

Commercial/Industrial - CLIENT SYNOPSIS



MLS#: 1115119 **Status:** Current
 17 Thorsen Road, Hancock, ME 04640

Kickout:No

List Price: \$ 965,000

Original Price: \$ 965,000

List Date: 10/25/13

Neigh'd/Assoc:

Assoc. Fee /Mo:

Directions:

General/Land Information

Year Built+/-: 1980	Road Frontage+/-:	Surveyed/Seasonal: Unknown/No
Lot Size (Acr)+/-: 4.100		Water Body:
Zoning: Com	Amt Wtr Frntge+/-:	WF Owned/Shared+/-:
WtrFrft: No	Class: General Commerci	Leases:
#Units/Floors:		Annual Income:
Annual Expense:	Traffic Count+/-:	Max Floor Cap:
Ceil. Ht.+/-:	Retail SF +/-:	Office SF +/-:
Manfctring SF +/-:		Warehouse SF +/-:

SqFt Fin. Above Grade+/-: 20100
 Source of Square Footage: Public Record

Remarks

Franchised Knights Inn - 66 room motel on Route 1 has lots of charm! A "mom and pop" style one story motel offers easy access to rooms with all exterior entrances. Currently operated seasonally. Potential for year-round operation.

Property Features

Primary Use: Hotel/Motel
Secondary Use:
Sale Inc.: Other Sale Inclusions
Style: Other Style
Basement Info: Slab
Construction:Wood Frame
Found Mtrls: Concrete Slab
Exterior: Wood Siding
Roof: Shingle
Heat System: Hot Water, Baseboard
Heat Fuel: Oil
Water Heater: Off Heating System
Cooling: No Cooling
Floors: Carpet, Vinyl
Amenities:
Access. Amnties:

Site Information - NOTE: Check Detail Reports for complete list of Features.

Site: Level, Corner Lot
Driveway: Paved
Parking: Paved, 21+ Spaces
Location: Near Golf Course, Near Shopping
Restrictions:
Rec. Water:
View:
Roads: Paved, Public
Transportation:
Electric: Circuit Breakers
Gas: No Gas
Veh. Storage: 4+ Cars, No Vehicle Storage
Was Wtr Disp:Private, Septic Existing On Site
Water: Private, Other
Equipment:

Tax/Deed/Community Information

Book/Page/Deed: 5200/195/ **Map/Block/Lot:** 217/32 **Full Tax Amount/Yr:** \$ 6,428 / (2013)
Confidentiality Statement: Yes **School District:**

Off Market Information

Information Provided by: Veena Gaines VG 012685



Office: Acadia Cornerstone Real Estate, LLC 2670
Agent Phone: 207-288-3773,
Email: veena@acadiacornerstone.com
Virtual Tour:

Office: 207-288-3773
Agent Cell: 207-266-0832

LAgini: VG **List Office:** Acadia Cornerstone Real Estate, LLC

SAF/BAF/TBF: / 2.00% / 2.0%

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