

Public Detail Report

MLS #: 1640781

County: York

Seasonal: No

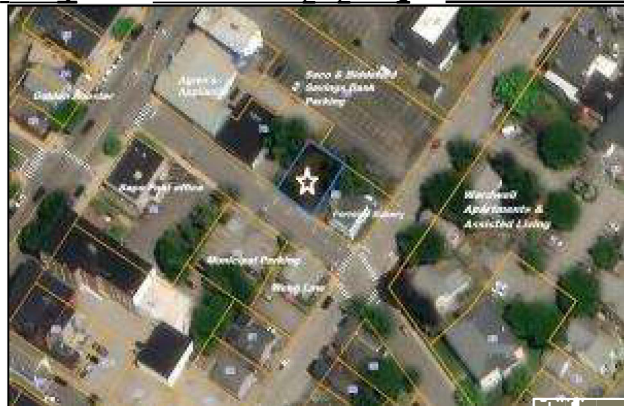
List Price: \$225,000

Status: Active

Property Type: Land

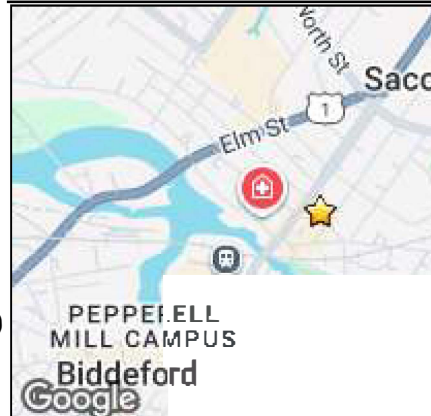
Original List Price: \$225,000

Directions: Free Street is located off Main Street Saco between Agrens Appliance and the Post Office. The lot is located just before Fernleaf Bakery across from the municipal parking lot,



**18 Free Street
Saco,
ME
04072**

**List Price:
\$225,000
MLS#:
1640781**



Beach St

Ma data ©2025

Land Information

Surveyed: Yes	Waterfront: No	Road Frontage +/-: 53
Lot Size Acres +/-: 0.07	Water Views: No	Source of Road Frontage: Survey
Source of Acreage: Survey		Zoning: Downtown
Mobile Homes Allowed: No		Zoning Overlay: No

Property Features

Utilities: Pole; at street	Electric: Other Electric	Transportation: Public Transport Access
Driveway: Common; Gravel; Other	Gas: Natural - At Street	Roads: Public
Parking: 1 - 4 Spaces; Off Street; On Site	Water: Public	Site: Level
Location: Business District; Intown; Near Golf Course; Near Public Beach; Near Railroad; Near Shopping; Near Turnpike/Interstate	Sewer: Public Sewer	Other Structures: Outbuilding

Tax/Deed Information

Book/Page/Deed: 16074/498/Partial	Full Tax Amt/Yr: \$999/ 2026	Map/Block/Lot: 30//60-1
Deed/Conveyance Type Offered: Warranty	School District: Saco Public Schools	Tax ID: 18FreeStSacoME04072

Remarks

Remarks: Located just steps from Main Street, this parcel offers an exceptional opportunity to establish your business on the first level with up to two residential units above. The setting is ideal for entrepreneurs or investors who value walkability and strong community connections—right across from municipal parking and the post office, and next door to Fernleaf Bakery. Surrounded by high-density residential neighborhoods and thriving local businesses, this lot provides excellent visibility and access in one of Saco's most vibrant urban corridors. Build your business, create rental income, or live right above your shop in this dynamic and growing downtown community.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS.



PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: ^{#18} 20 Free Street, Saco, ME 04072 (OR TO BE DETERMINED)

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:

SELLER IS NOT AWARE OF ANY HAZARDOUS MATERIAL ON THIS PROPERTY.

