

Sunset Gardens Park

Well maintained park that consists of 29 Sites and Two Commercial Spaces. 14.5 acres, private & paved road, private well, and public septic system. Close to amenities and I-95 exit. 100% occupied!

\$1,445,000



**2161 Lisbon Street
Lewiston, Maine**



207-240-0052

DotFernaldTeam@gmail.com

Residential - Land - Commercial



“Doing Business with the **TEAM** that cares”

Location

Sunset Gardens Park

**2161 Lisbon Street
Lewiston, Maine 04240**

 GPS Compatible

6 Minutes from I-95



207-240-0052
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Residential - Land - Commercial

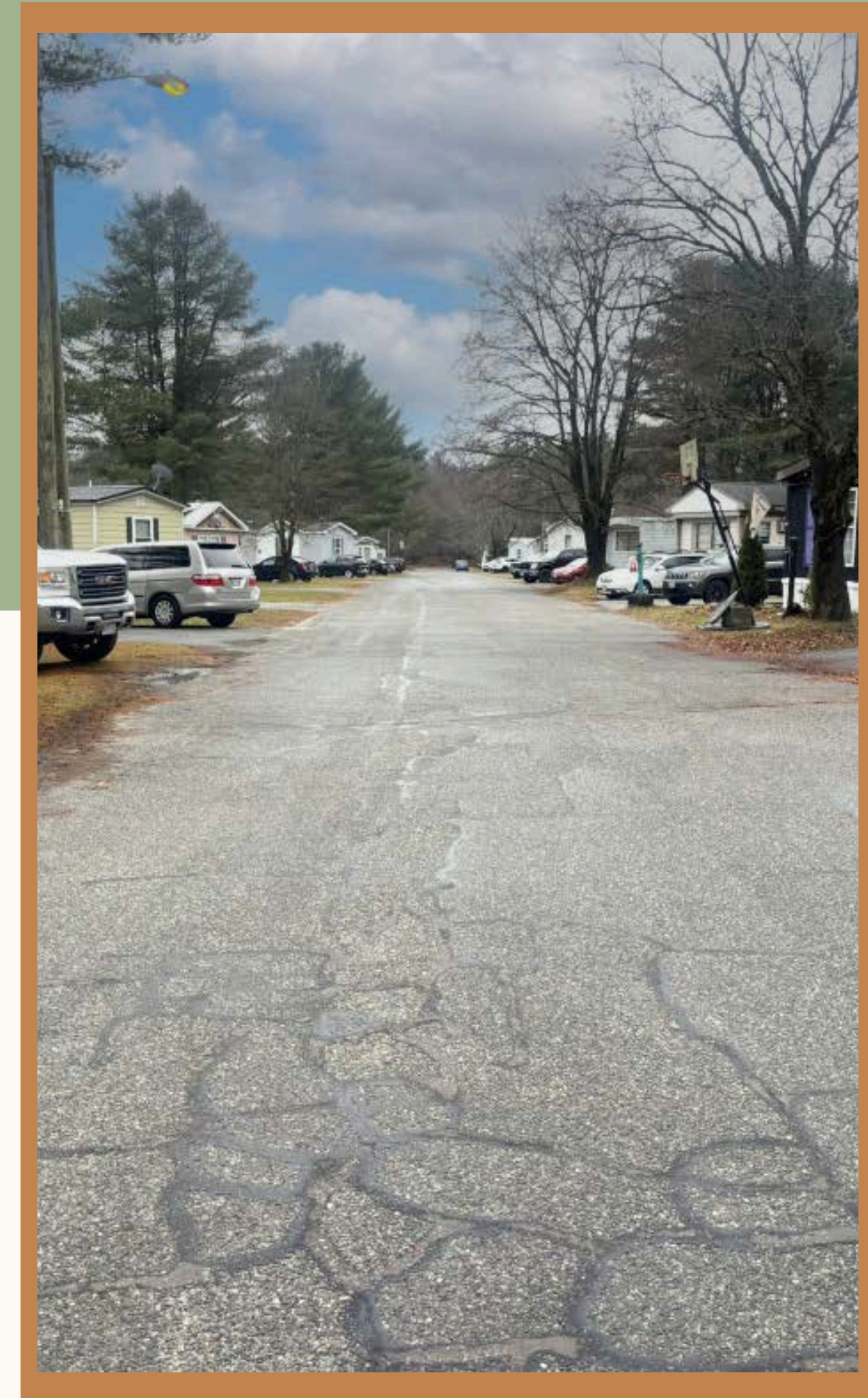
Dot FERNALD
Real Estate Team

"Doing Business with the TEAM that cares"

Summary Of Property



Sales Price: \$1,445,000
Deed: Bk 7445, Pg 263-265
Acreage: 14.5 Acres
Map: 28 Lot: 3
Property Taxes: \$13,891.40
Homes on Site: 29
Rent to Own Homes: 3
Road: Private, Paved
Private Water, Public Sewer



About the Park

Acreage of the Park:	14.5
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	Some acreage in back of park with potential expansion capabilities. Would need approvals and add infrastructure.
Age of the Park:	Unknown
How long have you owned the park?	2008
PADS:	
How many pads?	29
How many homes on concrete pads?	1
How many homes on gravel pads?	28
How many pads currently vacant?	0
Water Type (Private or Public)	Private
Age of well?	Unknown
Have you ever run out of water or have a bad water test?	No
Pressure Vessels?	New 2022
Sewer type: (Public or Private)	Public
Roads: (Private, town approved, paved, gravel)	Private, Paved
Are the roads in the park maintained by the park?	Yes
Are individual driveways maintained by the park?	Yes
Is snow plowing and sanding of the driveways the responsibility of the park owner?	No
Electricity:	
