

GREENHOUSE FOR SALE

COASTAL LANDSCAPING & GARDEN CENTER

941 US 1, York, ME 03909



PROPERTY DESCRIPTION

Coastal Landscaping and Garden Center in York, Maine, is a family-owned and operated full-service garden center. This greenhouse has served commercial landscapers and homeowners with quality landscape supplies for over 30 years. The site has acreage to expand as well as other growth opportunities in expanding products and is a turnkey operation looking for the right investor who can continue the legacy built in serving this affluent community.

PROPERTY HIGHLIGHTS

- Cash Flow to owner is over \$400,000 annually
- Excellent visibility on Route 1
- Excess land for expanding operations

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	17.8 Acres
Building Size:	5,870 SF
NOI:	\$439,667.00
Cap Rate:	12.56%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,119	6,289	8,871
Total Population	1,451	7,897	12,920
Average HH Income	\$59,389	\$58,021	\$76,108

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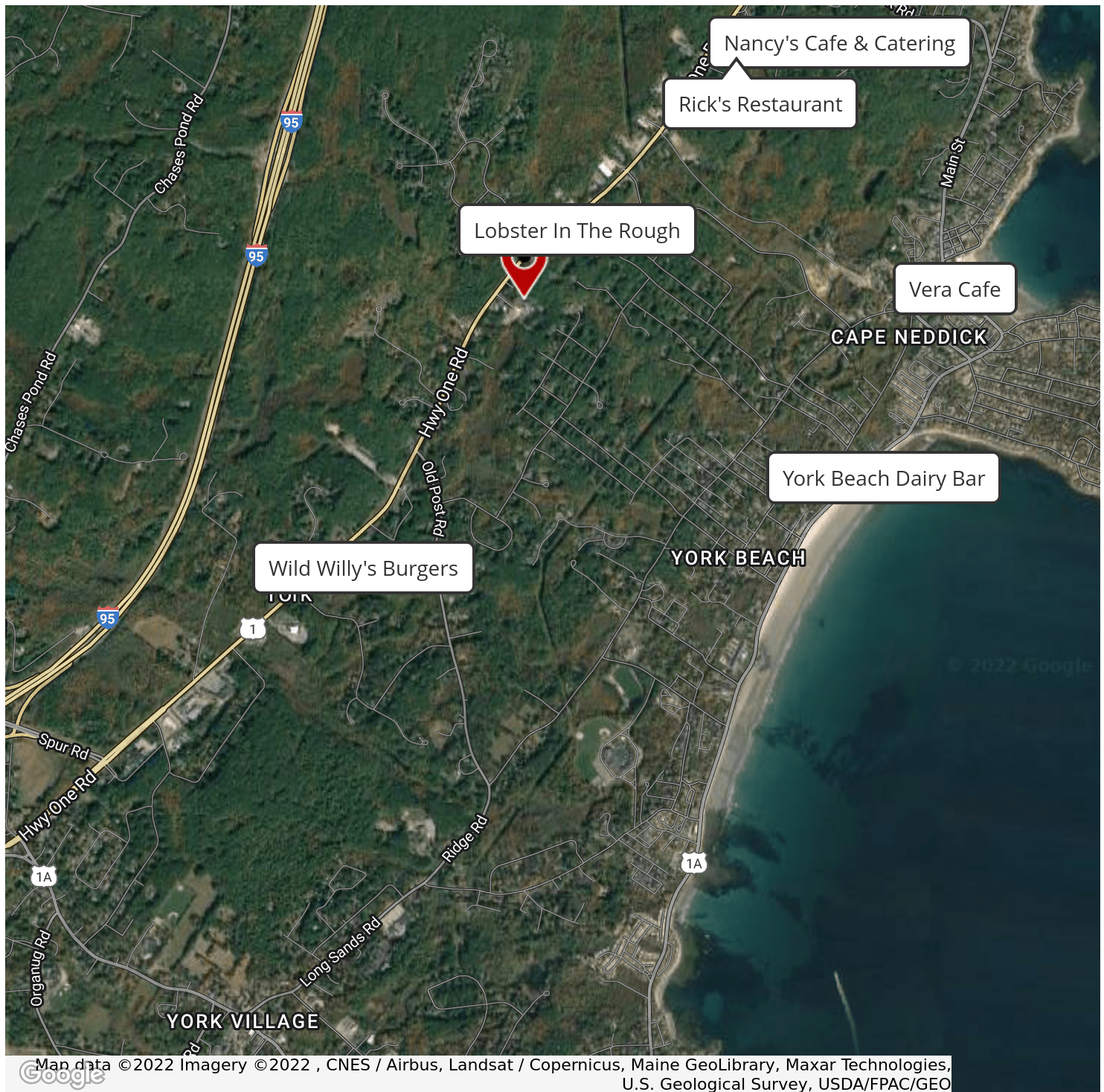
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Sale Price

\$3,500,000

PROPERTY INFORMATION

Property Type	Greenhouse
Property Subtype	School
Zoning	RT 1-2
Lot Size	17.8 Acres

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Central HVAC	No
Restrooms	1
Landscaping	Yes
Town water available on Route one.	

