



505 SABLE OAKS DRIVE, SOUTH PORTLAND, ME 04106

FOR SALE

**FULLY-DESIGNED MEDICAL
OFFICE BUILDING FOR SALE**

For More Information, Please Contact:

CoreFirms.com
(207) 744-3084
Info@CoreFirms.com

PORTLAND | PORTSMOUTH
AUGUSTA | BIDDEFORD



PROPERTY INFORMATION



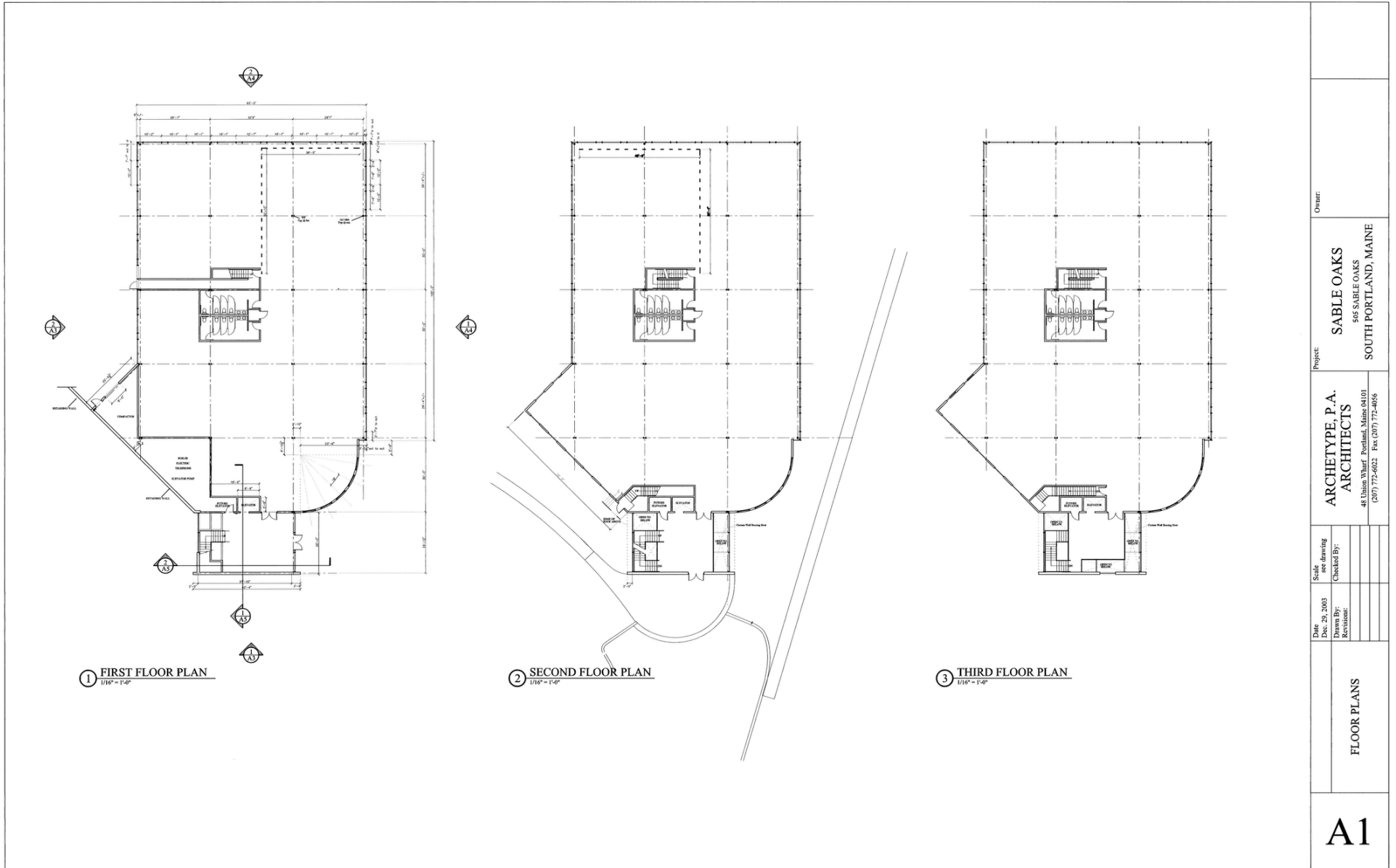
Address	505 Sable Oaks Drive, South Portland, ME
Owner	Soley Oaks LLC
Sale Price	\$1,995,000.00
Building Size	Up to 50,000 SF
Lot Size	4.99 ± Acre Campus
Frontage	536' ± on Sable Oaks Drive
Parking	225 Spaces
Zoning Description	CS - Suburban Commercial
Stories	Three
Building Class	Class A
Year Built	2-Year Construction

Rare large floor-plate suburban opportunity. Ideal site for signature medical office building or life-science campus. Available for sale. Close proximity to i-95, i-295, the Maine Mall, and the Portland International Jetport.



