



Commercial Agent Synopsis

19 Roosevelt Trail Windham, Maine 04062

MLS#: 1261118 Nbrhd/Assoc: n/a
Status: Active County: Cumberland Assoc. Fee:
Directions: Exit 48 off Maine Turnpike. North on Riverside, cross Warren Avenue to Route 302 (Roosevelt Trail) west. Property is 1/4 mile over the Westbrook/Windham town line. Look for the big yellow house and barn.

List Price: \$600,000
Original Price: \$600,000



General Information

Class: Land
Surveyed: Yes Seasonal: No
Style:
#Units: Year Built:
#Floors: Ceil Ht +/-:
Max Floor Cap: Leases:
Annual Income: Traffic Cnt:
Annual Expenses:
Water Information
Waterfront: Yes
Wtr Frontage Amt +/-: 880
Waterfront Owned +/-: 880
Waterfront Shared +/-: 0
Water Body: Highland Lake
Water Body Type: Lake

Retail SF +/-:
Manufacturing SF +/-:
Office SF +/-:
Warehouse SF +/-:
GLAAG:
Sqft Fin Blw Grd +/-:
Sqft Fin Total +/-: 0
Source of Sqft:
Lot Size +/-: 53.31 acres
Source of Lot Size: Deed, Public Record
Road Frontage +/-: 387
Zoning: C3 Windham
Bank Owned REO: No

Tax/Deed/Community Information

Book/Page/Deed: 27721/90-92/All
Map/Block/Lot: 7 & R09//63,66,69,1
Full Tax Amt/Yr: \$5,986/2016
Tax ID: 19RooseveltTrailWin
School District: Windham
Confidentiality Statemnt: No

Property Features

Primary Use: Campground, Vacant
Second Use:
Sale Includes:
Site: Farm, Level, Open, Pasture/Field, Rolling/Sloping, Wooded
Construction:
Driveway: Gravel, Paved, Reclaimed
Basement Info:
Parking: 21+ Spaces
Foundation Mtrls:
Location: Intown, Near Golf Course, Near Shopping, Near Town, Near Turnpike/Interstate, Rural, Suburban
Exterior:
Restrictions: No Restrictions
Roof:
Rec. Water: Beach Rights, Boat Mooring, Boat Slip, Deeded, Dock, Lake/Fresh Water
Heat System:
Roads: Paved, Public
Heat Fuel:
Transportation: Major Road Access, Near Airport
Water Heater:
Electric: Circuit Breakers, On Site
Cooling:
Gas: No Gas
Floors:
Waste Wtr Disp: Private, Septic Existing On Site
Veh. Storage: Barn
Water: Public
Amenities:
Equipment:
Access. Amenities:
Basement Entry: View: Scenic, Water, Woods

Remarks

Remarks: This is an amazing property. 53.31 contiguous acres in both Windham and Falmouth. 880 feet of owned water frontage on Highland Lake, including 400+ feet of private beach. 387 feet of frontage on Route 302. Farmhouse and barn on-site with great bones. Former campground with so many possibilities, both residential and commercial. 4.5 miles from the Maine Turnpike, 6 miles from the Portland International Jetport. Highland Lake is the closest fresh water lake to Portland with over 70% year-round homes.

Showing Instructions: Call Listing Broker, Email Listing Broker, Listing Agent Must Accompany, Notice Required, Sign On Property, Text Listing Ag

Listing/Agent/Office Information

DOM: 0 List Date: 05/02/16 Expiration Date: 11/30/16 Termination Date:
Pending Date: Withdrawn Date: (207) 232-8817 Buyer Agency Fee: 2%
List Agent: Chris J. Griffith (016122) Agent Cell Phone:
List Agent Email: cgriff@greatmoose.com Agent Phone: (207) 232-8817 Sub Agency Fee: 0%
List Office: LUX Realty Group (2777) Office Phone: (207) 329-5092 Trans Broker Fee: 1%



Prepared By: Chris Griffith. Generated on 05/02/2016 9:49:49 AM



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MREIS, Inc. © 2016

