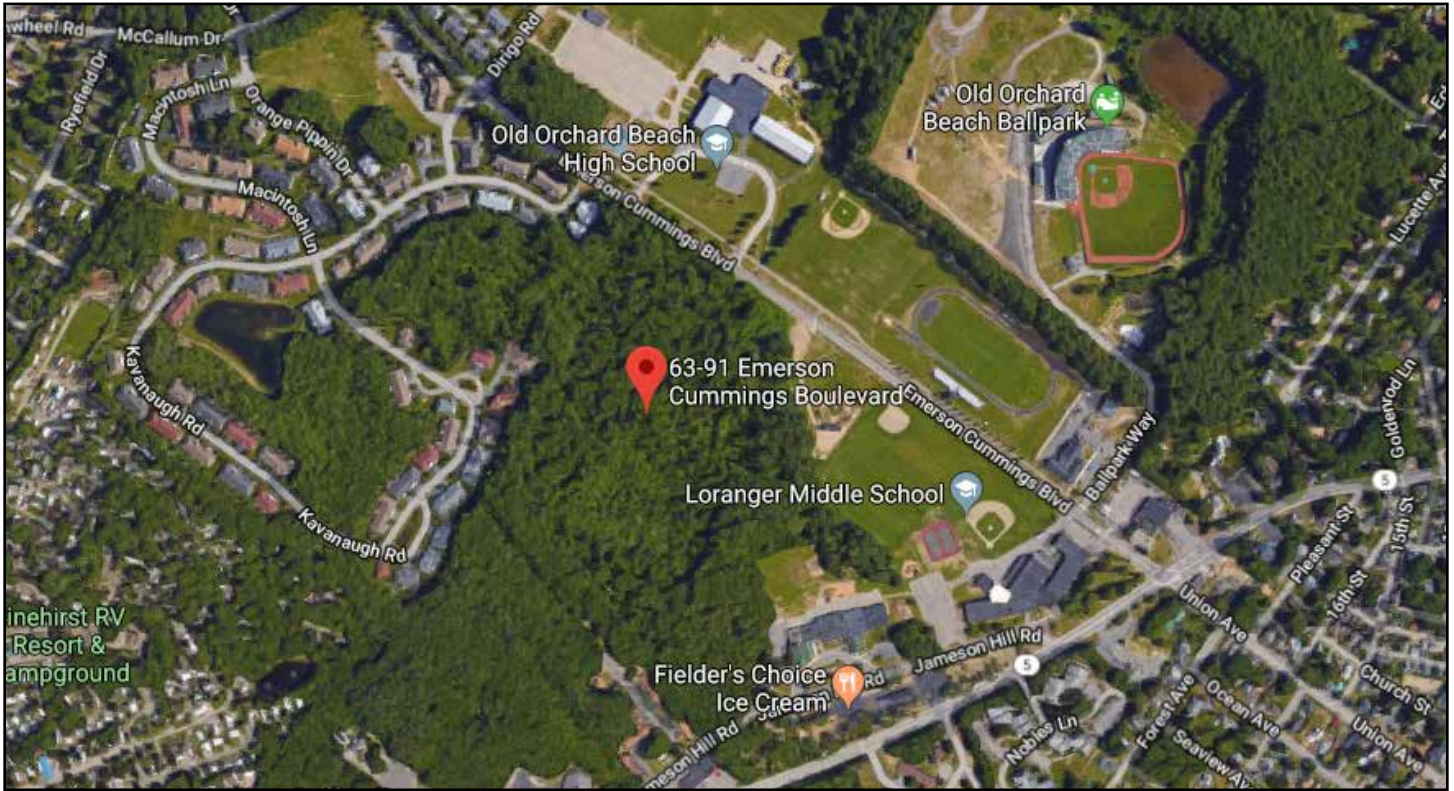


OWNER	Wes and Gwen Kinney
PROPERTY TYPE	Residential
BEST OR CURRENT USE	Residential Development
ZONING	PMUD
ZONING USE	Residential Development
ACREAGE	19.5+/- acres
TAXES/YEAR	\$2,877 - 2017
BOOK/PAGE	6076/160
MAP/BLOCK/LOT	207/1/2
ROAD FRONTAGE	400 +/-
TRAFFIC COUNT	3,040 AADT
ELECTRIC	Available at street
GAS	No Gas
SEWER	Available at street
WATER	Available at street

OVERVIEW

This 19.5+/- acre parcel is located in the heart of Old Orchard Beach. The land is mostly level with electricity available at street. The location allows easy access to I-95, Route One and is less than one mile from the beach, making it an ideal development site. Previously approved for 39 residential lots, this tract of land is one of the largest properties still available in Old Orchard Beach.

63-91 E EMERSON CUMMINGS BLVD LOCATION INFORMATION



50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

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63-91 E EMERSON CUMMINGS BLVD ABOUT OLD ORCHARD BEACH

Whether you are a resident, a vacationer or visitor traveling through Maine's Premier Family Resort, the Town of Old Orchard Beach extends a warm welcome to you and wishes for a peaceful stay or visit here. Old Orchard Beach with 9,000 year-round residents includes the community of Ocean Park and is proud of its downtown and exciting commercial developments along the ocean, as well as all the amenities that can only be offered by a small beach town with tremendous civic pride and caring residents.

