

LAND FOR SALE

**DIRIGO DRIVE
BREWER, MAINE**



P.O. Box 2444 Bangor, ME 04402
(207) 945-6222
www.epsteincommercial.com

Prime Land:

- Located in retail/commercial area
- Easy access to I-395 on/off ramps & Wilson Street (Route 1A)
- Excellent access to points north, south, east & west

ADDRESS: Dirigo Drive, Brewer Maine

OWNER: Brewer Economic Development Corp.

SIZE: Lot 1 – 5.35 +/- acres

FRONTAGE: 370'

**ASSESSOR'S
REFERENCE:** Map 7, Lot 4D

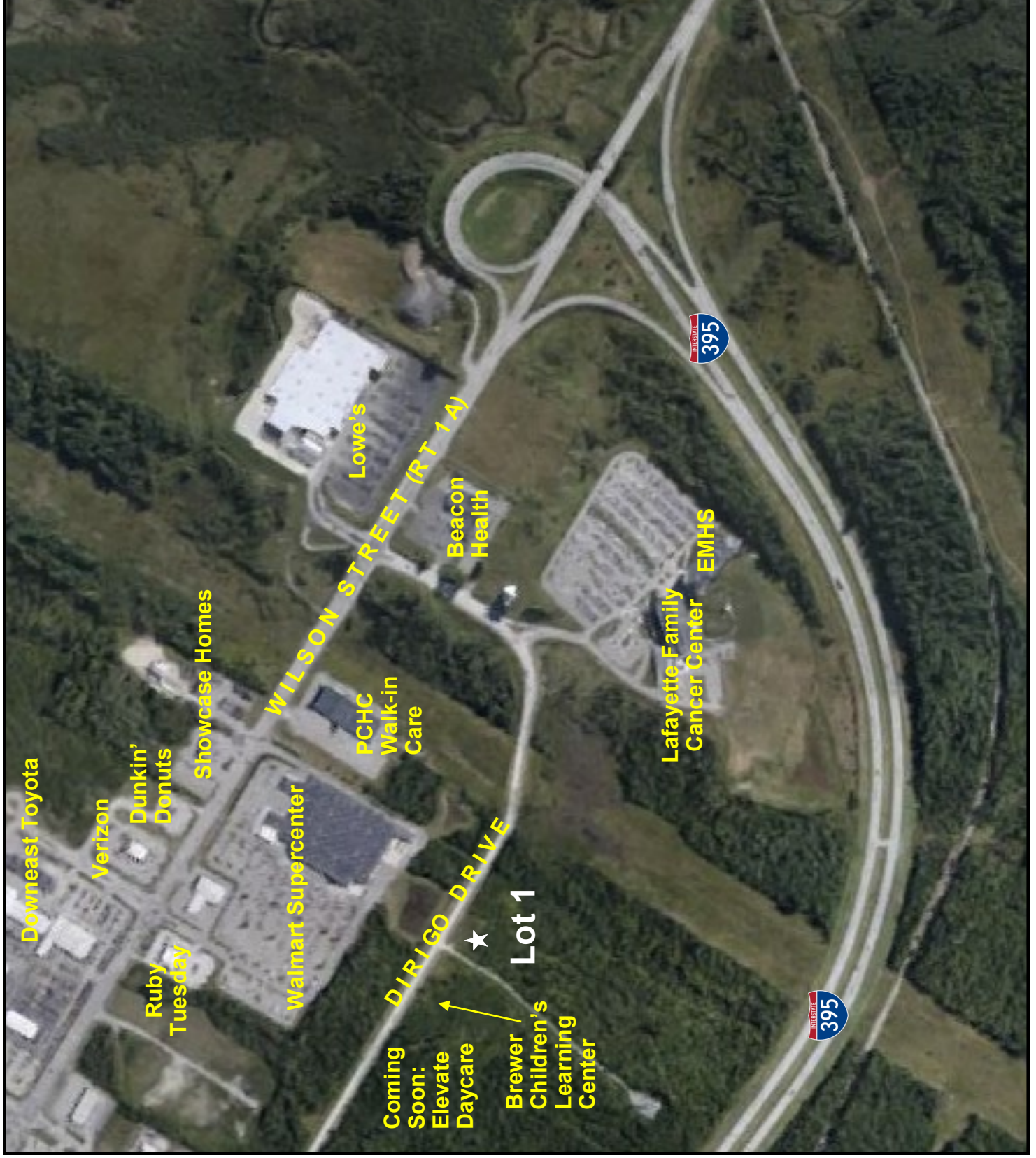
ZONING: Professional Business District

PRICE: Lot 1 - \$125,000



Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

Lot 1- 5.35 +/- Acres



Uses requiring a building permit or other type of permit from Code Enforcement Officer (P)

- Open Area Uses
- Residential Uses
- Commercial Uses
- Industrial Uses
- Institutional Uses
- Miscellaneous

- Accessory Uses
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- Essential Services

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Uses requiring Site Plan Review Approval from the Planning Board (S)

- Open Area Uses
- Residential Uses
- Commercial Uses

- Public Parks / Trails
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Animal Clinic, Art Galleries, Aviation, Barbers, Beauty Shops, Business Offices, Catering Facility, Child Care Center, Day Care Facility (Children & Adults), Financial Institutions, Golf Course, Dry Cleaners, Laundromat, Motel, Hotel, Museums, Nurseries & Greenhouses, Planned Group Development (#9), Professional Offices, Recreational Facilities (Indoor & Outdoor), Restaurant, Retail Stores, Service Businesses, Takeout Food Services, Telecommunication Facilities Not Exempt, Theaters, Wholesaling
 Research and Development Facility (#13), Research Facility #13
 Auditorium, Church (#26 & #29), Community Service Organizations, Govt. Uses except Essential Services, Hospice, Hospitals, Narcotic Treatment Facility (#11), Medical Marijuana Registered Dispensary(#16), Medical Marijuana Cultivation Facility(#16), Nursing, Convalescent Home, Private Schools, Religious Services as Ancillary Use
 Essential Service Buildings

- Industrial Uses
- Institutional Uses
- Miscellaneous

The above data was compiled from the City of Brewer Zoning Ordinance section 306.5 Schedule of Uses. Please refer to complete schedule for additional information and requirements.



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