Who pays for the street lights in the park?	Park Owner
What type of electrical meters service each pad?	100-amp
Is there an existing long-term contract with CMP?	No
Miscellaneous:	
Has the Maine Manufacturing Housing Board cited the MHP for any violations as a result of their annual inspection and/or complaints from park tenants?	Violation Found, Then Corrected

Are there any buried oil tanks in the park?	None known
Does the current owner provide trash removal for each site?	Yes
How many vehicles are allowed to park on each site?	2
Are dogs allowed in this park?	Yes
Are there rules and regulations for this park?	Yes
Can you provide rent roll inclusive of the name of the tenant and length of occupancy?	Yes
Are there any litigations currently pending?	No
To your knowledge are there environmental issues factored into the relative value of the park?	None known
Are copies of the submitted IRS Schedule E statements available for the last 3 years?	Yes
Is there an age limit to the admission to the park?	No
Are older mobile homes allowed to enter this park?	Need Park Approval
How many of the mobile homes are owned by the Park owner?	3
What has been the occupancy rate of this park?	100%
Driving directions to the park:	GPS Compatible. Route 196 / Lisbon Road, Lewiston Maine.



Income & Expenses

Effective Gross Revenue	Annual
Lot Rents	\$120,408.00
Pet Fee	\$4,560.00
Tax & Insurance Payments	\$5,650.00
Water/Sewer	\$13,920.00
Note Payments	\$12,668.00
Commercial	\$16,500.00
Annual Gross Revenue	\$173,706.00
Expenses	Annual
Taxes	\$13,891.40
Electricity / Water / Sewer	\$10,239.10
Trash Removal	\$3,779.85
Lawn Care & Tree Work	\$2,055.00
Park Insurance	\$3,014.25
Plowing	\$4,515.00
5% Management Fee	\$8,685.30
Routine Maintenance	\$8,244.24
Park License & Water Testing	\$1,259.00
Gross Expenses	\$55,683.14
Net Cash Flow	\$118,022.86