Our seaside community boasts a diverse and large population of up to 75,000 in the summer as it hosts vacationers from all over the United States but primarily from New England and the mid-Atlantic states, Canada and Europe looking to enjoy our miles-long stretch of fine beach, clean ocean water and all the attractions that both Old Orchard Beach and the surrounding City of Portland have to offer. We are blessed with a multitude of restaurants, cultural offerings, special events, music venues, art museums & galleries, antiques, quaint shops and countless outdoor recreational amenities. This is a special place and we know that you'll enjoy it here.

Points of Interest:

- Chamber of Commerce: Visitor Information Center, ATM, Public Restrooms 11 1st Street
- Memorial Park - Nightly flag raising & weekly concerts in the park during the summer. Basketball & tennis courts.
- Palace Playland - 1 Old Orchard St.
- Downtown O.O.B. square: shops, restaurants, beach access
- The Pier - restaurants, shops
- Seaside Pavilion - events, concerts - 8 6th St.
- Weekly Summer Fireworks on the beach! FMI see our Events Calendar on page
- O.O.B. Ballpark - games, events, weekly Farmer's Market
- The Harmon Museum, O.O.B. Historical Society
- Libby Memorial Library (public restroom available)

Local Services:

- G Amtrak Train Stop & Shuttlebus to Portland, Saco, Biddeford, etc. • ATM • 11 1st St. • FMI on transportation - see pg. 11
- H Saco Biddeford Savings Institution • Bank - ATM 2 Portland Ave.
- I Old Orchard Beach Town Hall
- J Landry's Shop'n Save Plaza Supermarket, ATM, Post Office, Laundromat, Trolley Stop & Bus Stop 2 Cascade Road
- K Police Dept. & Fire Dept.

Public Restrooms:

- A End of Union Ave.
- B Memorial Park - next to dog park
- C Chamber of Commerce
- D Inside Palace Playland
- E Milliken St. parking lot

Parking Options:

- 11 Cap'n Mikes - overnight available • 68 1st St.
- 12 Memorial Park Municipal Parking Lot
- 13 Tom's Parking 10 W. Grand Ave.
- 14 George's Parking 14 Milliken St.
- 15 Milliken St. Municipal Parking Lot

Local Calendar of Events - pgs. 39 - 42

Parking costs vary. On-street metered parking also available throughout town.

= DOG PARK FMI: pgs. 24 - 25

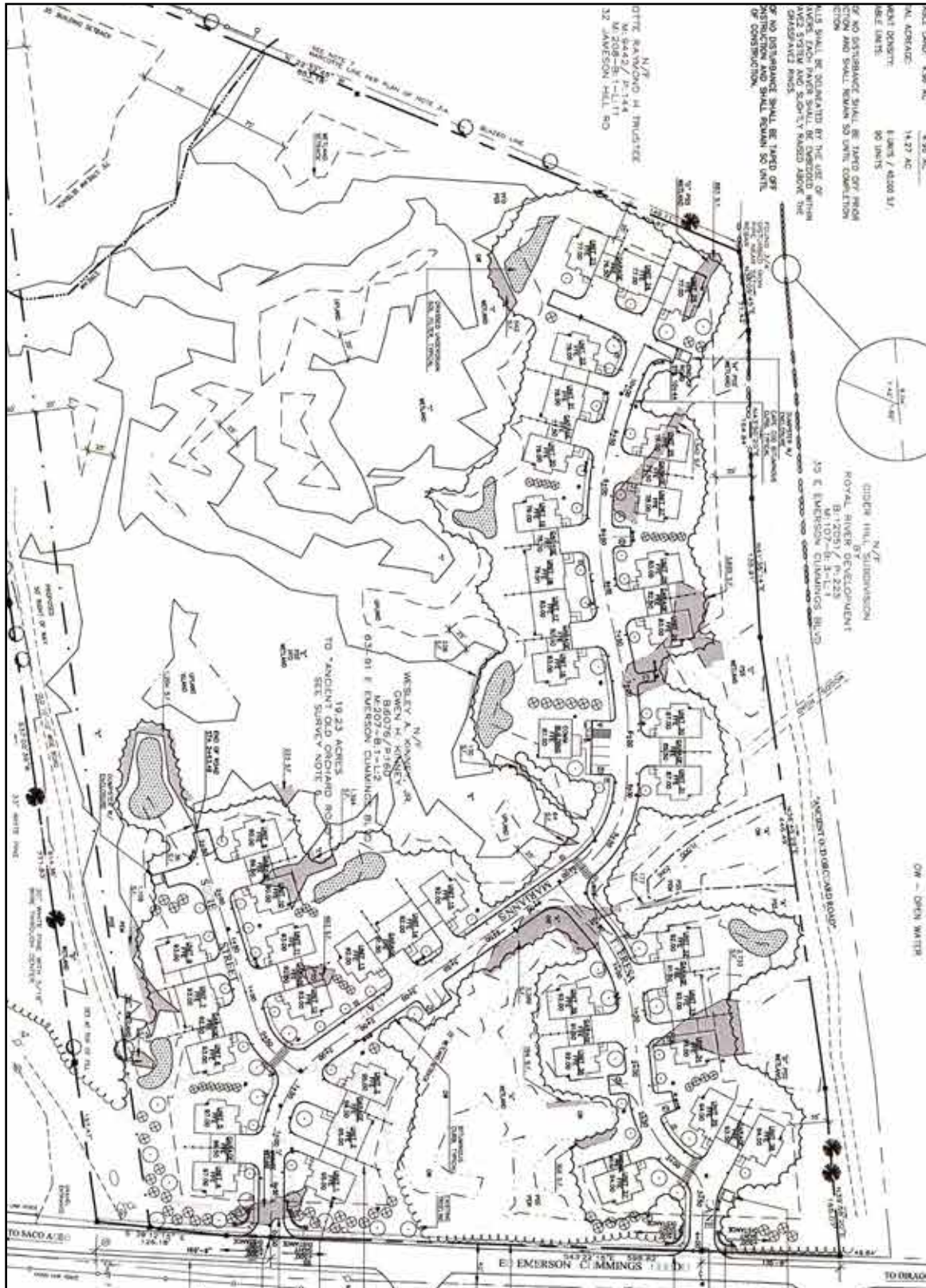
= Major trolley stops FMI: shuttlebuszoom.com

