

46-48 GLENWOOD AVENUE - SACO

SINGLE STORY DUPLEX FOR SALE



PROPERTY TYPE: *MULTIFAMILY*

TWO 3-BEDROOM/1BATH UNITS

BUILDING SIZE: *1,942 +/- SF*

LIMITED TRAFFIC LOCATION

ACREAGE: *.18 +/- ACRE*

EXCELLENT OWNER/USER OR INVESTMENT OPPORTUNITY

ZONING: *MDR - MED. DENSITY RES.*

EASY ACCESS TO I-95, AREA AMENITIES, NATURE PRESERVES, AND LOCAL BEACHES

SALE PRICE: \$499,000



For more information contact:
ALEX PIRLECI
207-239-6606
alex@balfourcommercial.com
www.balfourcommercial.com



Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS
Each Office Is Independently Owned and Operated.



46-48 GLENWOOD AVE - SACO

PROPERTY DETAILS

OWNER	Spurwink Services Inc.	
PROPERTY TYPE	Duplex	
BEST OR CURRENT USE	Investment or Owner/User	
ZONING	MDR - Medium Density Residential	
YEAR BUILT	1974	
ACREAGE	.18+/- acre	
BUILDING SIZE	1,942+/- SF	
	APT 1	APT 2
RENTAL RATE/MONTH	N/A Vacant	N/A Vacant
# BEDROOMS	3	3
# BATHROOMS	1 Full	1 Full
PARKING	4-5 spaces via carport and driveway	
TAXES/YEAR	\$3,903.58 (2026)	
BOOK/PAGE	15704/0169	
MAP/BLOCK/LOT	027/ 060	
UTILITIES: ELECTRIC	Circuit Breakers	
SEWER/WATER	Public/Public	
HEAT SYSTEM	FHA; Propane	
COOLING	No Cooling	
WATER HEATER	Off Heating System	
CONSTRUCTION:	Exterior: Vinyl Siding; Roof: Composition; Basement: Slab; Flooring: Tile, Laminate	

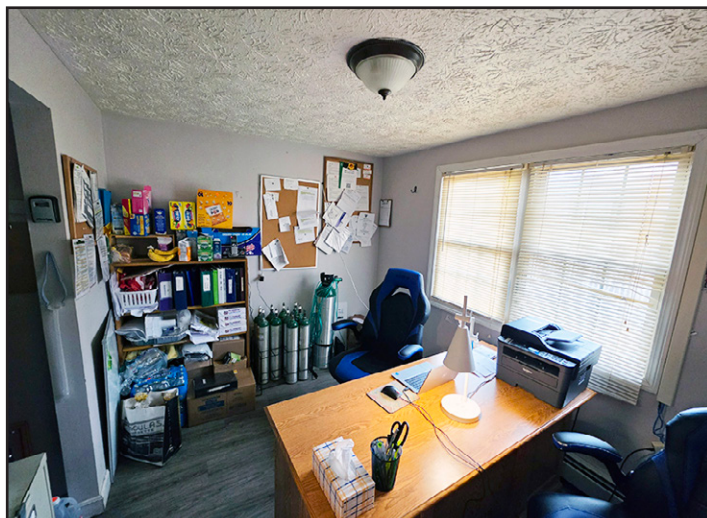
OVERVIEW

Single-story duplex located in the heart of Saco, offering flexibility for both owner-users and investors. Each unit features three bedrooms, one full bath, a kitchen with dining area, living room, and dedicated laundry room. The property includes a shared backyard bordered by expansive woods, providing a private, natural setting. Each unit also benefits from its own carport, suitable for covered parking or outdoor seating.

Situated on a cul-de-sac with convenient access to U.S. Route One, the Maine Turnpike, and nearby amenities, the location offers close proximity to the Saco River, local nature preserves, and area beaches—appealing to a wide range of tenants and homeowners alike.

