

# 84 COUNTY RD - SCARBOROUGH

## REDEVELOPMENT OPPORTUNITY FOR SALE



**PROPERTY TYPE:** DUPLEX/COMMERCIAL

OUTSTANDING REDEVELOPMENT OPPORTUNITY

**BUILDING SIZE:** 2,584+/- SF

OVERSIZED LOT WITH PLENTY OF PARKING

**ACREAGE:** 1.11+/- ACRES

CORNER PROPERTY ON ROUTE 22 AT LIGHTED INTERSECTION

**TRAFFIC COUNT:** 9,720 AADT19

COMMERCIAL OR RESIDENTIAL USE

**ZONING:** TVC2

**SALE PRICE: ~~\$600,000~~ \$495,000**



For more information contact:

KIRK BUTTERFIELD  
T: 207-879-9800  
F: 207-879-9801  
kbutterfield@kw.com  
balfourcommercial.com





# 84 COUNTY RD - SCARBOROUGH PROPERTY DETAILS

<b>OWNER</b>	Brett M. Canney
<b>PROPERTY TYPE</b>	Duplex
<b>BEST OR CURRENT USE</b>	Commercial Redevelopment
<b>ZONING</b>	TVC2 - Town & Village Centers Transition District II
<b>YEAR BUILT</b>	1778
<b>ACREAGE</b>	1.11+/- Acres
<b>BUILDING SIZE</b>	2,584+/- SF
<b># UNITS</b>	2 units with 5 bedrooms and 2 full baths combined
<b>PERCENT OCCUPIED</b>	Will be vacant as of 4/30/25
<b>TRAFFIC COUNT</b>	9,720 AADT19
<b>LOT FRONTAGE</b>	374+/- Ft
<b>PARKING</b>	Gravel parking area that can accommodate up to 15 vehicles
<b>TAXES/YEAR</b>	\$3,860.48 (2025)
<b>BOOK/PAGE</b>	24276/251
<b>MAP/BLOCK/LOT</b>	R015/15
<b>UTILITIES: ELECTRIC</b>	Circuit Breakers
<b>SEWER</b>	Private
<b>WATER</b>	Private
<b>HEAT SYSTEM</b>	FHA & FHW; Oil
<b>CONSTRUCTION:</b>	
<b>BASEMENT</b>	Partial
<b>EXTERIOR</b>	Vinyl Siding
<b>ROOF</b>	Composition
<b>FLOORING</b>	Tile, Wood

## OVERVIEW

This 1.11-acre corner lot on Route 22 at a lighted intersection offers endless possibilities. The property includes a large two-story duplex with a screened-in farmer’s porch, a detached garage, and a spacious yard/parking area. Located in the Town & Village Centers Transition District, it allows for a range of commercial and residential uses, including retail, professional offices, and restaurants. Conveniently positioned near Route 114 with quick access to the Maine Turnpike and I-295, the site benefits from high visibility and strong traffic flow. Nearby businesses include Dunkin’, Aroma Joe’s, Nouria Convenience Store, Sirloin’s Butcher Shop, and 1st Stop Convenience Store. This is a rare opportunity to renovate or redevelop in a prime location.

Published 3/20/25; Revised 7,8/25

**50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • [www.balfourcommercial.com](http://www.balfourcommercial.com)**

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# 84 COUNTY RD - SCARBOROUGH AREA DEMOGRAPHICS

Scarborough is conveniently located in southern Maine, approximately 7 miles south of the City of Portland. It is just a short drive to Portland and the Maine Mall with easy access to the Maine Turnpike, Portland Jetport and now passenger rail service to Boston and points south. Scarborough is a diverse community with a commitment to the quality of life and the environment.

Scarborough offers lovely sandy beaches and the rocky coastline made famous by a local artist, Winslow Homer. The largest saltwater marsh in Maine is located within our boundaries along with Rachel Carson Wildlife lands.

We are a suburban community that offers open spaces, parks and recreational areas for our residents and visitors. We also have a balance with our commercial businesses. The newest area for businesses to locate in Scarborough is along the Haigis Parkway, located right at Exit 6 of the Maine Turnpike.