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Rent Roll



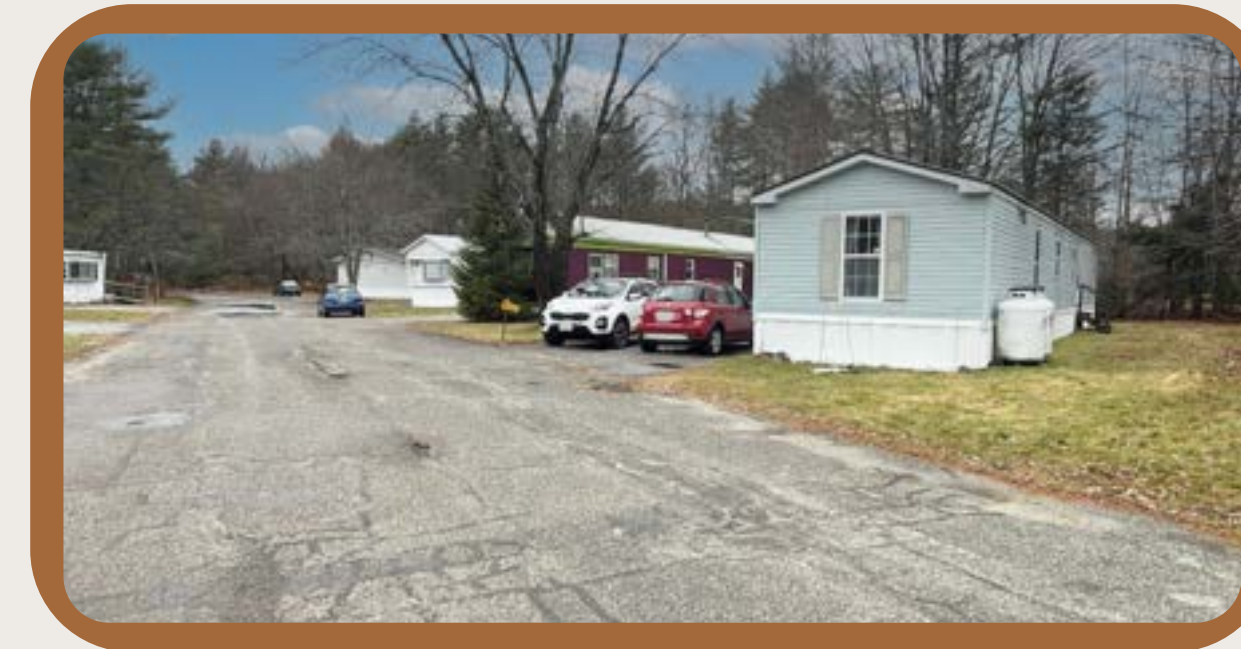
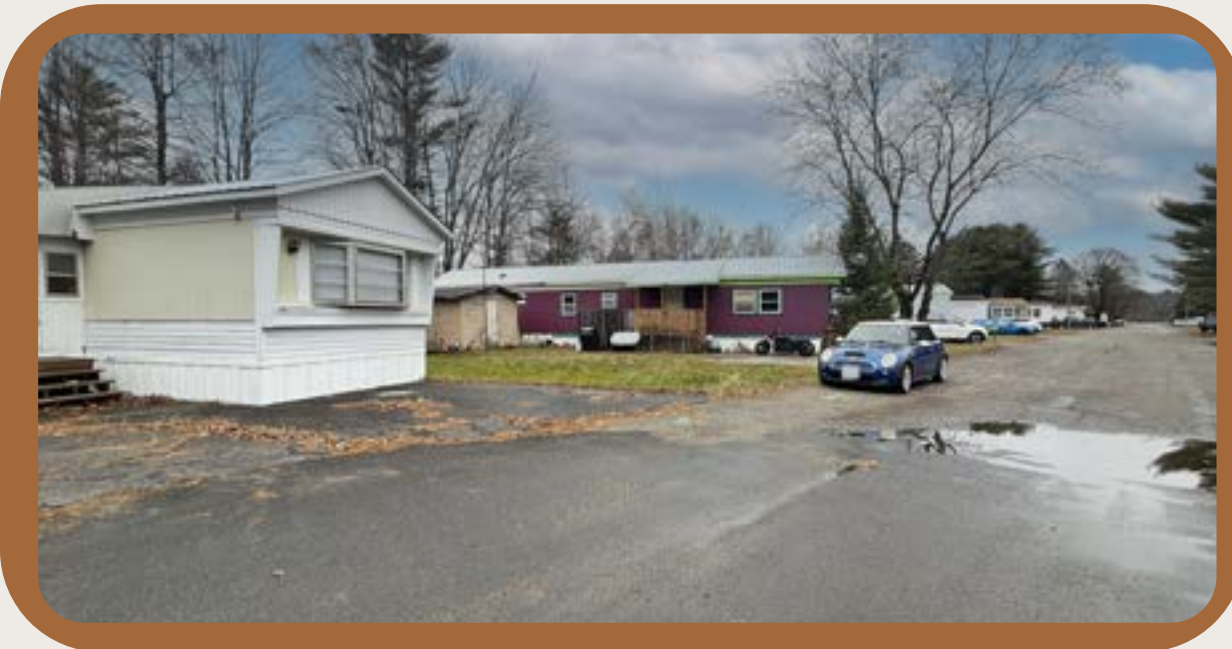
Lot #	Address	Rent to	Lot	Pet	Water	Tax &	Note	Assessed	Principal
		Own Homes	Rent	Fee	Sewer	Ins Pymt	Pymt	Value	Balance
1	2161 Lisbon Rd	N	\$346	\$50	\$40	\$0		\$28,700	
2	2161 Lisbon Rd	Y	\$346	\$0	\$40	\$172	\$369	\$20,000	\$27,822.95
3	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$18,500	
4	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$13,700	
5	2161 Lisbon Rd	N	\$346	\$25	\$40	\$0		\$19,800	
6	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$17,600	
7	2161 Lisbon Rd	N	\$346	\$25	\$40	\$0			
8	2161 Lisbon Rd	N	\$346	\$25	\$40	\$0		\$25,500	
9	2161 Lisbon Rd	N	\$346	\$25	\$40	\$0		\$23,900	
10	2161 Lisbon Rd	N	\$346	\$25	\$40	\$0		\$15,400	
11	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$19,500	
12	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$21,800	
13	2161 Lisbon Rd	N	\$346	\$5	\$40	\$0		\$12,500	
14	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0			
