

FOR SALE • DEVELOPABLE LAND

68 Alfred Road • Sanford, ME



PRICE REDUCTION



2± SF ACRE PARCEL

- Previously approved for a fast food chain with drive-through
- Situated on Alfred Road (Route 4), with high visibility with strong daily traffic counts of 10,270± cars/day (AADT, 2022)
- Located near national retailers, small businesses, Sanford High School and residential neighborhoods.

SALE PRICE: ~~\$350,000~~ \$325,000



Mike Anderson
O 207.358.7028
C 207.318.5969
Mike@malonecb.com



Karen Rich
O 207.210.6637
C 207.671.8808
Karen@malonecb.com

PROPERTY SUMMARY

68 Alfred Road • Sanford, ME



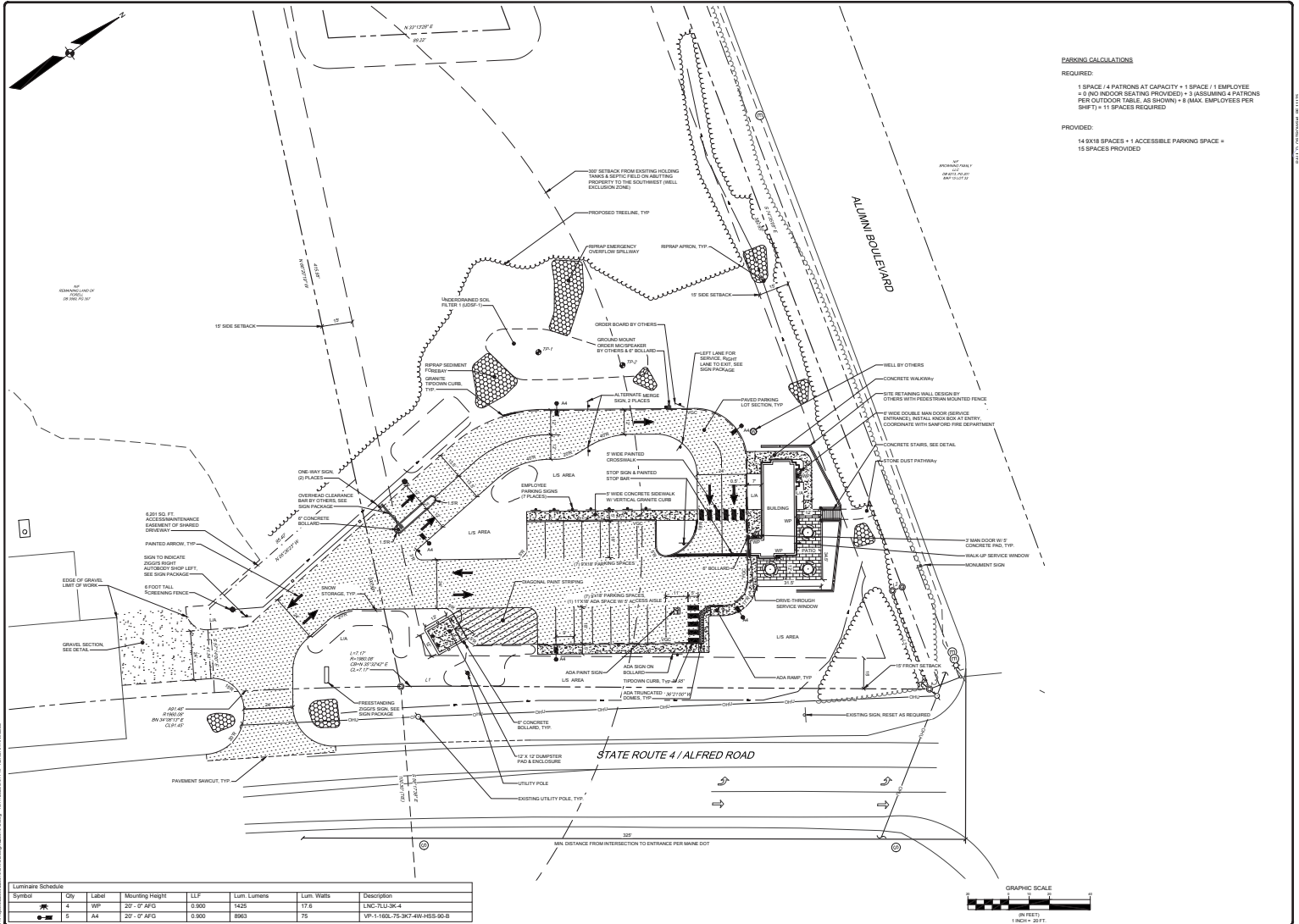
Site Info

OWNER:	GCS Sanford, LLC
DEED:	Book 19658, Page 734
ASSESSOR:	Map R15, Lot 32A
LOT SIZE:	2± AC
SIGNAGE:	On Alfred Road
ROAD FRONTAGE:	239'±
TRAFFIC COUNT:	15,080± cars/day (AADT, 2022)
ZONING:	Urban
PROPERTY TAXES:	\$2,091 (2026)