Scarborough is a progressive community and uses careful long-term planning to make this an ideal place to locate your home or business in Maine. (information from: [scarboroughmaine.org/about-scarborough](http://scarboroughmaine.org/about-scarborough))

## Get to Know Scarborough, Maine

Meet Scarborough, Maine. Part of the dynamic Greater Portland market, Scarborough's unique attributes make it one of the best places to do business in Maine. With its competitive property tax rate, fantastic transportation access, well-educated workforce, business-ready attitude and a community of 1,300 vibrant businesses, Scarborough is THE place to be, both now and in the future.

Here's the low down on Scarborough:

- 19,500 residents, 15,000 jobs, 1,300 businesses
- 10-minute drive to downtown Portland, the creative capital of New England
- 2-hour drive to Boston, with train and bus service for commuters
- 515,000 residents in the Portland Metropolitan Area – all within an hour of Scarborough
- 30,000+ students enrolled in post High School education
- Home to a growing Bio-Science Community, including the Maine Medical Center Research Institute, the Foundation for Blood Research and Alere
- 4 beaches with public access
- Internationally known Scarborough Marsh
- Direct highway access to I-95 with pre-permitted lots with infrastructure
- Predictable permitting process

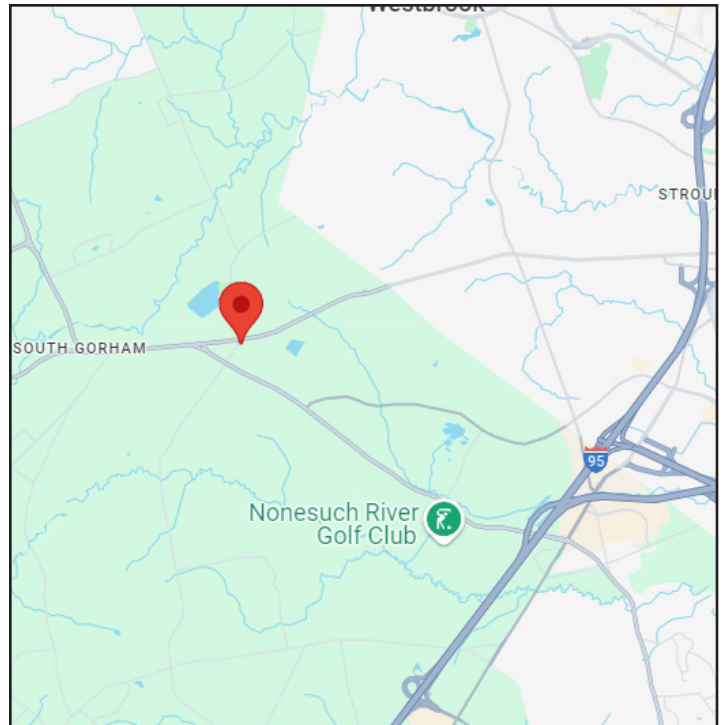
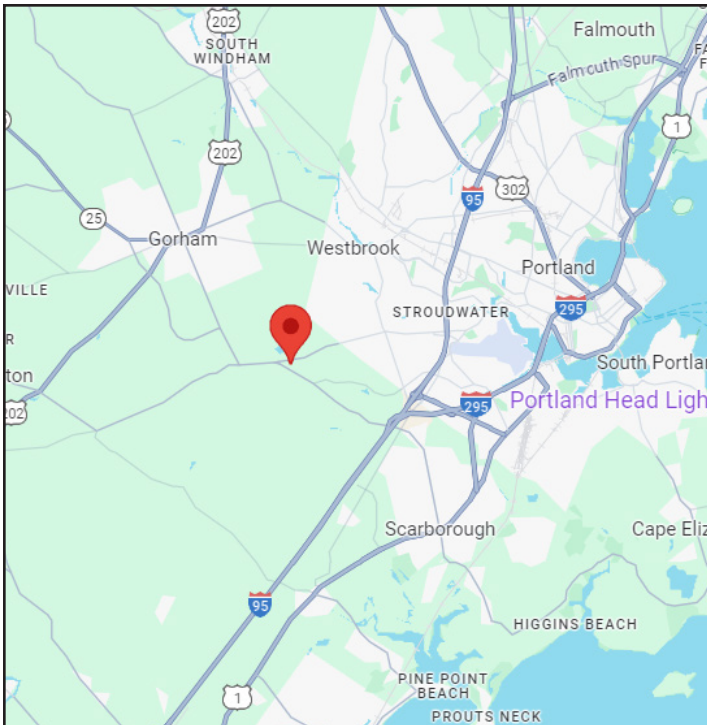
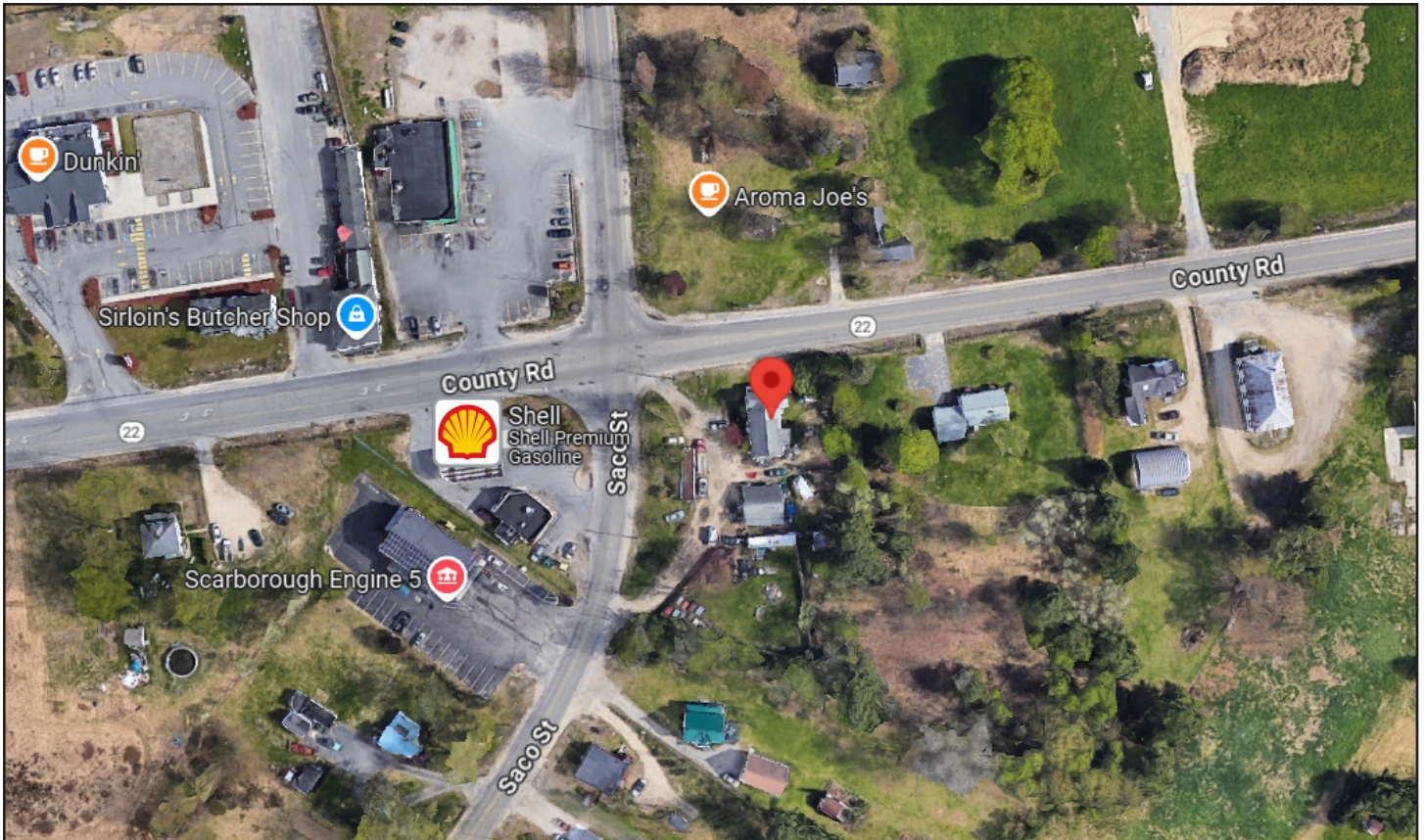
Go to Scarborough Economic Development Corporation for more information: <https://sedcomaine.com/>