50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



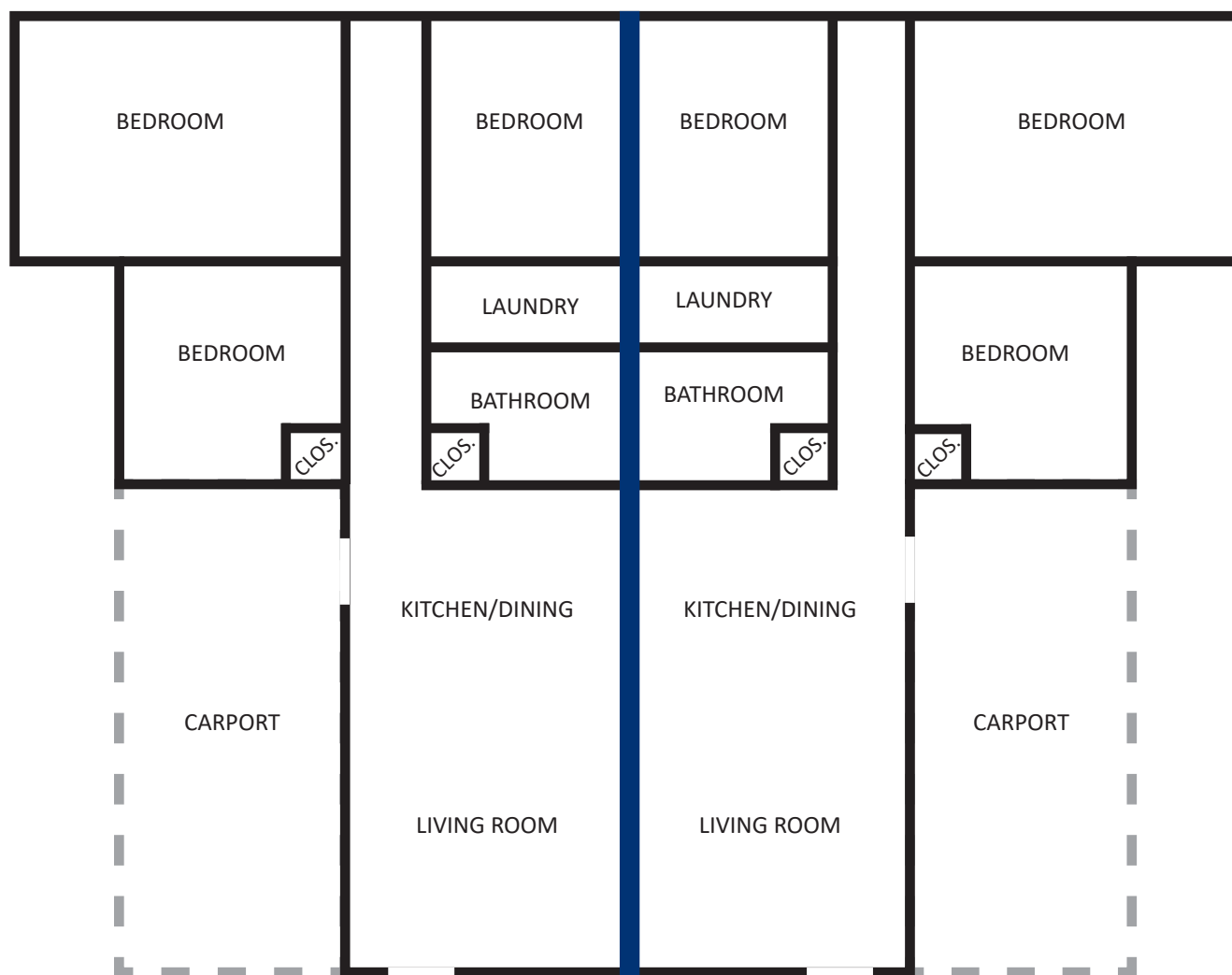
50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