Information from: <https://www.oobmaine.com/home/pages/about-old-orchard-beach> and <https://old-orchard-beach-maine.catalog.com/v/Old-Orchard-Beach-2018-Vacation-Planner---English/#page=14>

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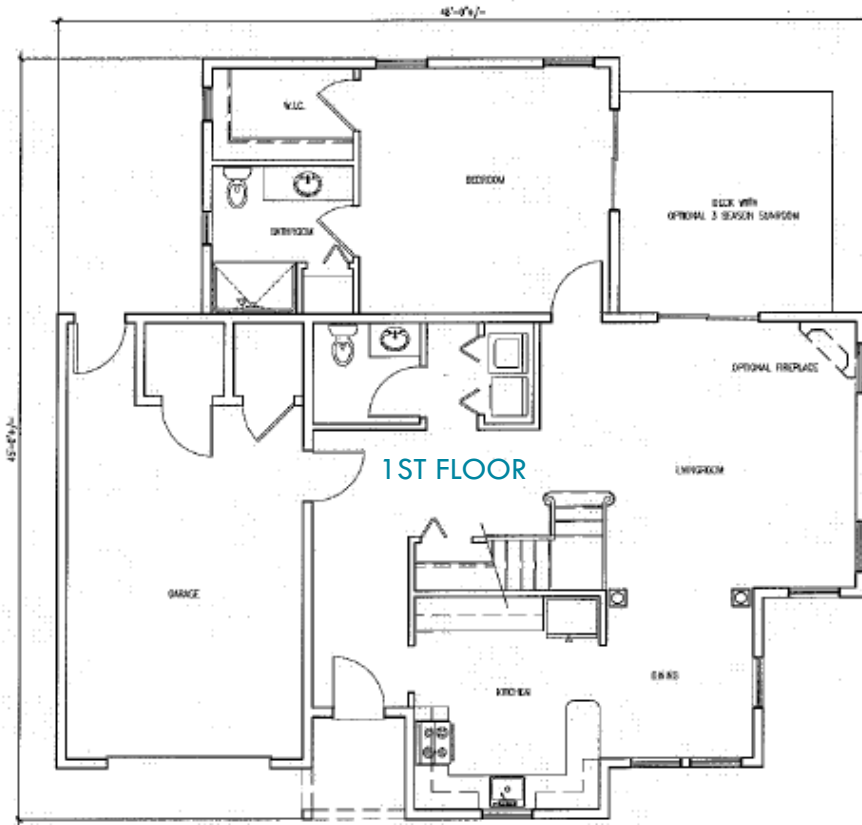
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63-91 E EMERSON CUMMINGS BLVD PREVIOUSLY APPROVED SITE PLAN

