

F.O. BAILEY  
REAL ESTATE

EST. F.O. BAILEY COMPANY 1819

# FOR SALE Commercial Property

157 Pleasant St, Brunswick, Maine

23,984± SF  
2.2± ACRES  
\$2,900,000

CONTACT

David Jones Realtor - Broker  
David@FOBailey.com  
207-650-3455

All information regarding this property is subject to change at any time without notice and is presented "as is", without any representations or warranties, including without limitation any warranty of accuracy or completeness of the information.

## PROPERTY INFORMATION

|                     |                                                                                                              |
|---------------------|--------------------------------------------------------------------------------------------------------------|
| OWNER               | Brunswick Park Realty LLC                                                                                    |
| PARKING             | Ample on-site                                                                                                |
| ZONE                | Commercial                                                                                                   |
| LOT SIZE            | 2.2± Acres (partially paved)                                                                                 |
| ASSESSORS REFERENCE | Map U26, Lot 003 & Map U23, Lot 071                                                                          |
| ASSESSED VALUE      | \$1,190,500 Building<br>\$ 378,900 Building<br>\$ 20,500 Land<br><u>\$ 165,600 Land</u><br>\$1,755,500 Total |
| SALE PRICE          | \$2,900,000                                                                                                  |
| BROKER              | David Jones                                                                                                  |

**Extraordinary high average daily traffic counts**  
**Great location with excellent visibility**  
**Street side signage**

### CONTACT

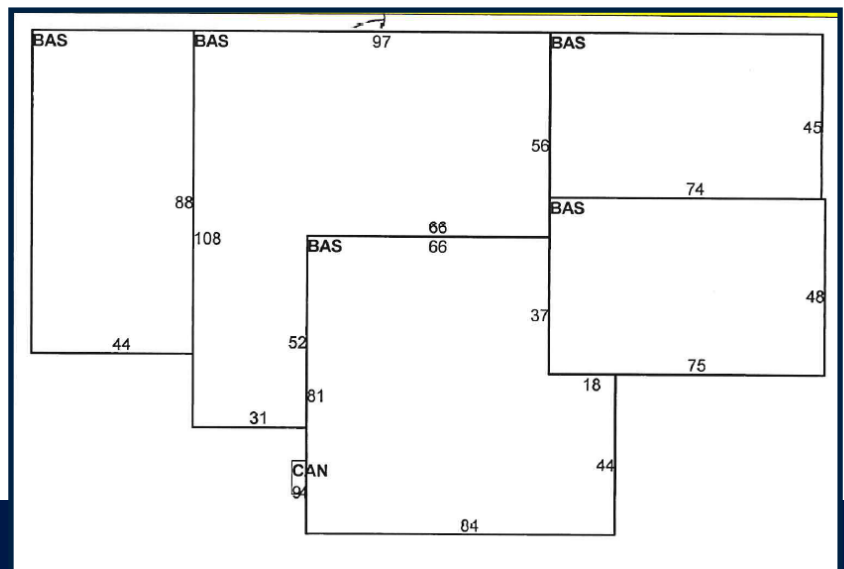
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## BUILDING INFORMATION

|                |                                       |
|----------------|---------------------------------------|
| BUILDING SIZE  | 23,984± SF                            |
| USE            | Former Tucker Ford dealership         |
| LAYOUT         | Painting booth<br>10 bays<br>Showroom |
| CONSTRUCTION   | Concrete                              |
| ROOF           | Tar gravel                            |
| ELECTRICAL     | 400 amp                               |
| CEILING HEIGHT | 18'                                   |
| SPRINKLER      | Yes                                   |
| WATER& SEWER   | Municipal                             |



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## EXTERIOR PHOTOS



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# AERIAL



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## AREA MAP

### Area businesses include:

- McDonald's
- Amato's
- Relax Inn
- Travelers Inn
- The Salvation Army
- Fast Eddies Express Car Wash
- Sweet Angel Takeout
- Bill Dodge Hyundai
- Downeaster Garage
- Mister Bagel
- Black Seal lettering
- Lady's Auto Sales
- Cumberland Farms
- Bodwell Chrysler Jeep Dodge Ram
- Maine Woolens
- Gloria's Hair Salon
- Enterprise Rent-A-Car
- Autometrics

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