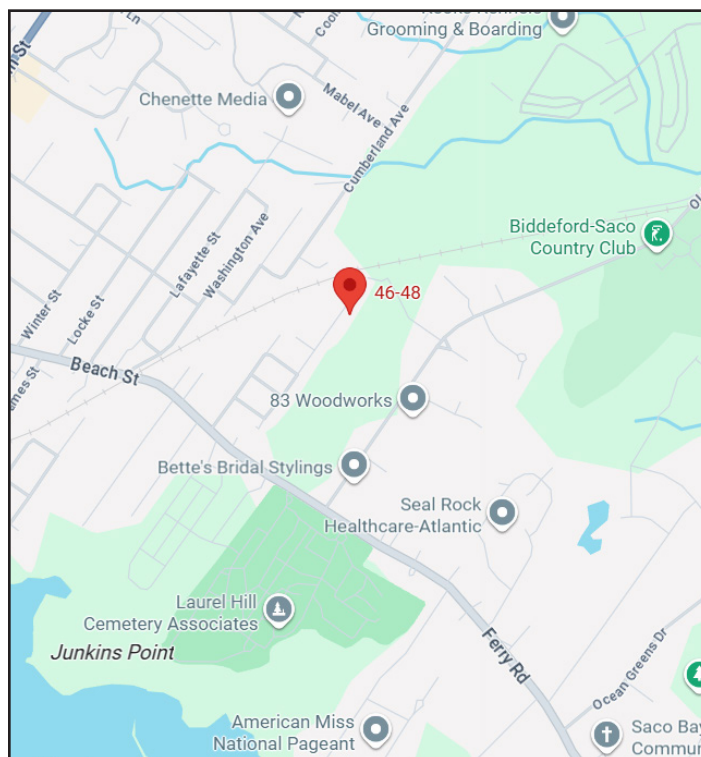
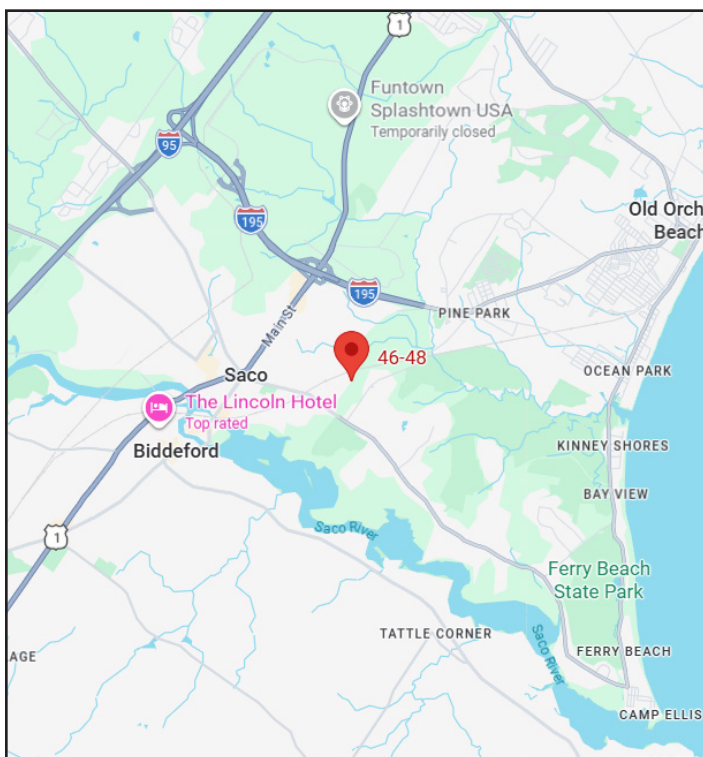
THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