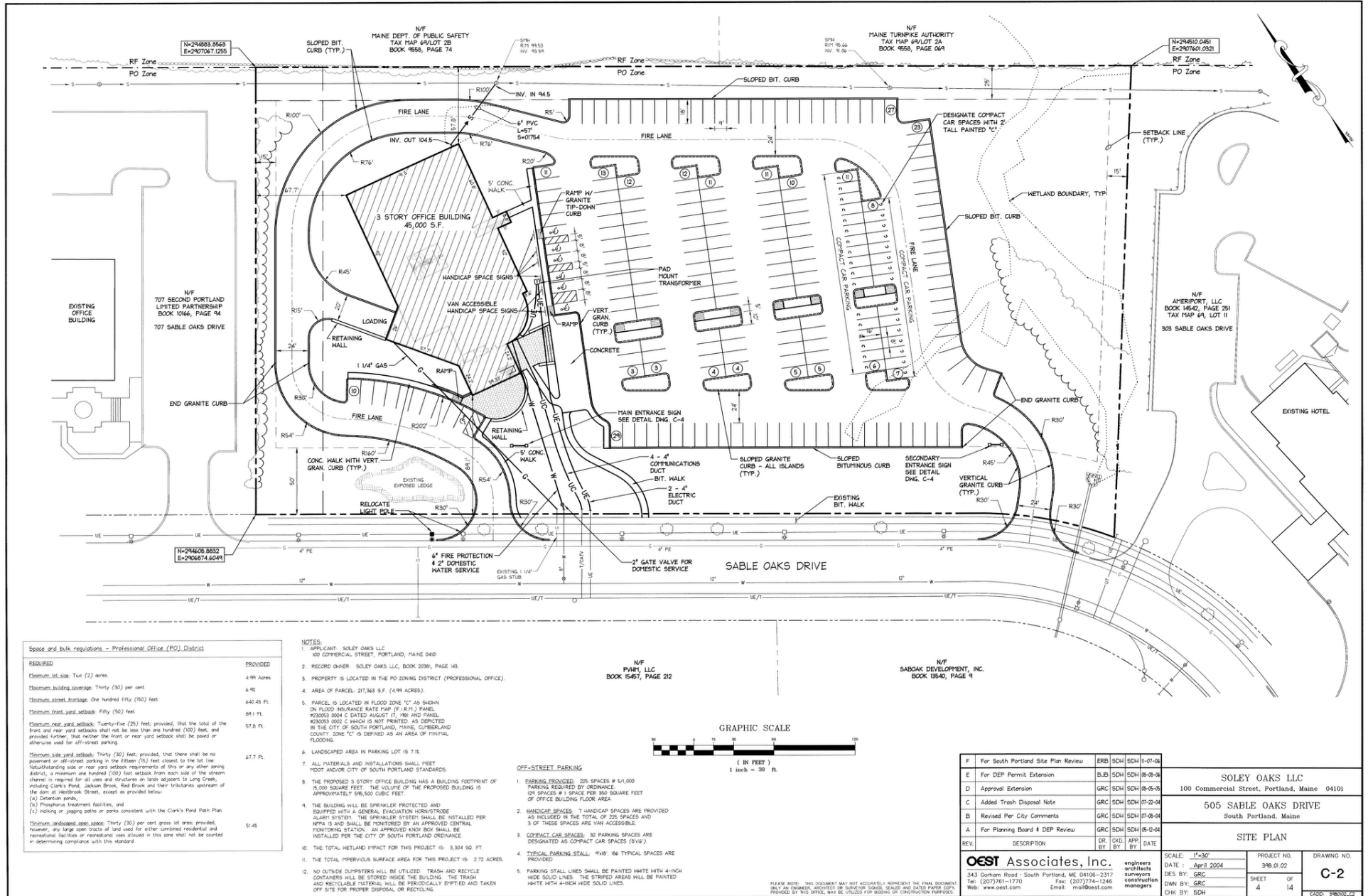


PROPOSED FLOOR PLANS

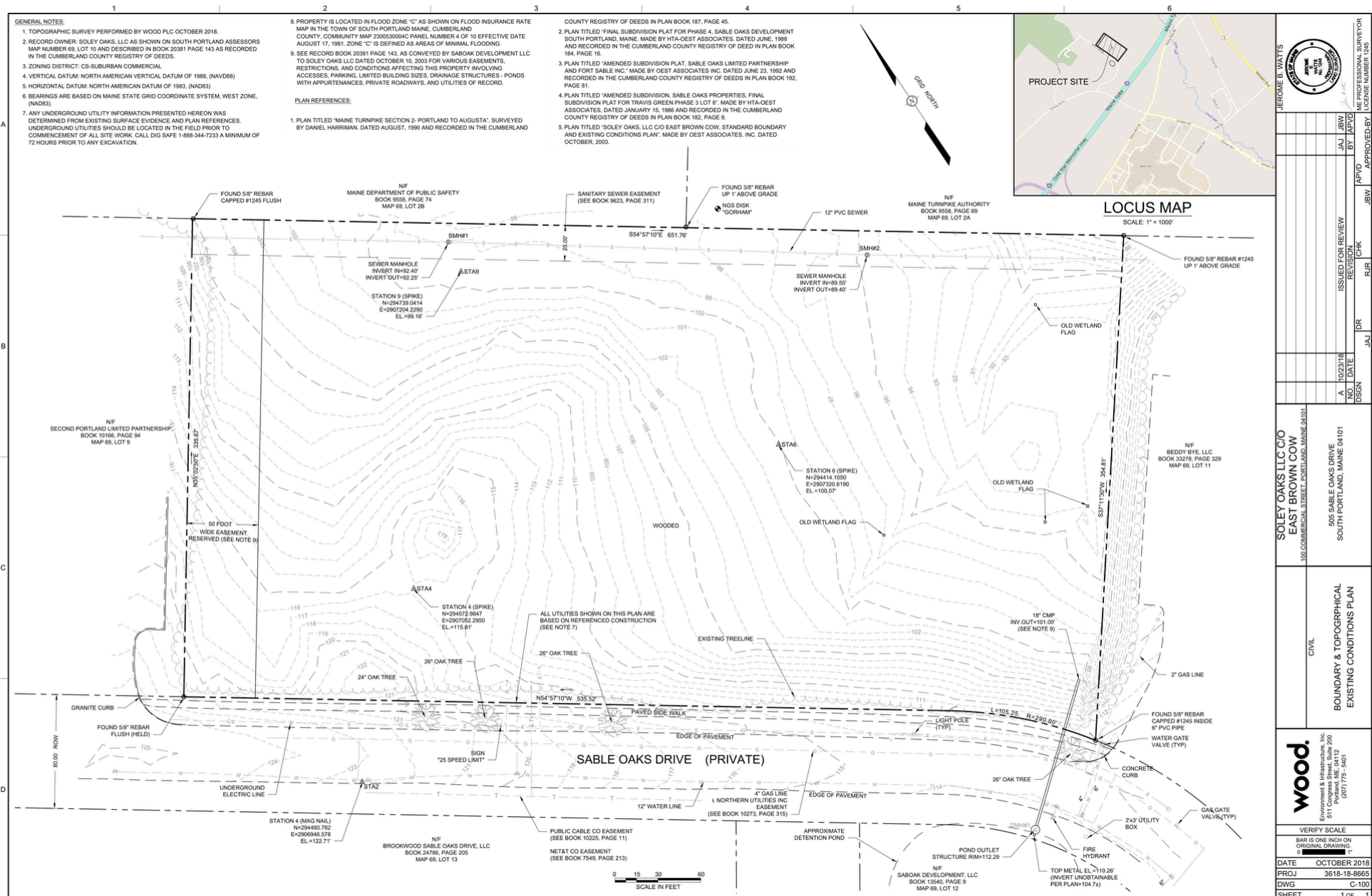


Owner:	SABLE OAKS 565 SABLE OAKS SOUTH PORTLAND, MAINE
Project:	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf, Portland, Maine 04101 (207) 772-6022 Fax: (207) 772-4656
Date:	29, 2003
Drawn By:	
Checked By:	
Revised:	
Scale:	
Sheet:	
FLOOR PLANS	
A1	

PROPOSED SITE PLAN



EXISTING CONDITIONS SURVEY



GENERAL NOTES:

- TOPOGRAPHIC SURVEY PERFORMED BY WOOD PLC OCTOBER 2018.
- RECORD OWNER: SOLEY OAKS, LLC AS SHOWN ON SOUTH PORTLAND ASSESSORS MAP NUMBER 69, LOT 10 AND DESCRIBED IN BOOK 20381 PAGE 143 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- ZONING DISTRICT: CS-SUBURBAN COMMERCIAL.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD88)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, (NAD83)
- BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM, WEST ZONE, (MA033).
- ANY UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM EXISTING SURFACE EVIDENCE AND PLAN REFERENCES. UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIG SAFE 1-888-344-7233 A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION.

8. PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP IN THE TOWN OF SOUTH PORTLAND MAINE, CUMBERLAND COUNTY, COMMUNITY MAP 230030000C PANEL NUMBER 4 OF 10 EFFECTIVE DATE AUGUST 17, 1981. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING.

9. SEE RECORD BOOK 20381 PAGE 143, AS CONVEYED BY SABOAK DEVELOPMENT LLC TO SOLEY OAKS LLC DATED OCTOBER 10, 2003 FOR VARIOUS EASEMENTS, RESTRICTIONS, AND CONDITIONS AFFECTING THIS PROPERTY INVOLVING ACCESS, PARKING, LIMITED BUILDING SIZES, DRAINAGE STRUCTURES - PONDS WITH APPURTENANCES, PRIVATE ROADWAYS, AND UTILITIES OF RECORD.

PLAN REFERENCES:

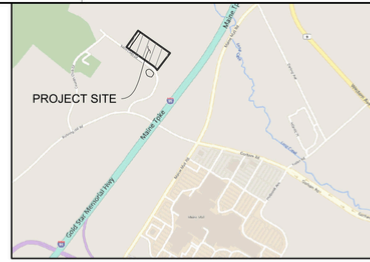
- PLAN TITLED "MAINE TURNPIKE SECTION 2: PORTLAND TO AUGUSTA," SURVEYED BY DANIEL HARRIMAN, DATED AUGUST, 1990 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 187, PAGE 45.

2. PLAN TITLED "FINAL SUBDIVISION PLAT FOR PHASE 4, SABLE OAKS DEVELOPMENT SOUTH PORTLAND, MAINE, MADE BY HTA-OEST ASSOCIATES, DATED JUNE, 1988 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEED IN PLAN BOOK 184, PAGE 16.

3. PLAN TITLED "AMENDED SUBDIVISION PLAT, SABLE OAKS LIMITED PARTNERSHIP AND FORT SABLE INC." MADE BY OEST ASSOCIATES INC. DATED JUNE 22, 1992 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192, PAGE 81.

4. PLAN TITLED "AMENDED SUBDIVISION, SABLE OAKS PROPERTIES, FINAL SUBDIVISION PLAT FOR TRAVIS GREEN PHASE 3 LOT 8," MADE BY HTA-OEST ASSOCIATES, DATED JANUARY 15, 1988 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 182, PAGE 9.

5. PLAN TITLED "SOLEY OAKS, LLC C/O EAST BROWN COW, STANDARD BOUNDARY AND EXISTING CONDITIONS PLAN," MADE BY OEST ASSOCIATES, INC. DATED OCTOBER, 2003.



JEROME B. WATTS
 ME PROFESSIONAL SURVEYOR
 LICENSE NUMBER 1245

APPROVED BY: [Signature]

ISSUED FOR REVIEW: [Date]

REVISION: [Date]

DR: [Date]

DRGN: [Date]

DATE: [Date]

NO. OF SHEETS: [Number]

PROJECT: [Project Name]

SCALE: 1" = 1000'

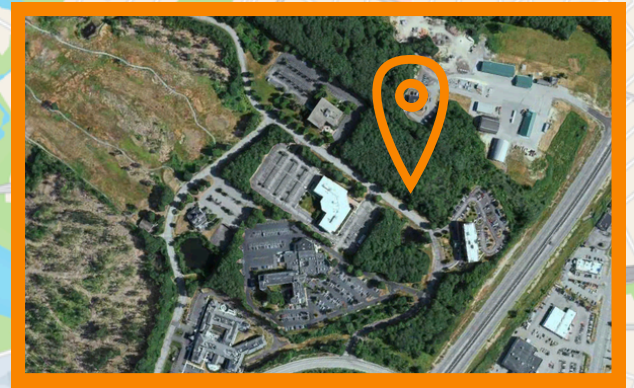
wood.
 Environment & Infrastructure, Inc.
 511 South Portland, ME 04112
 (207) 775-5401

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING 1"

DATE: OCTOBER 2018
 PROJ: 3618-18-8665
 DWG: C-100
 SHEET: 1 OF 1

FILE NAME: I:\Sable Oaks - Soley 2018\CivilSurvey\C-100.dwg PLOT DATE: Fri, 16 Nov 2018 PLOT TIME: 12:08 PM

AERIAL MAP



MEDICAL OFFICE BUILDING FOR SALE

505 SABLE OAKS DRIVE,
SOUTH PORTLAND, ME 04106



For More Information, Please Contact:



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Clay Hardy

Associate

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