(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 KNOWN

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

Seller Initials AL _____

PROPERTY LOCATED AT: ¹⁸ ~~20~~ Free Street, Saco, ME 04072 (TO BE DETERMINED)

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: ZONEX

Source of Section V information: MAINE FLOOD MAPS 23031C04526

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

Irene S. Lim Oct. 9, 2025
Seller Date
Irene S. Lim

~~Mathias L. Geldenhuys~~
Seller Date

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

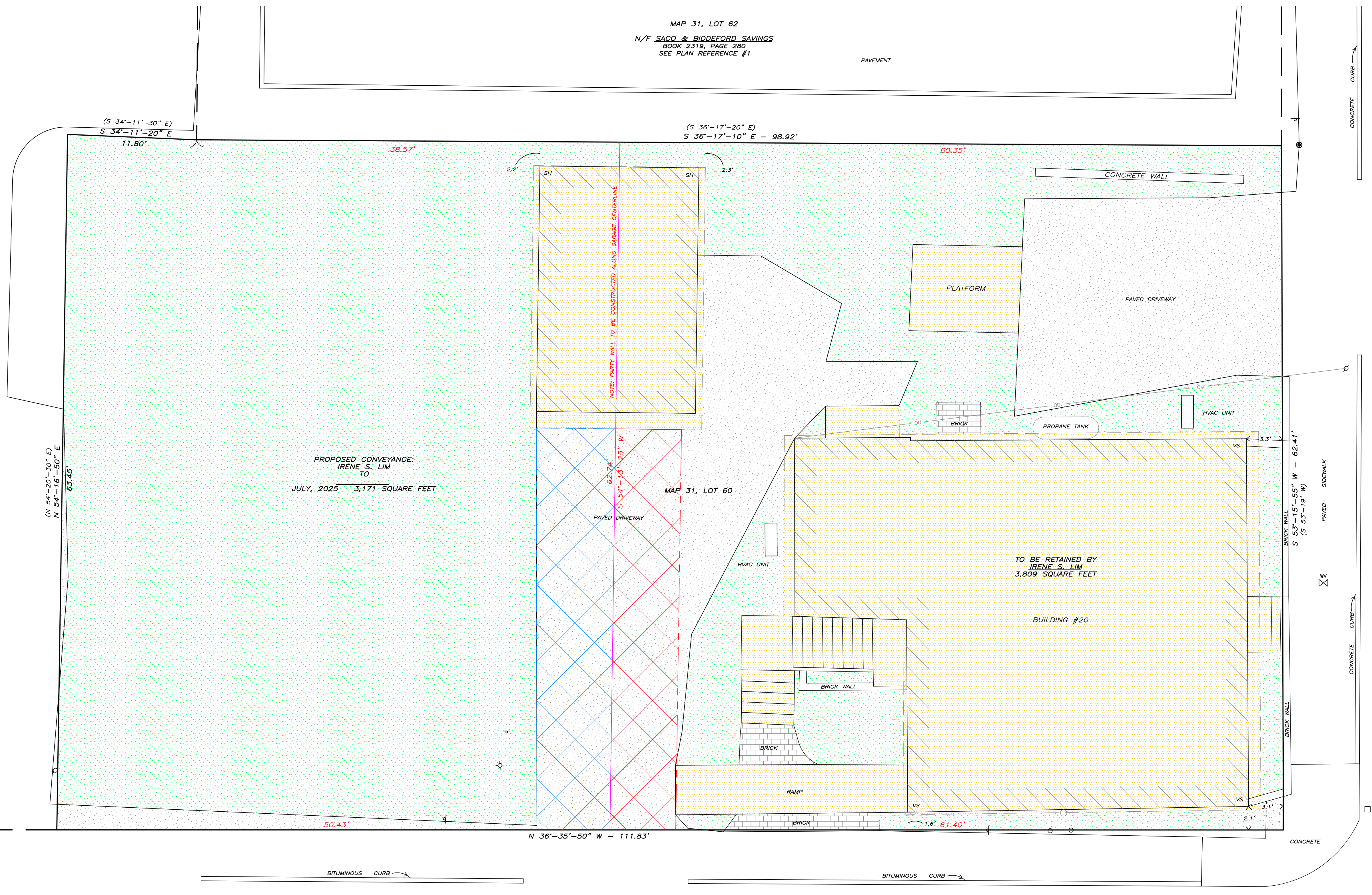
Buyer Date

Buyer Date

MAGNETIC, 1979 SEE NOTE #5

MAP 31, LOT 62
N/F SACO & BIDDEFORD SAVINGS
BOOK 2319, PAGE 280
SEE PLAN REFERENCE #1

MAP 31, LOT 70
N/F AGREN SACO REALTY, LLC
BOOK 17176, PAGE 96



MIDDLE STREET

FREE STREET

LEGEND :

