

FOR SALE

61 and 0 Willie Hill Road

WELLS ME

KEY ATTRIBUTES

- Metal recycling property constructed in 2018 by its current owner operator
- Approved to expand the recycling yard for a 40' X 40' storage building and more concrete slabs
- Willie Hill Road is a light industrial area, 2 miles from Turnpike Exit 19 via Routes 109 and 9, and is an area of newly-constructed, attractive owner-user properties
- The yard is convenient for metals drop-off for consumers going to the Wells Transfer Station
- Recycling yard is 5.69± acres, with a 12" thick reinforced 50' x 50' concrete slab with durable, concrete block containment dividers for delineated materials storage; gravel and asphalt surface in the yard that may remain as is or the gravel areas may be surfaced with asphalt or concrete pads; private drilled well and private on-site subsurface wastewater disposal service
- Buildings include a 1,300 ± square foot wood-frame, vinyl-sided secure shop/storage building, with two 10' X 10' overhead doors, 6" reinforced slab, FHW heat via an oil burner or a wood boiler, 2' X 8' construction with 8" insulation, 120/240, 200 Amp power. Also, a 510± Square Foot wood-frame, vinyl-sided office building/scale house (requiring interior finishes) with a full basement with outside access, underground utilities extending to the office from the shop/storage building, and an adjacent reinforced scale area
- 0 Willie Hill Road is a 2.41± acre lot with buildable area and a common fire pond



Roxane A. Cole, CCIM
Managing Member
COMMERCIAL BROKER



Individual Member



AERIAL VIEW OF THE PROPERTY DURING CONSTRUCTION IN 2018



GRAVEL YARD AREA APPROVED FOR EXPANSION

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The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



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ROXANE COLE
COMMERCIAL REAL ESTATE LLC



Entrance to Facility



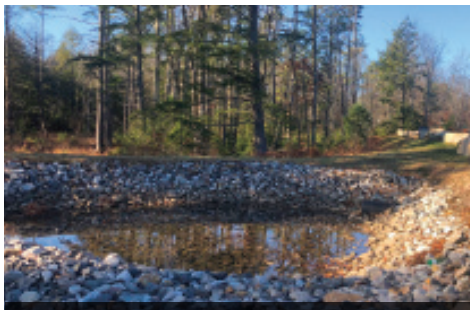
Side view of Shop/Storage



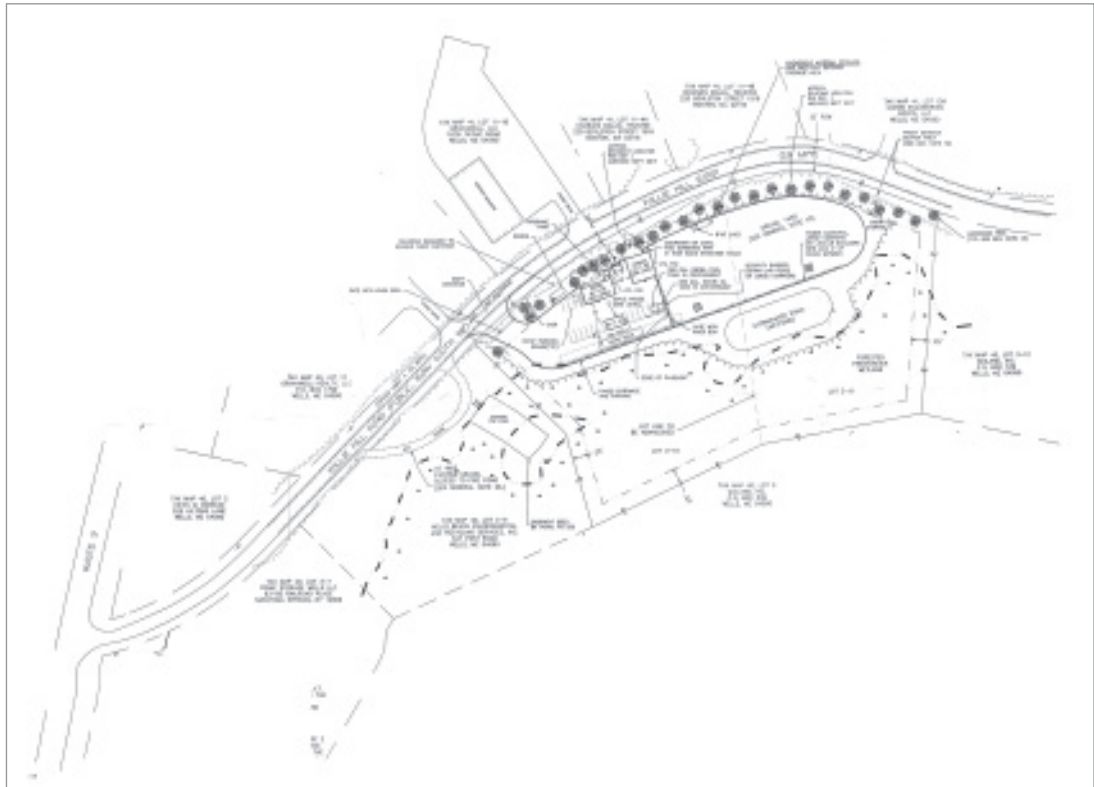
Office Building/Scale House



Slab with Containment Block Walls



Drainage Pond



APPROVED SITE PLAN - CONTACT BROKER FOR FULL-SIZED PLAN WITH DETAILED NOTES



Containment Wall

PROPERTY DATA

OWNER

Wells Beach Environmental and Recycling Services, Inc.

ASSESSOR

MAP 40 LOTS 3-10 AND 3-11

DEED

BOOK 17438 PAGE 879-880

PRICE: \$1,800,000

Price Includes real Estate and Turnkey Business

For information on the turnkey business, contact broker for referral to the listing business broker.



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