

PRICE REDUCED



FOR SALE

FREESTANDING GARAGE WITH OUTDOOR STORAGE

130 LAKEWOOD ROAD, MADISON, ME, 04950

- 4,200± SF freestanding garage building with outdoor storage
- Standalone building built in 2002
- 5,000± SF fenced laydown area to rear of building
- High-visibility location on Route 201 (Lakewood Road)
- Three (3), 14' overhead doors, 600± SF office area
- Asking Price: ~~\$500,000~~ **\$400,000**



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PROPERTY DETAILS

OWNER	Bee Line, Inc.
DEED REFERENCE	Book 3066, Page 43
ASSESSOR'S REFERENCE	Map 4, Lot 34-1
BUILDING SIZE	4,200± SF (3,600± SF warehouse, 600± SF office)
YEAR BUILT	2002
ZONING	Rural Farm
LOT SIZE	0.9± AC
LOT FRONTAGE	200' on Route 201 (Lakewood Road)
EASEMENT	Existing easement. See Broker for details.
CONSTRUCTION	Steel frame building on concrete pad
ROOF	Metal roof
CEILING HEIGHT	14' (20' to center)
DRIVE-IN DOOR(S)	Three (3), 14' drive-in doors
HEAT	Oil, Forced Air (10 years old)
ELECTRICAL	Three-phase (at street), 200 Amp
UTILITIES	Municipal water and sewer
TRAFFIC COUNT	8,890 vehicles/day (MDOT 2023)
PARKING	On-site
OUTDOOR STORAGE	5,000± fenced area to rear of building
REAL ESTATE TAXES	\$2,960.79 (FY 2024)
SALE PRICE REDUCED	\$500,000 \$400,000

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CONTACT US



ROY DONNELLY

ASSOCIATE BROKER

+1 207.553.1736D

+1 207.356.1327 C

RDONNELLY@BOULOS.COM

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