APARTMENT 1

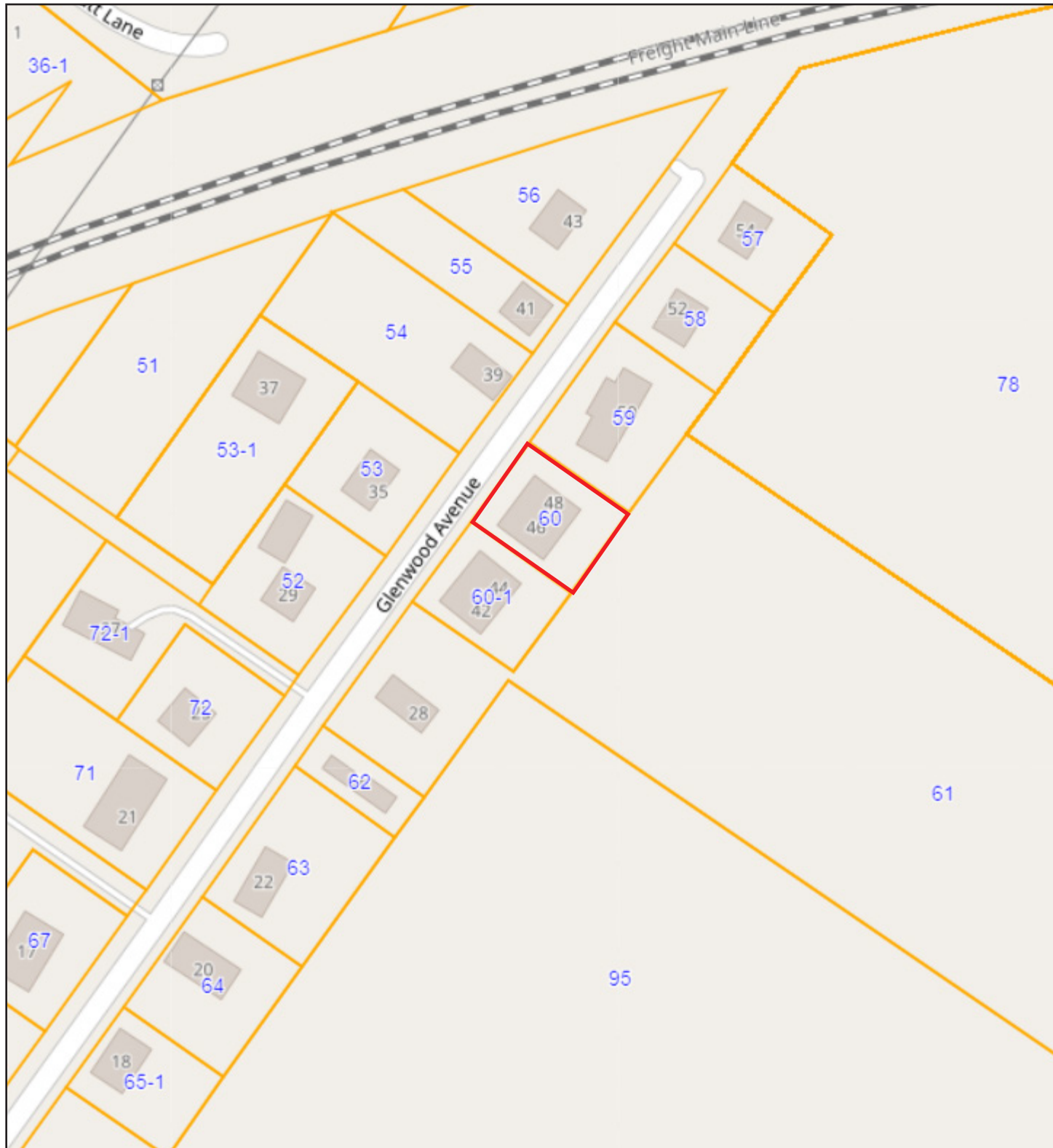
APARTMENT 2





50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.





BK 17133 PGS 237 - 238
INSTR # 2015048386
RECEIVED YORK SS

11/12/2015 09:50:59 AM
DEBRA ANDERSON
REGISTER OF DEEDS

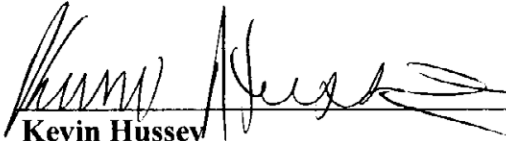
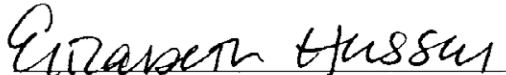
WARRANTY DEED Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Kevin Hussey and Elizabeth Hussey (formerly known as Elizabeth Reilly) of 218 North Street, Saco, ME 04072, for consideration paid, grant to **Community Partners, Inc.**, a Maine corporation with a place of business at 443 Main Street, Biddeford, ME 04005, with warranty covenants, the land in Saco, County of York, and State of Maine, described on the attached EXHIBIT A.

WITNESS our hand(s) and seal(s) this 6th day of November, 2015.

*Signed, Sealed and Delivered in presence
of:*

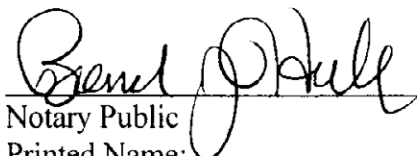

Kevin Hussey

Elizabeth Hussey

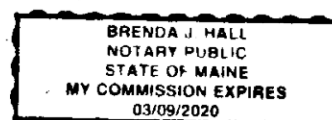
STATE OF MAINE
COUNTY OF Cumberland

November 06, 2015

Then personally appeared the above named Kevin Hussey and Elizabeth Hussey and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public
Printed Name: _____
My Commission Expires: _____



Maine R.E. Transfer Tax Paid

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on Glenwood Avenue in the City of Saco, County of York and State of Maine, being Lot Number One on said Glenwood Avenue as shown on a "Plan of Land of Rich-Vale Terrace, Inc. of Saco", now being Saco Terrace, Inc. dated March 26, 1974 by Coastal Realty & Surveying, Inc. of Biddeford, Maine, and recorded in the York County Registry of Deeds in Plan Book 66, Page 27.

Note: There are two plans recorded in the registry of deeds in Plan Book 66, Page 27, each with identical legends, and dates, but they depict entirely different properties. The plan of the subject property is the plan that shows Lot #1 as abutting "Glenwood Ave." and is a revision of a Plan of Beach Street Park recorded in Plan Book 8, Page 37.

Being the same premises conveyed to Kevin Hussey and Elizabeth Reilly now known as Elizabeth Hussey by a Quitclaim Deed from Kevin Hussey dated September 8, 2008 and recorded in Book 15494, Page 167. Reference is also made to a.) Warranty Deed from Callie Perry f/k/a Joleen Hussey to Kevin Hussey dated December 21, 2003 and recorded in Book 13762, Page 252; b) Affidavit of Kevin S. Hussey dated May 11, 2002 and recorded in Book 11672, Page 2; c.) Abstract of Divorce Decree dated November 21, 2000 and recorded in Book 10323, Page 168 and d.) Warranty Deed from Saco Terrace, Inc. to Kevin Hussey and Joleen Hussey dated July 30, 1998 and recorded in Book 8940, Page 256.

After recording, return to:
Atlantic Title Company
76 Atlantic Place
South Portland, ME 04106
ATTN: BA
P.O. #

2
↖



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. Inactive licensees may not practice real estate brokerage.