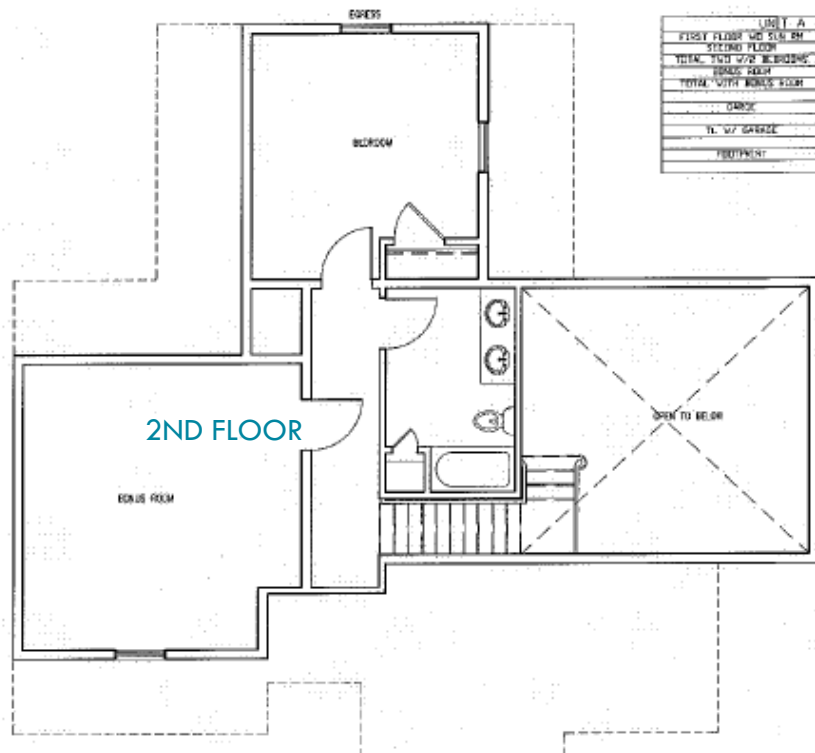


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1ST FLOOR



2ND FLOOR

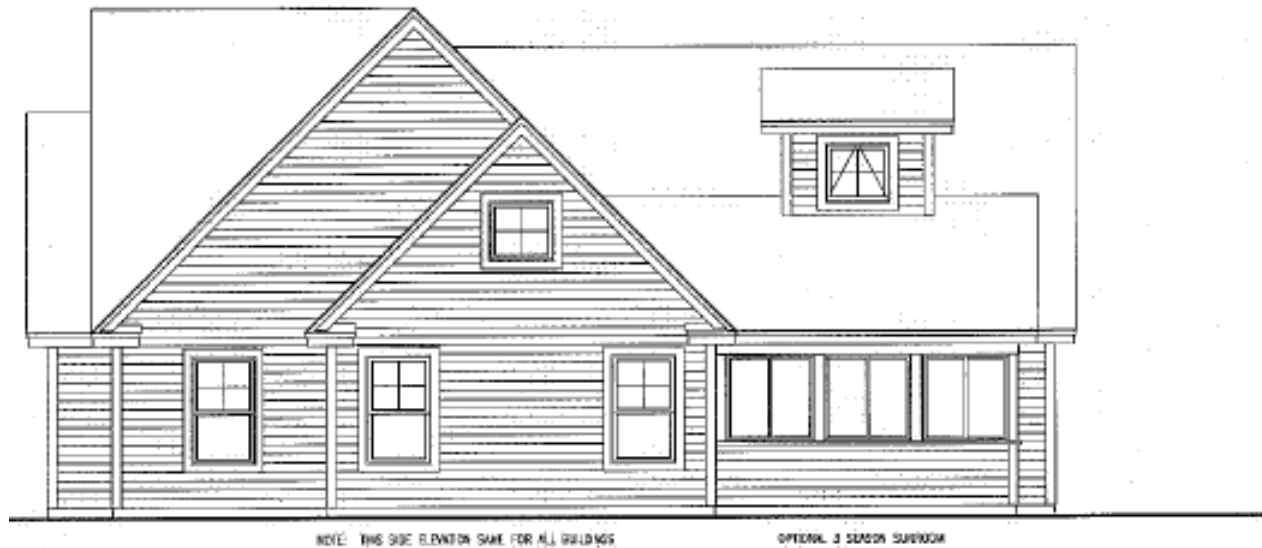
UNIT A	
FIRST FLOOR W/O SUN RM	2073
SECOND FLOOR	245
TOTAL 2ND W/O BATHING	1568
FINISH FLOOR	205
TOTAL WITH BATHS FLOOR	228
GARAGE	265
TOTAL W/ GARAGE	2085
FLOORPLAN	1568



UNIT A FRONT ELEVATION

REFERENCED FROM:

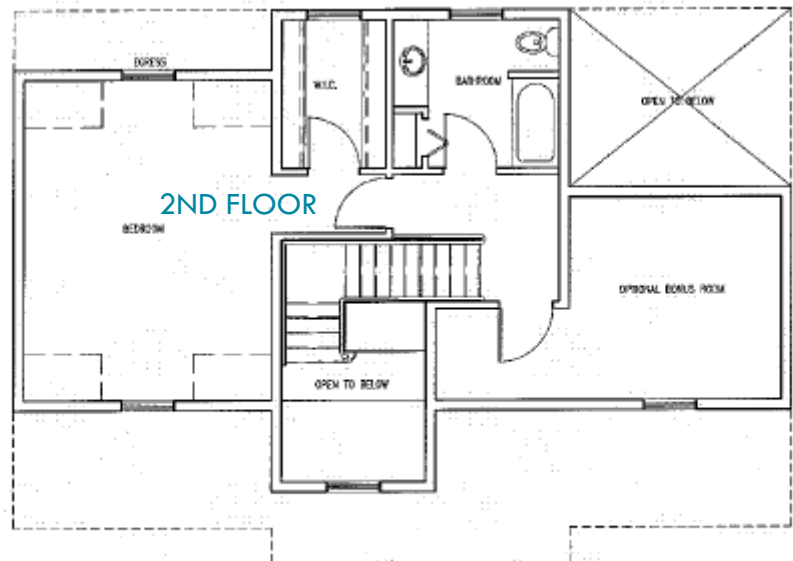
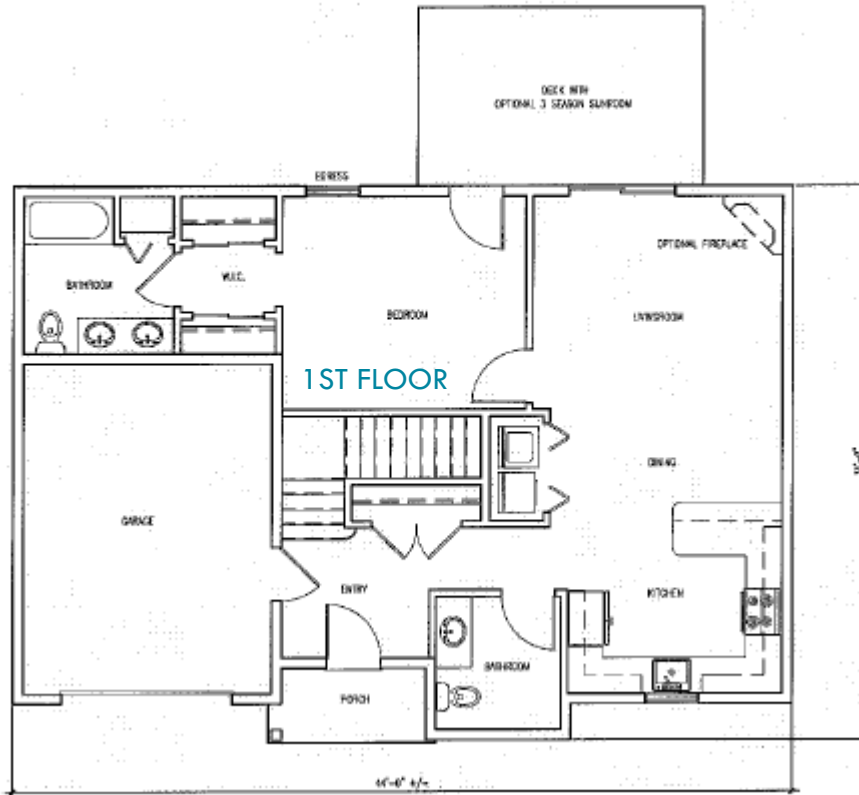
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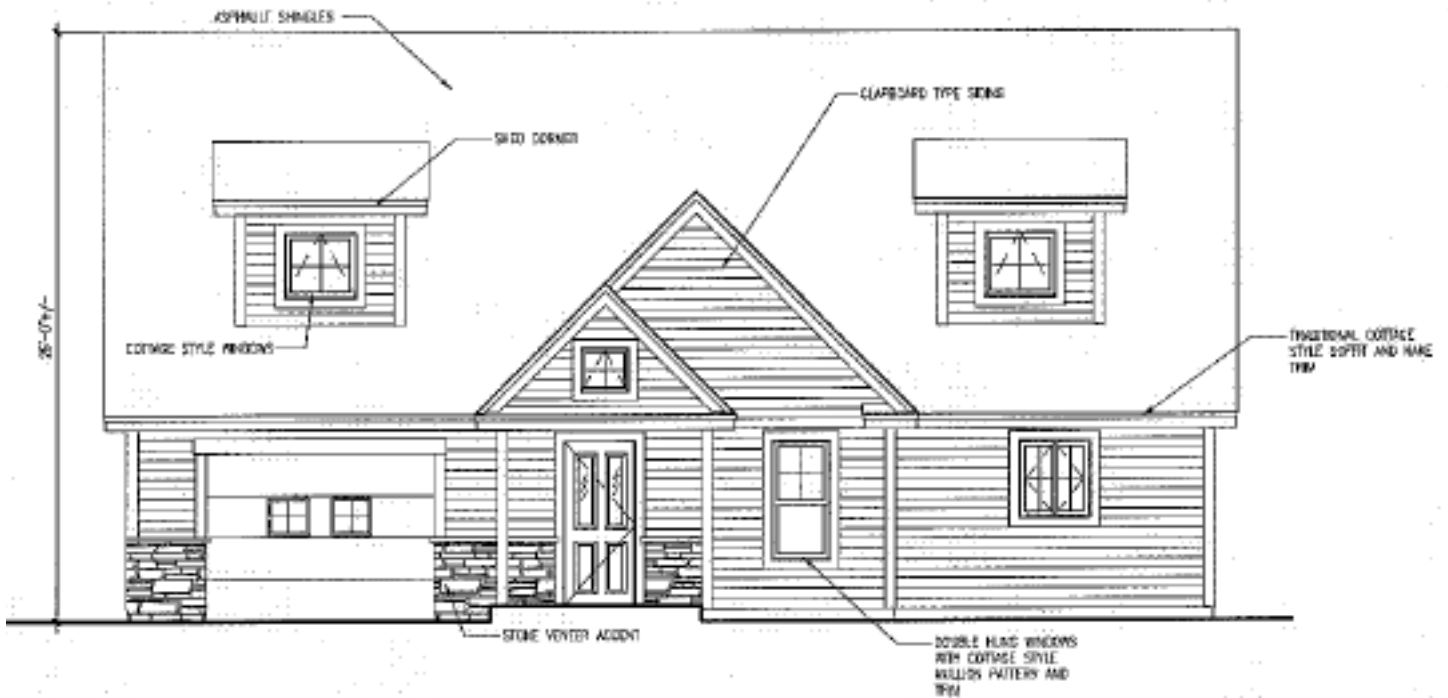