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# 84 COUNTY RD - SCARBOROUGH LOCATION INFORMATION



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**SECTION XVIII.C. TOWN AND VILLAGE CENTERS TRANSITION DISTRICT,  
TVC2 [09/05/2007][Amended 08/19/09; 05/20/2020; 07/19/2023; 01/08/2025]**

**A. PURPOSE**

To provide areas for the location of small and moderate scale retail, business, service and community uses as well as a range of residential uses including multifamily dwellings, senior housing facilities and dwellings that are part of mixed use developments. These uses are intended to, and are likely to, serve primarily the local market and the convenience and needs of town residents. The goal of the district is to supplement the TVC District in encouraging the creation and persistence of Scarborough’s town and village centers, with development at a scale and uses at an intensity, which are compatible with surrounding areas. This medium intensity mixed use district allows a range of land uses that are intended to compliment the core development pattern and uses in our town and village centers as well as serve as a transition to surrounding residential areas. The Town and Village Centers Transition District shall be considered a business district whenever this Ordinance distinguishes between types of districts.

**B. PERMITTED USES [Amended 08/19/09; 07/19/2023]**

**RESIDENTIAL USES:**

1. Single family dwellings, not permitted on lots fronting Route 1. Subject to the performance standards of Section IX.Z.
2. Two family dwellings, not permitted on lots fronting Route 1
3. Multifamily dwellings limited to no more than twelve (12) dwelling units per building (must be serve by public sewer) [Amended 08/19/09]
4. Multiplex dwellings (must be served by public sewer) [Amended 08/19/09]
5. Townhouses limited to no more than eight (8) dwelling units per building (must be served by public sewer) [Amended 08/19/09]
6. Senior housing (must be serve by public sewer) [Amended 08/19/09]
7. Accessory dwelling units subject to the performance standards of Section IX.J.

**MIXED USES:**

7. Dwelling units within a mixed use building limited to no more than eight (8) dwelling units per building if served by public sewer and two (2) units per building if served by on-site sewage disposal. Permitted residential uses mixed with special exception uses requires special exception approval by the Zoning Board of Appeals under Section IV(I) [Amended 08/19/09]
8. Live/Work Units

**NON-RESIDENTIAL USES: [Amended 08/19/09]**

**The following non-residential uses are limited to 5,000 square feet of floor area per unit of occupancy.**

9. Retail sales and services, excluding car washes, and outdoor sales and services
10. Business services and business offices
11. Professional offices
12. Financial, insurance and real estate offices
13. Personal services
14. Non-municipal government offices



## SECTION XVIII.C. TOWN AND VILLAGE CENTERS TRANSITION DISTRICT, TVC2

- 15. Restaurants with no drive-through service [Amended 08/19/09]
- 16. Mobile Food Vendor Court (drive-through or drive-in service is prohibited), subject to the performance standards of Section IX.BB [Adopted 01/08/2025]
- 17. Non-residential institutional uses, including educational, religious, philanthropic, fraternal, or social institutions, which are not otherwise permitted uses in this section
- 18. Funeral homes
- 19. Group day care homes, Day care center facilities and Nursery schools
- 20. Family Day Care Homes, subject to the standards and conditions of Section IV(I)(6), except that Board of Appeals review is not required
- 21. Health clubs
- 22. Hotels and motels (must be served by public sewer) [Amended 08/19/09]
- 23. Bed and breakfast establishments [Amended 08/19/09]