15	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$31,100	
15A	2162 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$24,500	
15B	2163 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$20,800	
16	2161 Lisbon Rd	N	\$346	\$25	\$40	\$0		\$17,600	
17	2161 Lisbon Rd	N	\$346	\$50	\$40	\$0		\$24,800	
18	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$23,200	
19	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$19,600	
20	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$13,800	
21	2161 Lisbon Rd	N	\$346	\$25	\$40	\$0		\$17,000	
22	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$35,800	
23	2161 Lisbon Rd	N	\$346	\$0	\$40	\$0		\$18,700	
24	2161 Lisbon Rd	Y	\$346	\$25	\$40	\$161	\$319	\$9,100	\$22,833.90
25	2161 Lisbon Rd	N	\$346	\$25	\$40	\$0			
26	2161 Lisbon Rd	Y	\$346	\$0	\$40	\$138	\$368	\$16,600	\$17,196.00
27	2161 Lisbon Rd	N	\$346	\$50	\$40	\$0			
	2162 Lisbon Rd		\$625	\$0	\$0	\$0			
	2163 Lisbon Rd		\$750	\$0	\$0	\$0			
			\$11,409	\$380	\$1,160	\$471	\$1,056		\$67,852.85
			\$136,908	\$4,560	\$13,920	\$5,650	\$12,668		