UNIT A SIDE ELEVATION

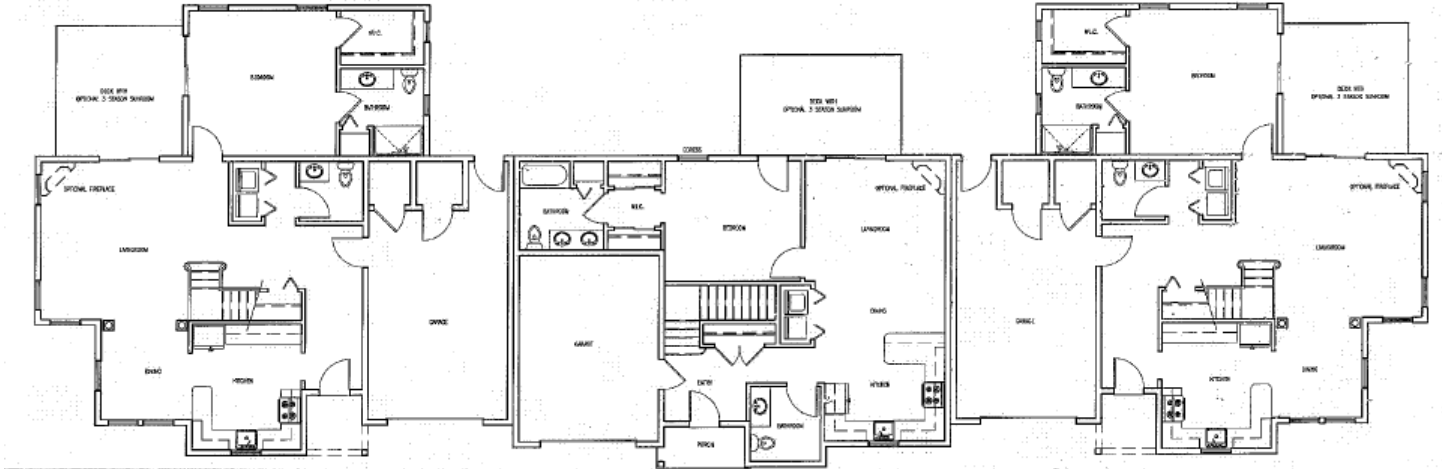
REFERENCED FROM:

SCALE: 1/4" = 1'-0"



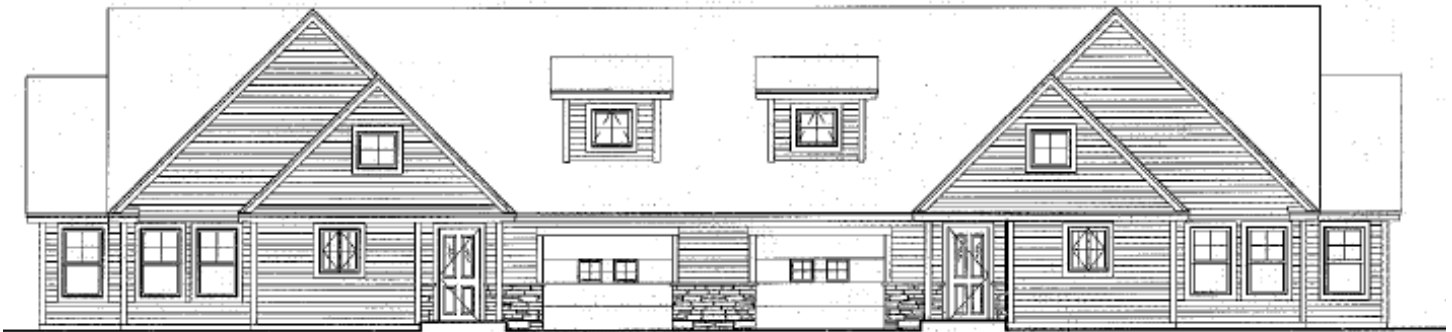
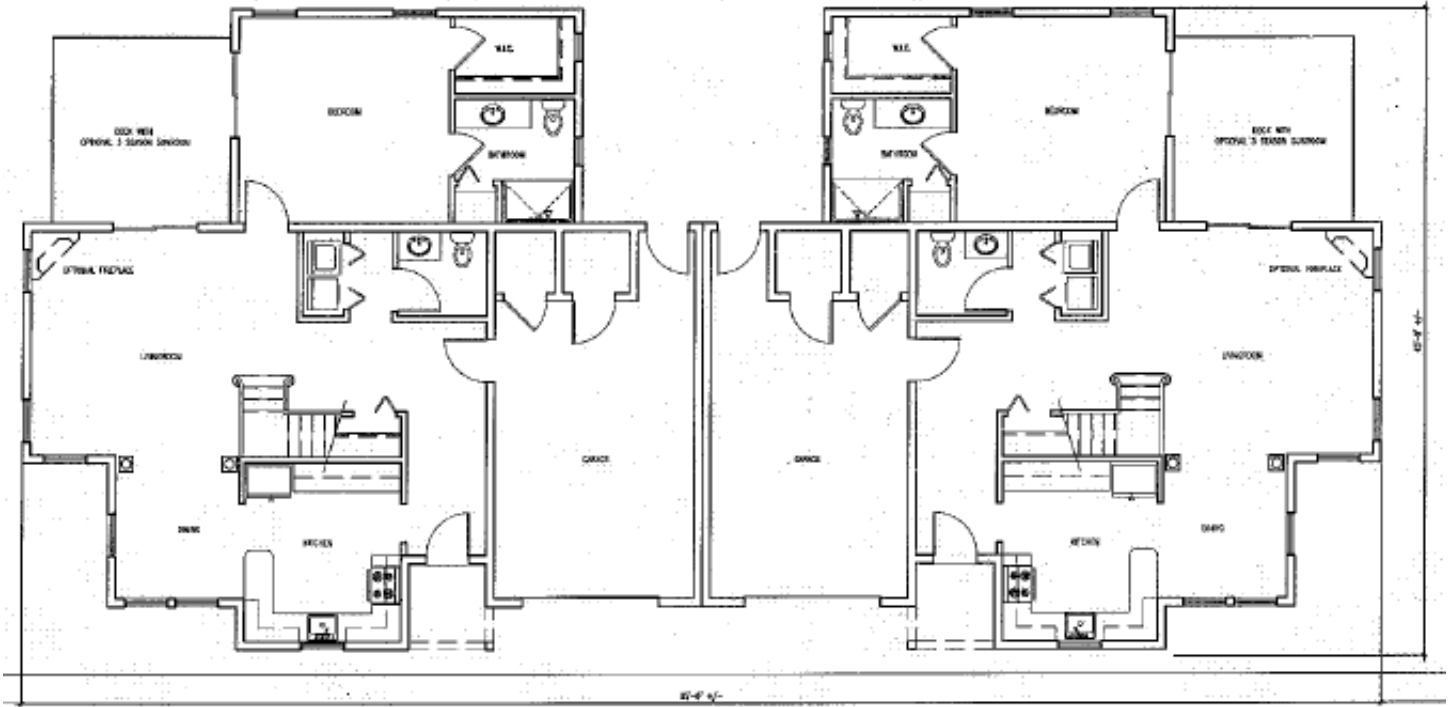