- SET IRON ROD WITH CAP (UNLESS OTHERWISE NOTED)
- CATCH BASIN
- ⊕ LIGHT POST
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ STREET SIGN
- ⊕ DIAMETER
- N/F NOW OR FORMERLY
- SH SHINGLE SIDING CORNER
- VS VINYL SIDING CORNER
- OU OVERHEAD UTILITY LINES
- PROPOSED GRANTED EASEMENT AREA
- PROPOSED RETAINED EASEMENT AREA

LOCUS DEED REFERENCE :

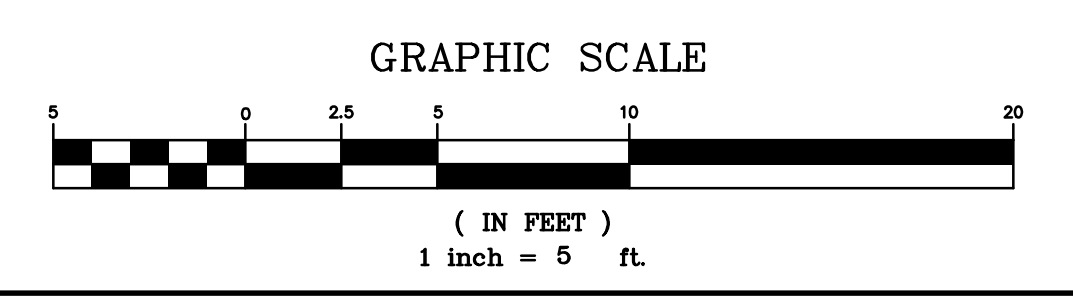
IRENE S. LIM AND MATHEUS L. GELDENHUYS
TO
IRENE S. LIM
MARCH 11, 2011 BOOK 16074, PAGE 498

PLAN REFERENCES :

- "PLAN SHOWING LAND SURVEYED FOR SACO & BIDDEFORD SAVINGS INSTITUTION, SACO, MAINE", DATED MARCH 27, 1979 AND REVISED THROUGH SEPTEMBER 3, 1981 BY DOW & COULOMBE, INC.
- "SKETCH SHOWING LAND SURVEYED FOR CONSTANTINE MBORIA, SACO, MAINE", DATED MARCH 27, 1979 BY DOW & COULOMBE, INC.

NOTES :

- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS; CHAPTER 90, ADOPTED APRIL, 2001. EXCEPTIONS: A PROPOSED LEGAL DESCRIPTION WAS NOT PREPARED. A SURVEYOR'S REPORT WAS NOT PREPARED.
- TOTAL AREA EQUALS 6,980 SQUARE FEET OR 0.160 ACRE.
- SEE ACCOMPANYING SURVEYOR'S REPORT.
- INFORMATION IN PARENTHESES COPIED FROM DEED AND PLAN REFERENCES.
- THE BEARINGS SHOWN ON THIS PLAN WERE CALCULATED FROM THE S 35°-35'-50" E BEARING SHOWN ON PLAN REFERENCE #2, AND REFER TO THE 1979 MAGNETIC MERIDIAN.



No.	Revision	Date

PLAN SHOWING A BOUNDARY SURVEY MADE FOR
IRENE S. LIM & MATHEUS L. GELDENHUYS
(MAILING ADDRESS :
PARCEL LOCATED AT 20 FREE STREET
SACO MAINE)

Dow & Coulombe, Inc.
Land Surveyors & Land Planners Since 1864

13 Park Street, Saco, Maine 04072
Telephone: (207)284-4521 * Fax: (207)284-4522
info@dowcoulombe.com * www.dowcoulombe.com

Date:	
Date:	
H. Scale:	Drawn by:
1" = 5'	AMS
Chk'd by:	App'd by:
PDD	MJC
SHEET 1 OF 1	

ZONE-3
CDwgs2025/LIM3

Unfinished - for review 2025-07-24 - Proposed Option 1

FAQ's 18 Free Street

The lot offers approximately **50.43 feet of frontage** and is **63/ (+/-) in depth**. The parcel has been **surveyed** and is currently part of an existing deed. A **new deed description**, consistent with the boundaries shown on the attached survey, will be prepared prior to closing. This new description will include **easement language** granting both parcels shared access and maximizing parking potential.