Rent to Own Homes

	Lot#	Make	Size	Age	Beds	Baths	Serial#	Assessed Value	Taxes	Monthly Payment	Principal Balance
1	2	Titan	14 x 66	1997	2	1.5	19989093017	\$20,000.00	\$655.60	\$368.71	\$27,822.95
2	24	Vindale		1967	2	1	1565790	\$9,100.00	\$298.30	\$319.11	\$22,833.90
3	26	Skyline Cameron	14 x 70	1989	3	1		\$16,600.00	\$544.15	\$367.85	\$17,196.00



Photos of the Park



Photos of the Park



Photos of the Commercial Space



Deed

NOT A N
MAINE SHORT FORM WARRANTY DEED
NOT A N

HOMESTEAD HOMES, INC., successor by merger to KIRKMAR, INC. pursuant to a Merger Agreement / Plan of Merger dated June 25, 1998 and filed with the Maine Secretary of State in connection with Articles of Merger on June 29, 1998, of Lewiston, Androscoggin County, Maine, for consideration paid, hereby grants to H&S ASSOCIATES ONE, LLC of Lewiston, Androscoggin County, Maine 04240, with WARRANTY COVENANTS, a certain lot or parcel of land situated at 1007 Sabattus Street in Lewiston, Androscoggin County, Maine, being more particularly described on the attached Exhibit A and a certain lot or parcel of land situated at 2161 Lisbon Street in Lewiston, Androscoggin County, Maine, being more particularly described on the attached Exhibit B.

The premises are conveyed subject to any easements and restrictions of record and include all rights, easements, privileges and appurtenances pertaining thereto.

Being the same premises described in the deed of Sunset Gardens Park, Inc. to Kirkmar, Inc. dated September 1, 1985, and recorded in the Androscoggin County Registry of Deeds in Book 1849, Page 138.

The premises are conveyed subject to the restriction that the Grantee, its successors and assigns, are prohibited from changing the use of the above-described premises as a mobile home park for two years from the date hereof.

IN WITNESS whereof, the said Homestead Homes, Inc. has caused this instrument to be signed and sealed this 30th day of May, 2008.

Witness

HOMESTEAD HOMES, INC.

By: C. Worena Kirkpatrick
C. Worena Kirkpatrick, Its Authorized Agent

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

Personally appeared before me this 30th day of May, 2008, the above-named C. Worena Kirkpatrick, as authorized agent for Homestead Homes, Inc., and acknowledged the foregoing instrument to be her free act and deed in said capacity.

John W. Geisner
Notary Public/Attorney-at-Law

JOHN W. GEISNER
Type or Print Name

My commission expires: _____

Exhibit "A"

NOT

NOT

A certain parcel of land situated on the southwesterly line of Sabattus Street in Lewiston in said County of Androscoggin and State of Maine bounded and described as follows:

COPY

COPY

BEGINNING at a point in said line of Sabattus Street at the most northerly corner of lot number thirty-three (33) as shown on a certain plan entitled "Grove Street Heights" dated May 15, 1922, recorded in the Androscoggin County Registry of Deeds in Book of Plans, Volume 2, Page 143, and thence the line runs in a southwesterly direction along the northwesterly line of said lot number thirty-three (33) a distance of one hundred nineteen and sixty-three hundredths (119.63) feet to the most westerly corner of said lot number thirty-three (33); thence the line continues to run in a southwesterly direction on a line which would be perpendicular to said line of Sabattus Street a distance of one hundred sixty-two (162) feet, more or less, to a point which is two hundred fifty (250) feet southwesterly from said line of Sabattus Street; thence the line runs in a southwesterly direction a distance of thirty-three (33) feet to a point in a line which is thirty (30) feet southwesterly from and parallel with the demarcation line between the commercial and residential zone as said demarcation line existed on October 9, 1970, which point is eighty (80) feet, more or less, away from the southwesterly line of lot number twenty-seven (27) as shown on said plan; thence the line runs in a northwesterly direction parallel with and two hundred eighty (280) feet distance southwesterly from said line of Sabattus Street a distance of one hundred twenty-five feet, more or less, to the center line of the brook shown on the aforesaid plan; thence the line runs in a northerly direction following the center line of said brook a distance of two hundred fifty (250) feet, more or less, to the most southerly corner of a parcel of land conveyed by Joseph D. Caron to Fernand G. Lapointe and Carmen Y. Lapointe by deed dated October 9, 1970, recorded in said Registry of Deeds in Book 1024, Page 535; thence the line runs in a northeasterly direction along the southeasterly line of the third parcel described in said deed a distance of seventy-five (75) feet, more or less, to the most easterly corner of said third parcel being also the most westerly corner of a parcel of land conveyed by said Lapointes to said Caron by deed dated October 9, 1970, recorded in said Registry of Deeds in Book 1024, Page 534; thence the line runs in a northeasterly direction along the northwesterly line of said land conveyed by Lapointe to Caron a distance of forty (40) feet, more or less, to the southerly corner of the second parcel described in said deed from Caron to Lapointe; thence the line runs in a northeasterly direction along the southeasterly line of said second parcel a distance of twenty-five (25) feet; more or less, to the southerly corner of the first parcel of land described in said deed from Caron to Lapointe; thence the line runs in a northeasterly direction along the southeasterly line of the first parcel described in said deed from Caron to Lapointe so as to intersect said line of Sabattus Street at a right angle exactly two hundred thirty (230) feet northwesterly from the point of beginning; thence the line runs in a southeasterly direction along said line of Sabattus Street a distance of two hundred thirty (230) feet to the point of beginning. Said described premises consist of all of the premises conveyed by Elton H. Fales in his capacity as Executor under the Will of Sadie B. Lawrence to said Caron dated June 27, 1968, recorded in said Registry of Deeds in Book 991, Page 779, with the exception of that portion thereof described as the first parcel of land in said deed from Caron to Lapointe dated October 9, 1970, recorded in Book 1024, Page 535, all of the premises described in said deed from William P. Smith to Joseph D. Caron dated October 9, 1970, recorded in Book 1024, Page 583, with the exception of that portions thereof conveyed by Caron to Lapointe by means of the second and third parcels described in said deed to Lapointe dated October 9, 1970, recorded in Book 1024, Page 535, and all of the premises described in said deed from Fernand G. Lapointe to Joseph D. Caron dated October 9, 1970, recorded in said Registry of Deeds in Book 1024, Page 534.

MAINE REAL ESTATE
TRANSFER TAX PAID

Deed

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

Exhibit "B"

A certain lot or parcel of land, situated in Lewiston, County of Androscoggin, State of Maine, bounded and described as follows:

BEGINNING at a point on the southwesterly line of the Lisbon Road, so-called, four hundred and forty (440) feet southeasterly from the intersection of said southwesterly line of said Lisbon Road, with the southeasterly line of the Geyton Road, so-called, thence in a general southeasterly direction along the line of said Lisbon Road three hundred (300) feet, more or less, to a barbed wire fence and the line of land now owned by one George Osborn; thence in a general southwesterly direction along said barbed wire fence to the line of land of George Chadburn, thence in a general westerly direction along the line of said Chadburn land three hundred (300) feet, more or less, to a point; thence in a general northeasterly direction by a line parallel with said barbed wire fence above mentioned and always of uniform distance therefrom, to the southwesterly line of the Lisbon Road, so called, and the point of commencement.

Being a part of the first parcel of land sold and conveyed to Leopold Begin and Yvette Begin, by Samuel Belanger, by Warranty Deed dated August 9, 1943 and recorded in Androscoggin Registry of Deeds, Book 544, Page 112.

Together with the right to pipe and maintain through the adjoining land a drain for waste water and sewerage purposes, which drain shall be placed not less than three and one-half (3½) feet in the ground; said right to be in the Grantee, its successors and assigns; the said Grantee, its successors and assigns, shall not permit waste waters and sewerage from their land to go on the adjoining land.

