

FOR SALE | RETAIL / COMMERCIAL PROPERTY

AUTO DEALERSHIP - DOVER FOXCROFT, MAINE



BUSINESS & PROPERTY

18-19 SUMMER STREET - DOVER FOXCROFT, ME

- Property consists of 10,758± SF 1st floor; 6,480± SF storage on 2nd floor; 2,538± SF adjoining truck service building
- 1.26 Acres total (.23 acre sales lot across from dealership)
- Dealership handles sales of new and used cars and trucks
- Extensive service department for private & county government vehicles of all types
- Operational and financial details available to qualified buyers
- Current owner has been operating this Ford dealership for over 45 years
- Sale could include additional adjoining properties - see broker for details



JOHN DOYON, CCIM
207.772.8300 direct
207.358.7913 direct fax
john@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 main
www.malonecb.com

PROPERTY SUMMARY

18-19 SUMMER STREET - DOVER FOXCROFT, MAINE



PROPERTY INFORMATION

OWNER:	Prouty Ford, Inc.	UTILITIES:	Municipal
LAND:	19 Summer Street - 1.03± acres 18 Summer Street - 0.23± acres	LIGHTING:	Piscataquis Co. Registry of Deeds Book 394, Pages 233-234
FRONTAGE:	19 Summer Street - 150± feet 18 Summer Street - 85± feet	FIRE SAFETY & SECURITY:	Map 36, Lots 127 (19 Summer) and 115 (18 Summer)
ZONE:	Commercial 1; Shoreline 1; SGD1 Overlay	REAL ESTATE TAXES:	19 Summer Street: \$ 6,318.07 18 Summer Street: \$ 668.80
BUILDING SIZE:	19 Summer St.: 10,758± SF 1st floor 6,480± SF storage on 2nd floor 2,538± SF adjoining service bldg.	ASSESSED VALUE:	19 Summer Street: \$ 55,100 Land + \$ 247,200 Improvements = \$302,300 18 Summer Street: \$ 32,000 Land
CONSTRUCTION:	Steel and wood frame	ROOF:	Standing seam metal roof (most areas)
FOUNDATION:	Slab	WINDOWS:	Double pane in the showroom area and single pane in the service department
EXTERIOR:	Metal, vinyl and T-111	ELECTRICAL:	3-Phase; fluorescent lighting
CONFIGURATION:	The main dealership building includes a showroom, (2) bathrooms, (3) administrative offices, (4) sales offices, (1) parts department, (2) service departments (cars & trucks), wash bay as well as unheated storage on 2nd floor	HEATING:	(2) Shenandoah wood stoves; a conventional oil furnace with hot air delivery as a back-up for showroom and parts area and (2) waste oil furnaces with hot air delivery for the car and truck service areas along with a back-up hot water oil furnace.
UNDERGROUND TANKS:	All underground storage tanks were removed as of 1986	FLOOR DRAINS:	Yes, in service area and wash bay
OVERHEAD DOORS:	(1) 10±' in showroom; (1) 8±' in wash bay; (2) 8±' in service area; (1) 12±' and (1) 14±' in truck service area	PARKING:	50± vehicles plus additional room at the rear of the lot
CEILING HEIGHTS:	10±' predominantly with 16±' in the truck service area	GENERAL INVENTORY:	Can be provided at contract time

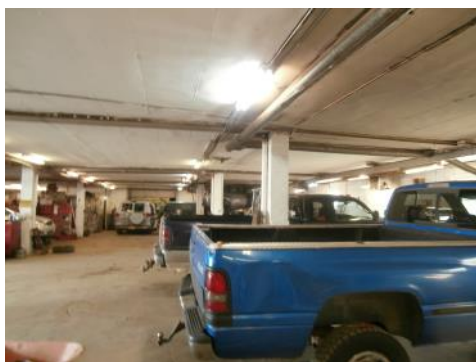
SALE INFORMATION

BASE PRICE:	\$ 825,000 - includes the following: • \$ 395,000 - 18 & 19 Summer Street • \$ 210,000 - The franchise along with tools, furniture, fixtures and equipment • \$ 220,000 - Parts inventory (current parts can be returned & not purchased)
ADDITIONAL OPTIONAL PRICING:	\$ 100,000 - Approximate value of the used car inventory \$ Unknown - New car inventory may be transferred via a new floor plan \$ 110,000 - Single family home to the right of the dealership

PROPERTY PHOTOS

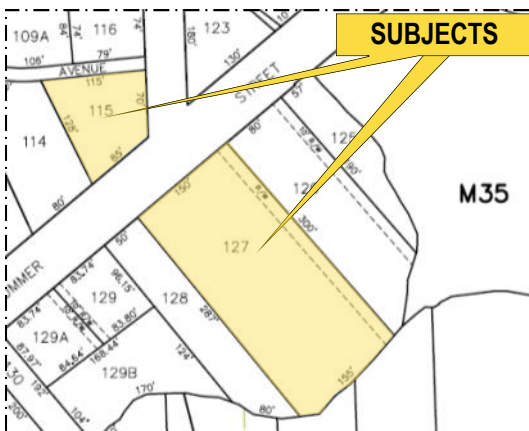
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Qualified buyers may arrange a tour through the broker and with the owner present to provide operational and historical details.



—————SINGLE FAMILY HOME - OPTIONAL SALE OPPORTUNITY—————

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Portion of Town of Dover Foxcroft Tax Map 35

Area Statistics:

RADIUS:	10 Miles	15 Miles	20 Miles
Total Population	9,728	21,603	31,934
Total Households	4,119	9,155	13,362
Avg. Household Income	\$52,539	\$50,142	\$51,541
Total Businesses	408	762	989
Total Employees	4,327	7,106	8,523

Source: US Census Bureau, Census 2010; Esri forecasts for 2017.



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