SITE PLAN

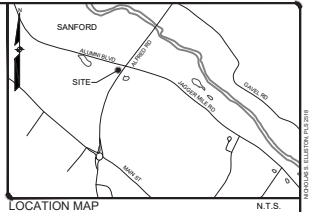
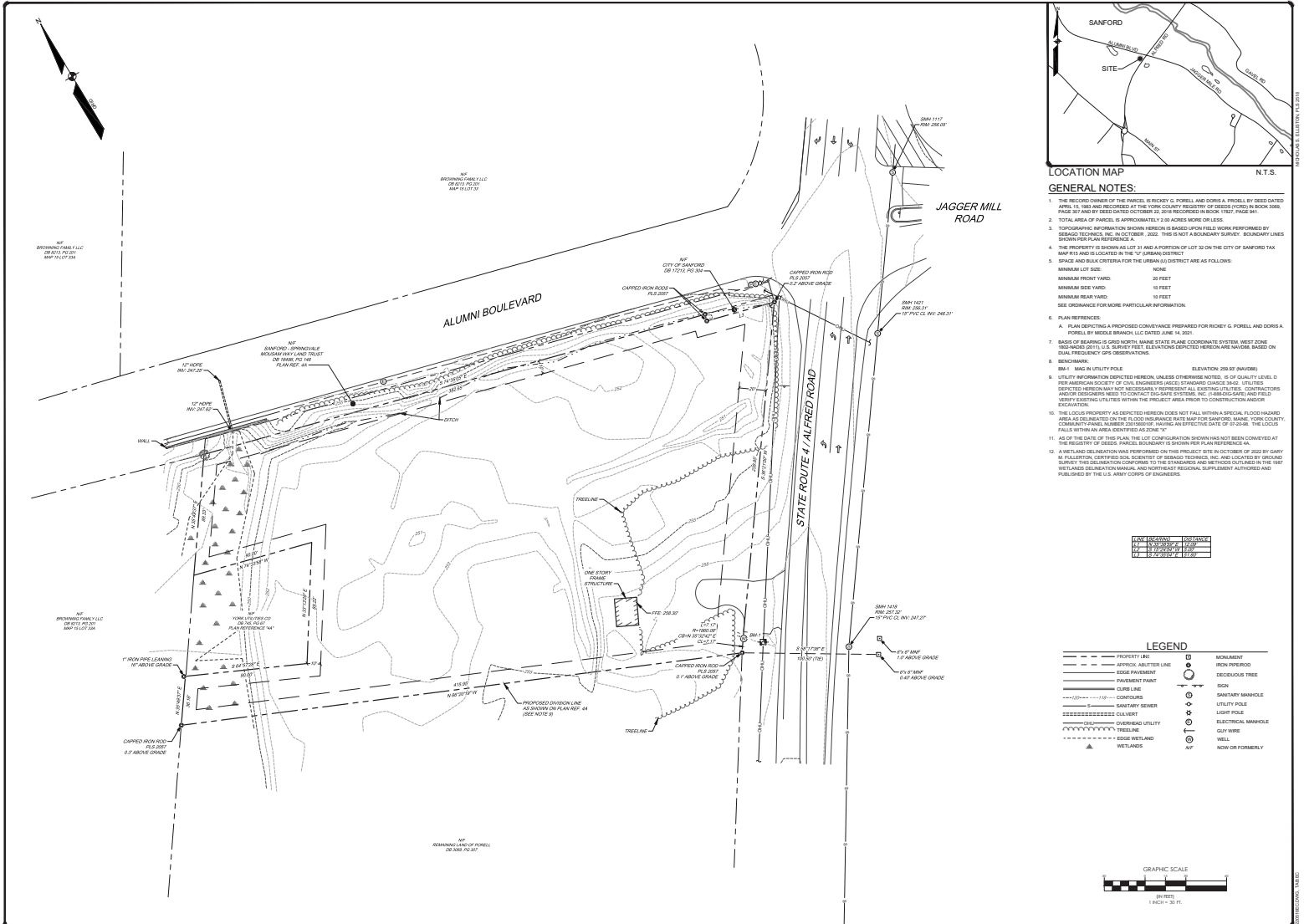
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Previously approved site plan