63-91 E EMERSON CUMMINGS BLVD FLOOR PLAN & ELEVATION: 3-UNIT



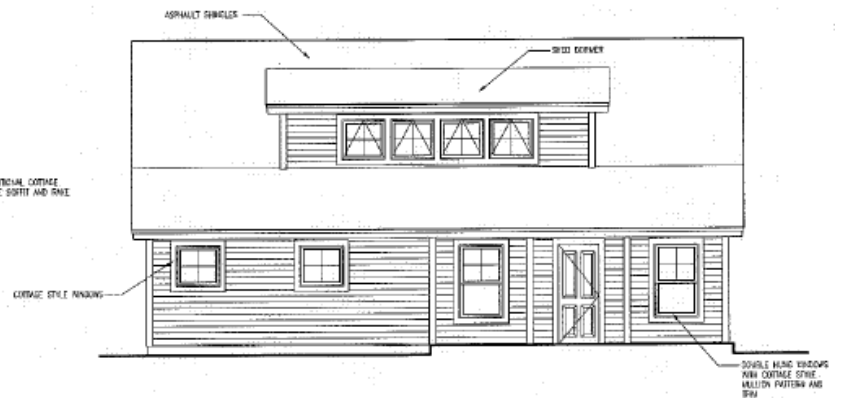
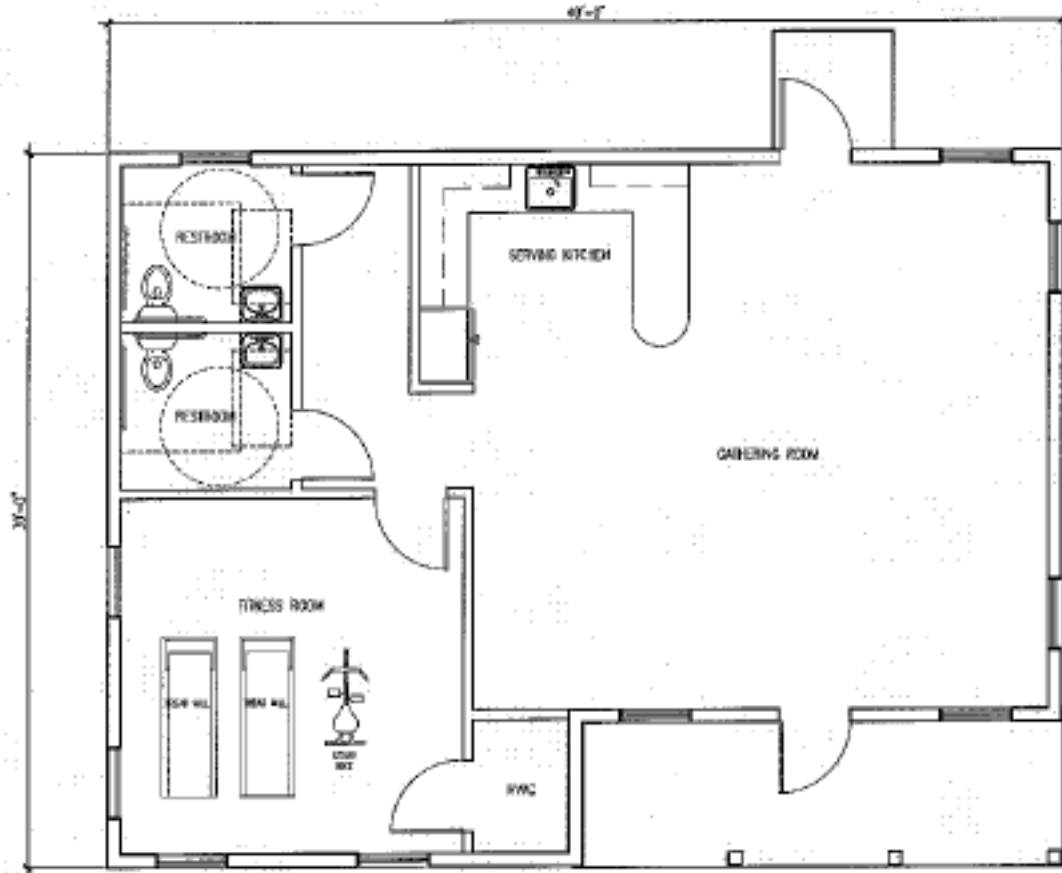
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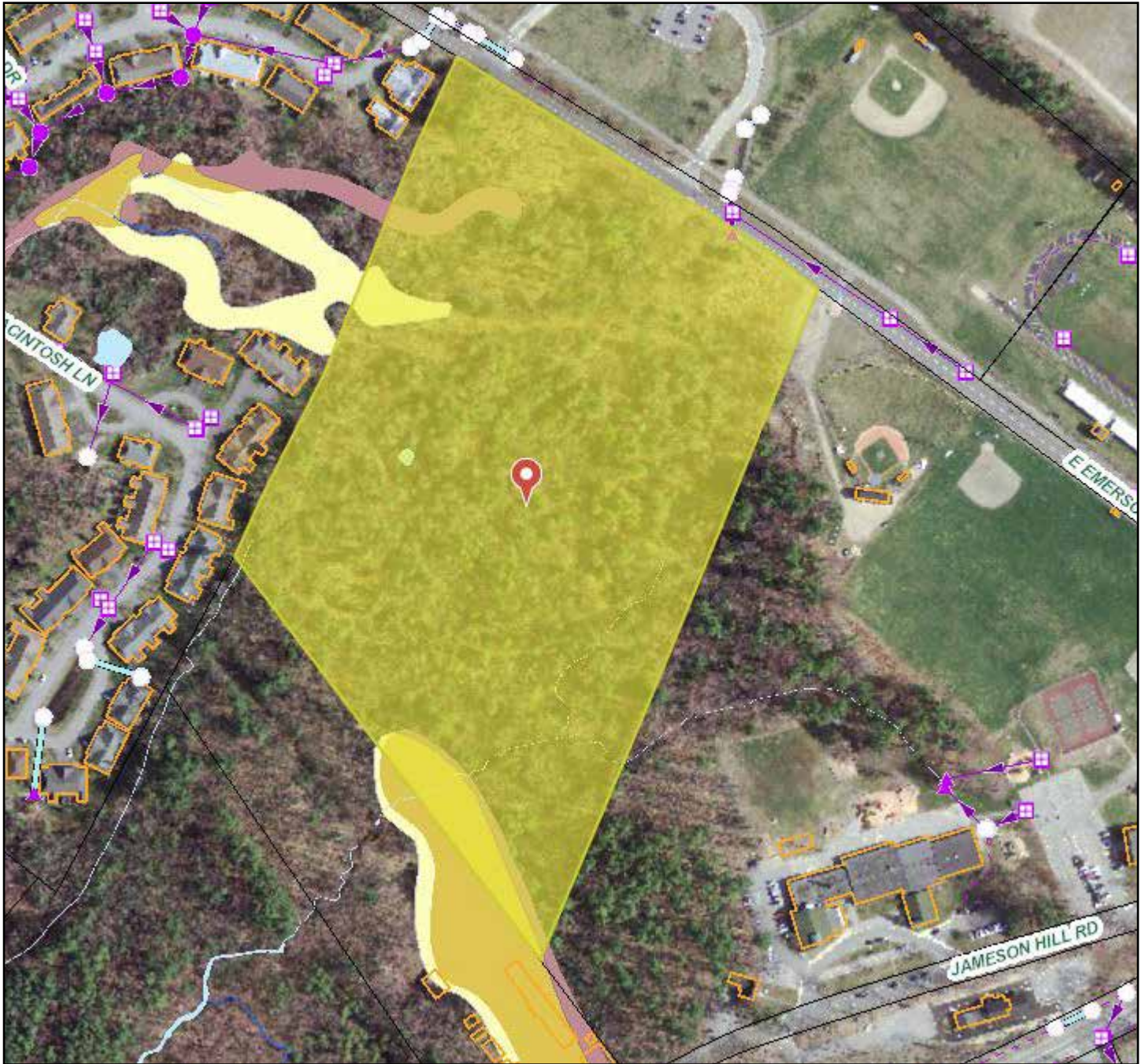
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SELLER PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 63-91 E Emerson Cummings Blvd Old Orchard Beach, ME

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 in other real estate licenses 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.

SECTION I HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

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: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
 Yes No Unknown
 Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II 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 or restrictive covenants? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
 IF YES: Explain: _____
 Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
 Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No Unknown
 Has all or a portion of the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
 ATTACHMENTS: Yes No
 Additional information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to buyer.

SELLER *Wes Kennedy* DATE 2/17/18 SELLER *Wendalyn King* DATE 2/17/18

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns. Buyer

BUYER _____ DATE _____ BUYER _____ DATE _____





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 _____
Licensee's Name

on behalf of _____
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.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



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This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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