A **shared 12-foot-wide easement** will be established along the **common boundary line**, extending **6 feet onto each property (18 Free Street and 20 Free Street)**. This easement will **extend the full length of the boundary to the rear property line**, continuing behind the location of the existing garage to allow for **vehicular movement and parking access** for both parcels.

Explanation of Intent and Easement Terms

It is the intention of the owner of **20 Free Street** to sell the abutting parcel located at **18 Free Street** and, as part of that transaction, to grant a **shared easement** for driveway access and utilities benefiting both properties. The easement on the survey will actually be extended to the end of the back

Prior to closing, the owner of 20 Free Street will **remove the wood structure of the existing garage**. However, because the new owner of 18 Free Street will be establishing a new driveway access, the **new owner shall be responsible for removing the remaining concrete foundation or pad** associated with the former garage.

The easement between 18 and 20 Free Street will include the following terms and understandings:

- **Ingress and Egress:** Both properties will have the right of ingress and egress over the shared driveway area.
- **Unobstructed Access:** The easement area shall remain open and unobstructed at all times; neither party may block access.
- **Utilities:** The owner of 18 Free Street shall have the right to install, maintain, and repair utilities within the easement area.
- **Maintenance and Upkeep:** The owner of 18 Free Street shall have the right, and agrees, to improve and maintain the driveway access. They will keep it in good repair and reasonably attractive condition.
- **Utility Repairs:** In the event of a necessary utility repair, the owner of 18 Free Street agrees that such work will be completed within a reasonable time frame to minimize disruption to access for 20 Free Street.

The intention of this arrangement is to create a **mutually beneficial shared access** that supports both parcels while maintaining a clean, functional, and well-kept appearance.

"PART OF" THIS DEED

Doc# 2011013246
Bk 16074 Pg 498 - 499
Received York SS
04/04/2011 1:28PM
Debra L. Anderson
Register of Deeds

WARRANTY DEED

IRENE S. LIM and MATHEUS L. GELDENUYS, both of Saco in the County of York and State of Maine, for consideration paid, grants to said IRENE S. LIM, whose mailing address is 36 North Street, Saco, ME 04072, with WARRANTY COVENANTS, the following:

A certain lot or parcel of land with buildings thereon situated in the City of Saco, County of York and State of Maine, bounded and described as follows:

Beginning at a spike driven into the sidewalk pavement of the intersection of the northwesterly side of Middle Street with the northeasterly side of Free Street;

Thence, North 36° 35' 50" West by said Free Street 111.83 feet to a spike driven in the sidewalk pavement and land now or formerly of Fleurant;

Thence, North 54° 20' 30" East by land now or formerly of Fleurant 63.45 feet to an iron pipe driven into the ground;

Thence, South 34° 11' 30" East by said land now or formerly of Fleurant 11.80 feet to an iron pipe driven into the ground and land of Saco and Biddeford Savings Institution;

Thence, South 36° 17' 20" East by said land of Saco and Biddeford Savings Institution 98.92 feet to an iron rod driven into the ground and said Middle Street;

Thence, South 53° 19' West by said Middle Street 62.41 feet to the point of beginning.

Containing 6,981 square feet.

The above bearings refer to the 1979 magnetic meridian.

NO R.E. TRANSFER TAX PAID

Being the same premises conveyed by Paul L. Mina, Personal Representative of the Estate of Carolyn L. Mboria, to Irene S. Lim and Matheus L. Geldenhuys dated September 9, 2010 and recorded in the York County Registry of Deeds in Book 15935, Page 815.

WITNESS our hands this 28th day of March, 2011.

Robert B. Woodman
Witness

Irene S. Lim
IRENE S. LIM

to both
Witness

Matheus L. Geldenhuys
MATHEUS L. GELDENHUYS

STATE OF MAINE
COUNTY OF YORK, SS.

March 28, 2011

Then personally appeared the above named Irene S. Lim and Matheus L. Geldenhuys and acknowledged the foregoing instrument to be their free act and deed.

Before me, Robert B. Woodman
~~Notary Public~~ / Attorney at Law
Print Name: ROBERT B. WOODMAN

My Commission Expires: _____

END OF DOCUMENT

WOODMAN EDMANDS DANYLIR AUSTIN
SMITH & JACQUES, P.A.
P.O. BOX 468
BIDDEFORD, ME 04005-0468
(207) 284-4587

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