



**82 LEE MAN HIGHWAY  
BATH, ME, 04530**

## PROPERTY HIGHLIGHTS

- Established gas station available for sale
- 2.10± acre site offers development potential
- Great location on Route One in Bath with a traffic count of over 20,000 vehicles/day per MDOT
- Area businesses include: Burger King, Aroma Joe's, CVS, Shaw's, McDonald's, Residence Inn, Dunkin' and more.
- Contact brokers for pricing

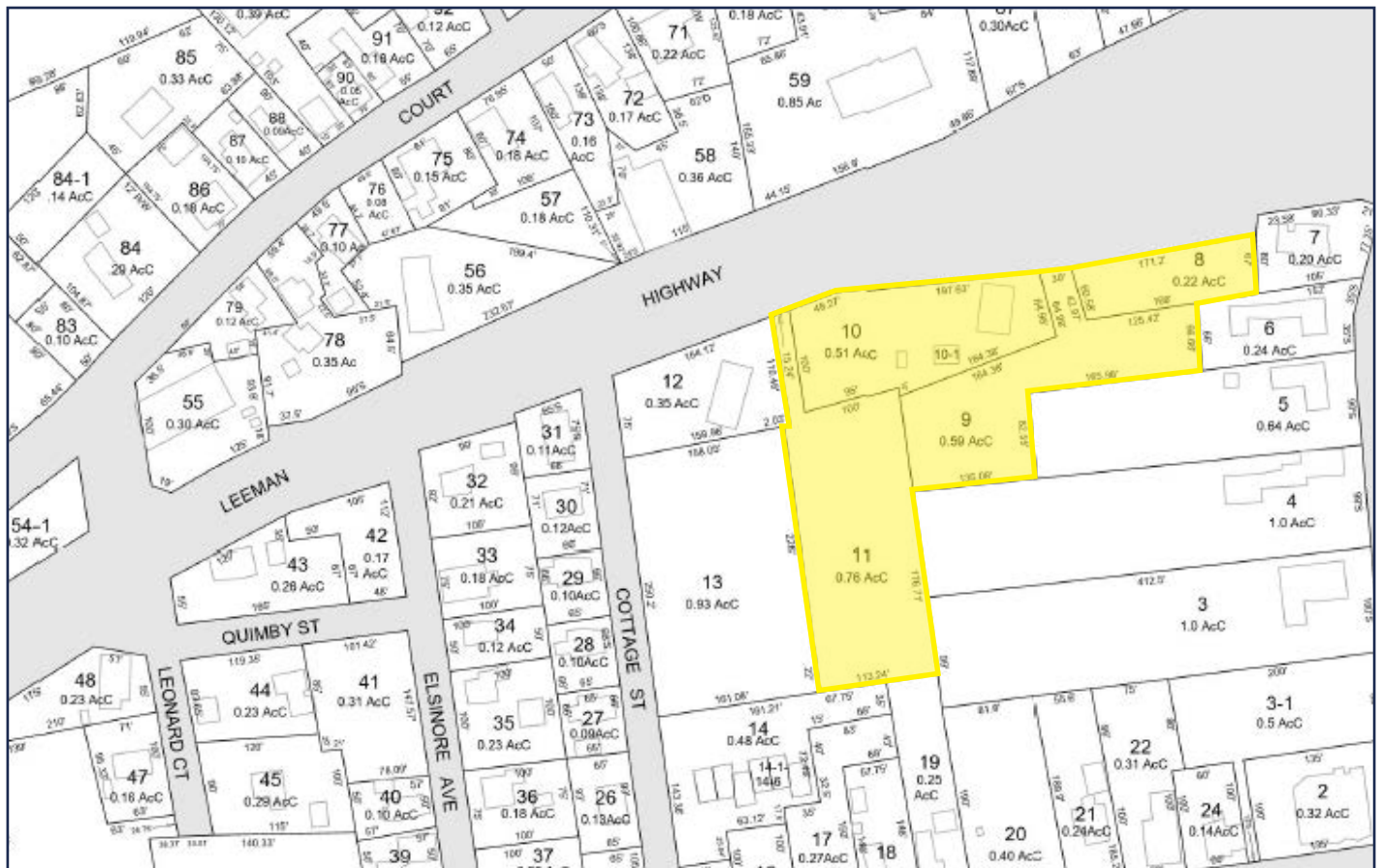


**FOR SALE**  
**ESTABLISHED  
GAS STATION**

## PROPERTY DETAILS

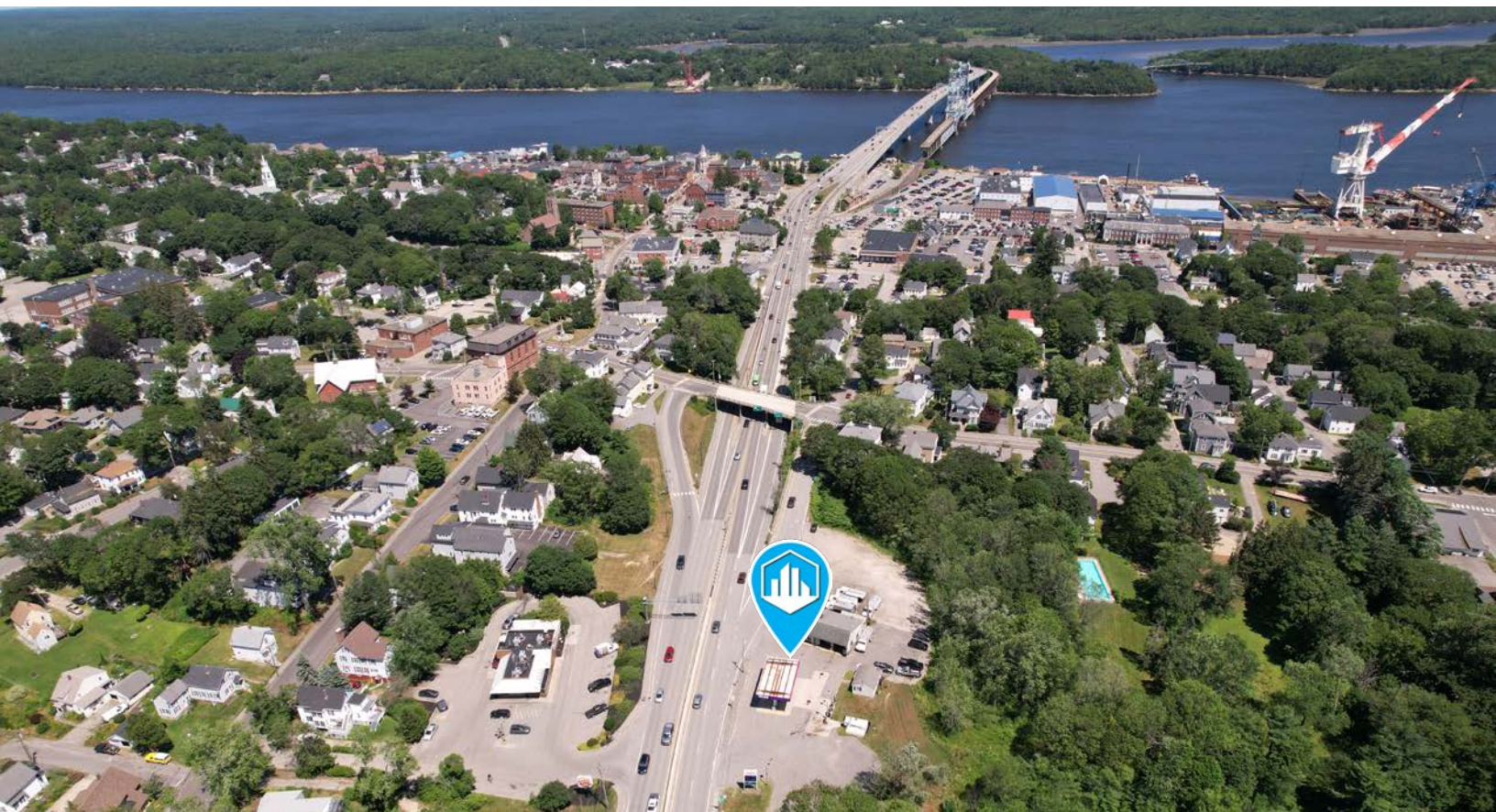
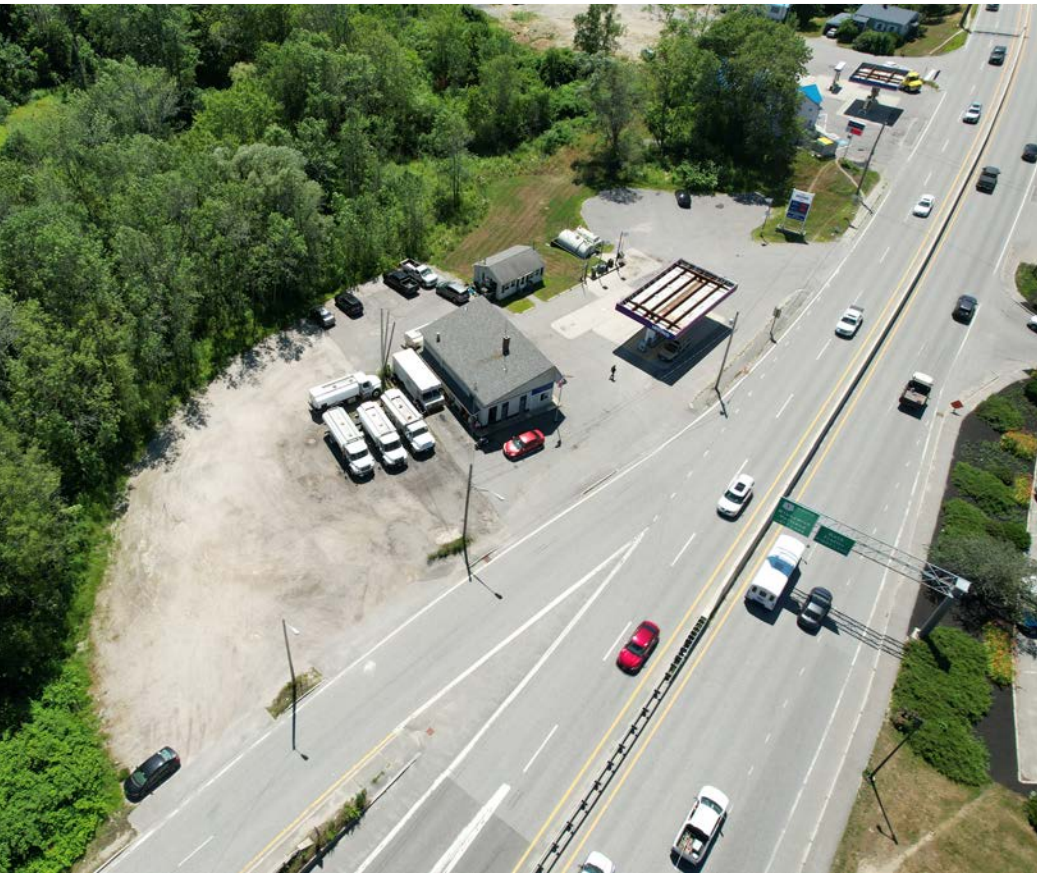
OWNER	Bert's Oil Service	ZONING	C-2, C-4, R1
BOOK/PAGE	796/271 & 2023R/4711	YEAR BUILT	1964
ASSESSOR'S REFERENCE	Map 28, Lots 8, 9, 10, & 11	UTILITIES	Municipal water & sewer
BUILDING SIZE	1,218± SF	PARKING	On-site
LOT SIZE	2.10± AC	ASSESSED VALUE	Land: \$976,268 Building: \$222,100 Total: \$1,198,368
LOT FRONTAGE	462'	R.E. TAXES	\$19,772.94/year

## TAX MAP





**FOR SALE** | ESTABLISHED GAS STATION  
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## CONTACT US



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