**The following non-residential uses are not limited in square footage of floor area per unit of occupancy.**

- 24. Municipal buildings and uses
- 25. Elementary and secondary schools
- 26. Place of worship
- 27. Accessory uses (excluding outdoor storage) including accessory agricultural activities subject to the performance standards of Section IX.P [Amended 05/05/10]
- 28. Libraries and museums

**The following non-residential uses are limited to 5,000 square feet of floor area per unit of occupancy and are permitted only in planned developments.** [Adopted 08/19/09]

- 29. Restaurants with drive-through service

### C. SPECIAL EXCEPTIONS

- 1. Nursing homes
- 2. Boarding care facility for the elderly
- 3. Public utility facilities
- 4. Telecommunication facility
- 5. Adjunct Uses, Place of Worship
- 6. Home occupations. Special exception approval is required only for those professions or occupations not otherwise allowed as permitted uses under subsection (B)

### D. SPACE AND BULK REGULATIONS

- 1. **Minimum Lot Area and Dimensions in areas served by public sewer** [Amended 08/18/09]

Housing & Use Type	Lot Area (square ft.)	Lot Frontage (ft.)	Lot Width (ft.)
Single-family dwellings	10,000 per dwelling unit	50	50
Two-family dwellings	10,000 per two dwelling units	50	50

**QUITCLAIM DEED**

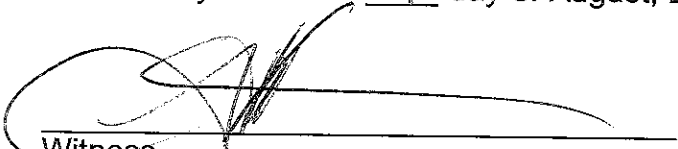
(Maine Statutory Short Form)


**Sally W. Canney** of Saco, Maine, for consideration paid, grants to **Brett M. Canney**, with a mailing address of 691 Saco Road, Standish, Maine 04084 with Quitclaim Covenant, the following described real property situated at **84 County Road, Scarborough, Cumberland County, Maine**

A certain lot or parcel of land with the buildings thereon, situated in said Scarborough, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Brett M. Canney to Sally W. Canney, dated September 3, 1986, and recorded in the Cumberland County Registry of Deeds in Book 7475, Page 140. Additional reference is made to deed dated September 1, 1978 and recorded in said Registry of Deeds in Book 4295, Page 63.

Witness my hand this 17 day of August, 2006.

  
Witness

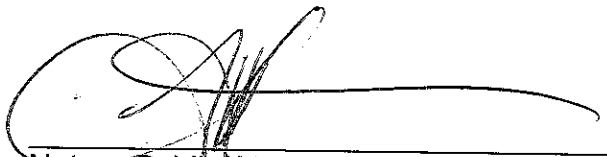
  
Sally W. Canney

State of Maine  
County of Cumberland, ss

August 17, 2006

Personally appeared the above named Sally W. Canney and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public/Attorney at Law

Printed Name:

Theresa L. Pinkham  
Notary Public, Maine  
My Commission Expires October 5, 2010

Comm. Exp:

SEAL

**EXHIBIT A**

A certain lot or parcel of land, together with any buildings thereon, situated on the southerly side of the County Road leading from North Scarborough to Portland, in said Scarborough, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point formed by the intersection of said southerly side of the County Road and the easterly side of Saco Street, so-called; thence southerly by said easterly side of said Saco Street 194 feet, more or less, to land now or formerly of one Lowe; thence easterly by said Lowe's land 212 feet to a stake set in the ground at land now or formerly of Edward M. Verrier et al; thence northerly along said Verrier land 300 feet, more or less, to a stake set in the ground in said southerly side of said County Road; thence westerly and along said southerly side of said County Road 175 feet to the point of beginning.

Received  
Recorded Register of Deeds  
Aug 17, 2006 03:36:23P  
Cumberland County  
John B O'Brien



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### **COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### **WHAT IS A DISCLOSED DUAL AGENT?**

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### **Remember!**

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### **THIS IS NOT A CONTRACT**

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*