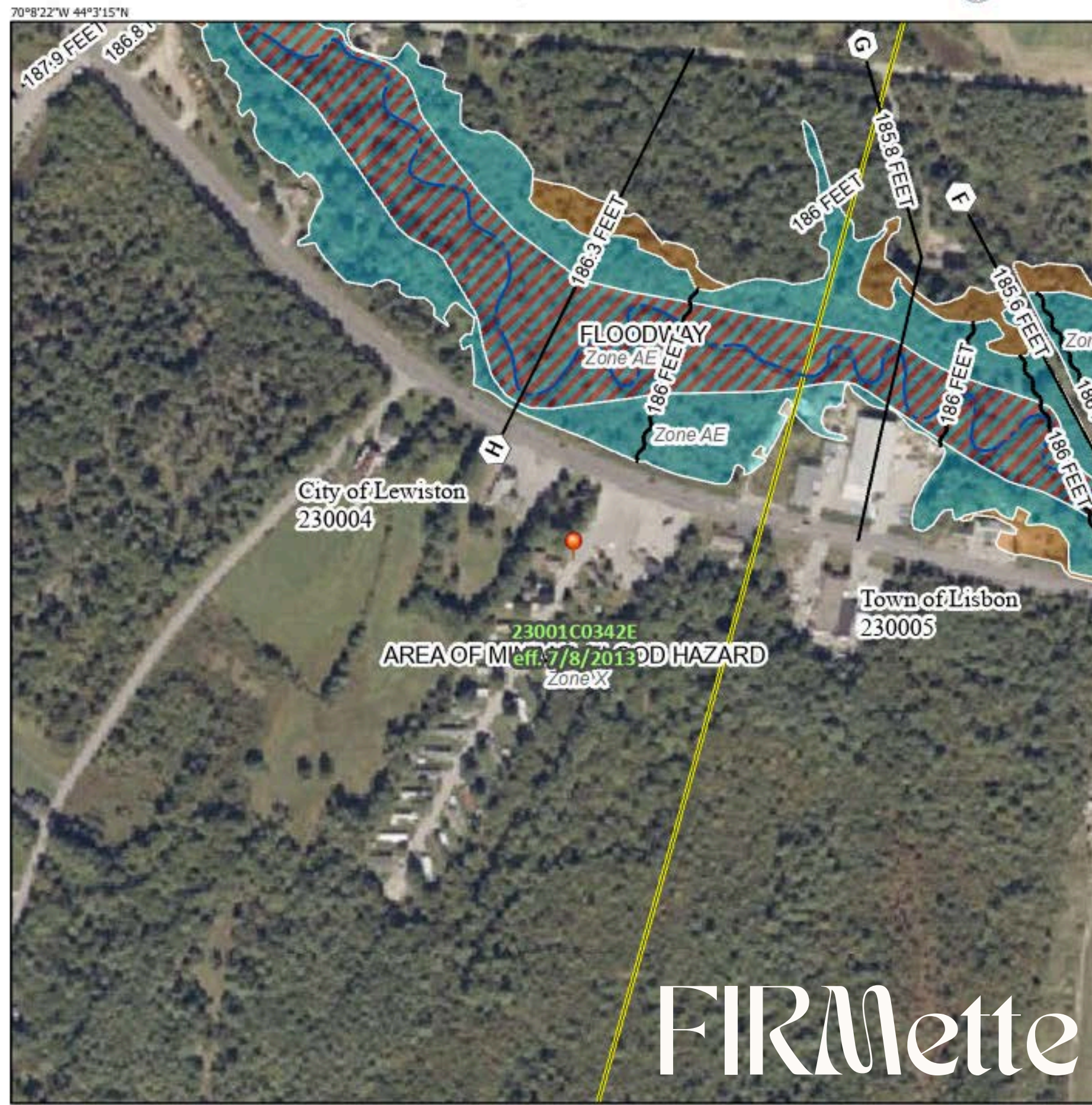
Being the same premises conveyed to Edward G. Dube and Gertrude Dube by Warranty Deed of Leopold Begin et al dated July 23, 1946 and recorded in the Androscoggin Registry of Deeds, Book 581, Page 269.