SURVEY

68 Alfred Road • Sanford, ME



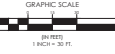
GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS RICEY & PORCELL AND DORIS A. PORCELL BY DEED DATED APRIL 15, 1982 AND RECORDED BY THE YORK COUNTY REGISTER OF DEEDS FROM DEED BOOK 3085, PAGE 367 AND BY DEED DATED OCTOBER 22, 2018 RECORDED IN BOOK 1762, PAGE 94.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 7.30 ACRES MORE OR LESS.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEEDS TECH INC. IN OCTOBER, 2022. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN PER PLAN REFERENCE A.
- THE PROPERTY IS BOUNDARY LOT 31 AND A PORTION OF LOT 32 ON THE CITY OF SANFORD TAX MAP #13 AND IS LOCATED IN THE "U" URBAN DISTRICT.
- SPACE AND BULK CRITERIA FOR THE URBAN "U" DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: NONE
 MINIMUM FRONT YARD: 30 FEET
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 10 FEET
 SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- PLAN REFERENCES:
 A. PLAN DEPICTING A PROPOSED CONVEYANCE PREPARED FOR RICEY & PORCELL AND DORIS A. PORCELL BY MOORE BRANCH, LLC DATED JUNE 14, 2021.
- RANGE OF BENCHMARKS SHOWN HEREON, NAME, STATE PLANE COORDINATE SYSTEM, BEARS CORRECTION (2011) U.S. SURVEY FEET ELEVATION DETECTED HEREON ARE MAJOR, BASED ON DATA PROVIDED BY GPS OBSERVATIONS.
- BENCHMARK:
 BM-1: 1MG IN UTILITY POLE ELEVATION 258.87 (ANVOR)
- UTILITY INFORMATION DETECTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CHANCE 36-03. UTILITIES DETECTED HEREON MAY NOT NECESSARILY REPRESENT ALL UTILITIES. CONTRACTORS ARE TO VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD-HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR SANFORD, MAINE, YORK COUNTY, COMBINATION PANEL NUMBER 20018001P, HAVING AN EFFECTIVE DATE OF 10-29-2016. THE LOCUS FALLS WITHIN AN AREA DESIGNATED AS ZONE "U".
- AS OF THE DATE OF THIS PLAN, THE LOT CONFIGURATION SHOWN HAS NOT BEEN CONVEYED AT THE REGISTERY OF DEEDS. BOUNDARY IS SHOWN PER PLAN REFERENCE A.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN OCTOBER OF 2022 BY GARY M. SULLIVAN, CERTIFIED CONSULTANT OF SEEDS TECH, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NOTICES OF REGIONAL SUPERVISORY AUTHORITY AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.

REV.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	11/20/22
02	ISSUED FOR PERMIT	11/20/22
03	ISSUED FOR PERMIT	11/20/22

LEGEND

---	PROPERTY LINE	⊙	MONUMENT
---	APPROX. ADJUTER LINE	⊙	IRON PIPE/POLE
---	EDGE OF PAVEMENT	⊙	DECIDUOUS TREE
---	PAVEMENT PAINT	⊙	SOIL
---	CURB LINE	⊙	SANITARY MANHOLE
---	CONDUIT	⊙	UTILITY POLE
---	SANITARY SEWER	⊙	LIGHT POLE
---	CABLEWIRE	⊙	ELECTRICAL MANHOLE
---	OVERHEAD UTILITY	⊙	GUY WIRE
---	TREELINE	⊙	WELL
---	EDGE OF WETLAND	⊙	NEW OR FORMERLY
---	WETLAND	⊙	



5-MILE DEMOGRAPHICS

68 Alfred Road • Sanford, ME



25,771
Population

10,636
Homes

2.3
Average Household Size

43.1
Average Age



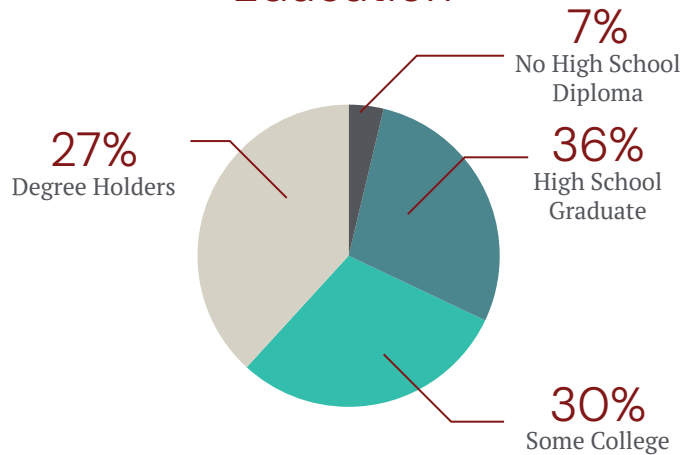
949
Total Businesses

11,666
Total Employees

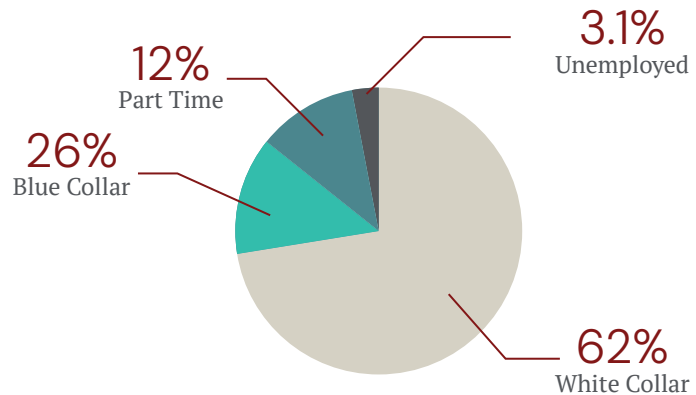


\$78,847
Average Household
Income

Education



Employment



AERIAL

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*Lot lines are approximate

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