EXCEPTING, however, from the above described parcel of land certain property conveyed by Edward G. Dube et al to Elizabeth Bedard by deed dated November 23, 1953, recorded in the Androscoggin Registry of Deeds, Book 695, Page 170, and also another piece or parcel of land conveyed to the State of Maine Highway Commission by the Grantor herein dated April 14, 1954, and recorded in the Androscoggin Registry of Deeds, Book 703, Page 172, to which deeds and the records thereof, reference may be had for a more particular description of the premises therein conveyed.

All of the above being the same premise conveyed to Jack Stretton's Mobile Homes, Inc. by deed of John W. Stretton et al. dated September 30, 1963 and recorded in the Androscoggin Registry of Deeds, Book 902, Page 401.

ANDROSCOGGIN COUNTY
Tina M. Chaurand
REGISTER OF DEEDS

National Flood Hazard Layer FIRMeTte

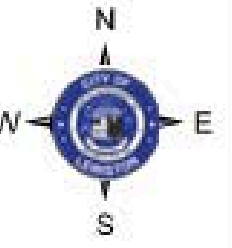


FIRMeTte

Town Map



LEWISTON
Maine



Scale 1" = 285'

Legend

- Parcel Line
- Other Bound
- Easement
- Mobile Home Lot
- Street Address
- Subject Map and Lot
- 100.00' Lot Line Dimension
- Plot, Deed or Plat Map

This Map is provided by the City of Lewiston, Maine for general reference and tax assessment purposes.

The City of Lewiston makes no warranty of the accuracy of this map. Field verification is required.

This map is not intended to replace a legal boundary survey. Inclusion, omission, or placement of; dimensions, lot lines, easements, right-of way, are not indicative of a legal representation on any given property.

Do not use for description delineation, or transfer of land.

Parcel ID

RE00009869

2161 LISBON ST

Map/Lot 28-3

2028 Tax Commitment

City of Lewiston
Assessing Dept.
27 Pine Street
Lewiston Maine 04240
(207) 513-3122

**PROPERTY DISCLOSURE
(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 2161 Lisbon Road, Lewiston, ME 04240

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

None

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

None

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____ Seller Initials CS _____

PROPERTY LOCATED AT: 2161 Lisbon Road, Lewiston, ME 04240

SECTION IV. ACCESS TO THE PROPERTY

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? Park Owner

Road Association Name (if known): Sunset Gardens Park

Source of information: Seller

SECTION V. FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Page 2 of 3 Buyer Initials _____ Seller Initials CS _____

PROPERTY LOCATED AT: 2161 Lisbon Road, Lewiston, ME 04240

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: **Seller is not aware of any flood claims. Area of minimal flood hazard.**

Source of Section V information: Seller and FEMA

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

<u>Christopher Sirois</u>	<u>11/20/2025</u>	_____	_____
Seller	Date	Seller	Date
H & S ASSOCIATES ONE, LLC			

_____	_____	_____	_____
Seller	Date	Seller	Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

_____	_____	_____	_____
Buyer	Date	Buyer	Date

_____	_____	_____	_____
Buyer	Date	Buyer	Date



Profile

Values

Sales

Residential

Commercial

Sketch

Photos

Entrances

OBY

PARID: RE00009869

2161 LISBON ST

1 of 1

Actions

- Printable Summary
- Printable Version

Parcel

Parcel ID	RE00009869
Map/Lot	028/000/003
Property Location	2161 LISBON ST
Property Class	Mobile Home Park
Land Area (acreage)	14.5

Owners

Owner H & S ASSOCIATES ONE LLC

Address	553 MAIN ST
City	LEWISTON
State	ME
Zip	04240
Book	7445
Page	263

Town Info



207-240-0052
 DotFernaldTeam@gmail.com
 Residential - Land - Commercial

Dot FERNALD Team
 Real Estate

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Looking for More Information?

Contact Us!

Scott Robert
207-576-3361
scottdrobert@gmail.com

Erika Robert
207-330-5290
erikadrobert@gmail.com



Designated Broker

207-240-0052
DotFernaldTeam@gmail.com
Residential - Land - Commercial



*“Doing Business with the **TEAM** that cares”*



Broker