GREENHOUSES - SQUARE FOOTAGE

Building 2	2688
Building 3	2688
Building 4	2688
Building 5	2688
Building 6	2248
Building 7	2248
Building 8	2248
Building 9	2248
Building 10	1344
Building 11	1344
Building 12	2688
Building 13	2688
Building 14	816
Building 15	816

LOCATION INFORMATION

Building Name	Coastal Landscaping & Garden Center
Street Address	941 US 1
City, State, Zip	York, ME 03909
County	York
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	I-95
Nearest Airport	Pease International Airport

BUILDING INFORMATION

Building Size	5,870 SF
NOI	\$439,667.00
Cap Rate	12.56
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	9 ft
Number of Floors	2
Year Built	1987
Free Standing	Yes
Number of Buildings	22

BUILDINGS

Main Retail Office	3171
Shed	896
Garage 1	320
Garage 2	1500

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DEMOGRAPHIC SUMMARY

The Ice Cream House



Drive time of 15 minutes

KEY FACTS

16,588

Population



7,480

Households

55.5

Median Age

\$70,472

Median Disposable Income

EDUCATION

1%

No High School Diploma



18%

High School Graduate



26%

Some College



54%

Bachelor's/Grad/Prof Degree

INCOME



\$88,903

Median Household Income



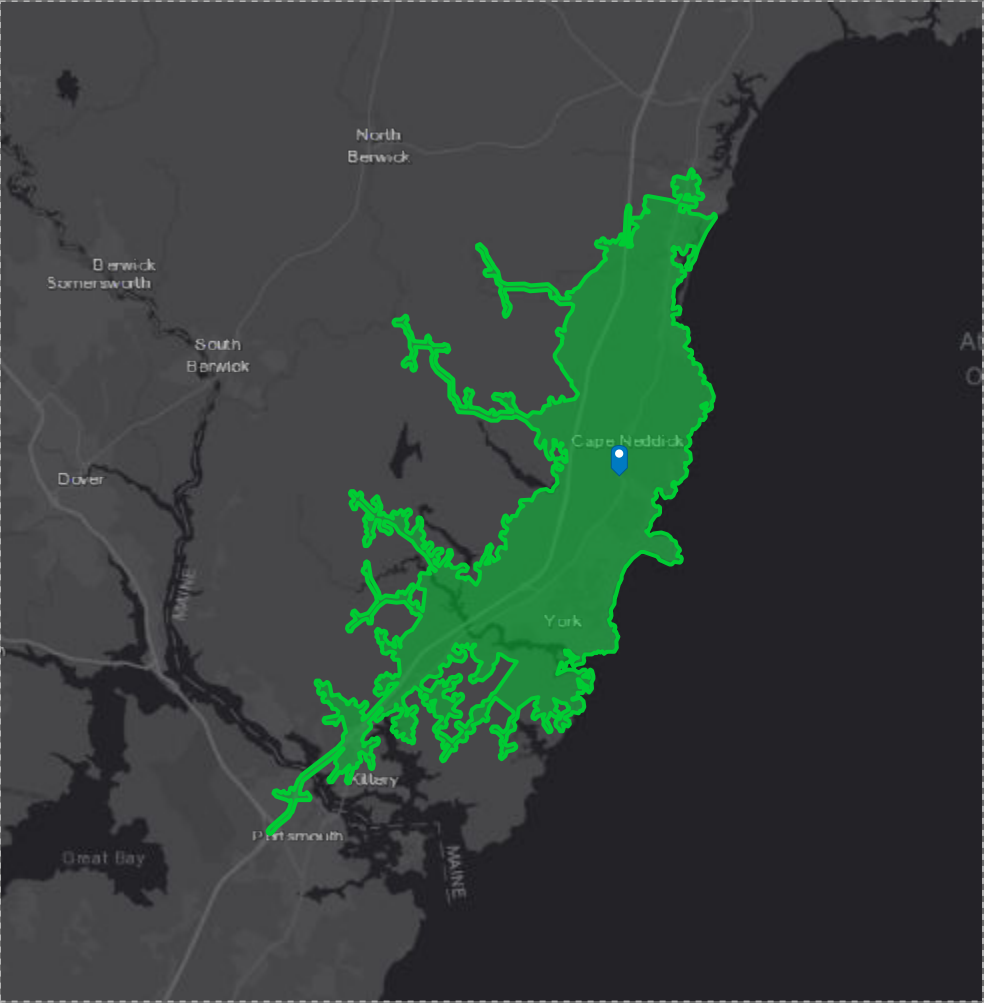
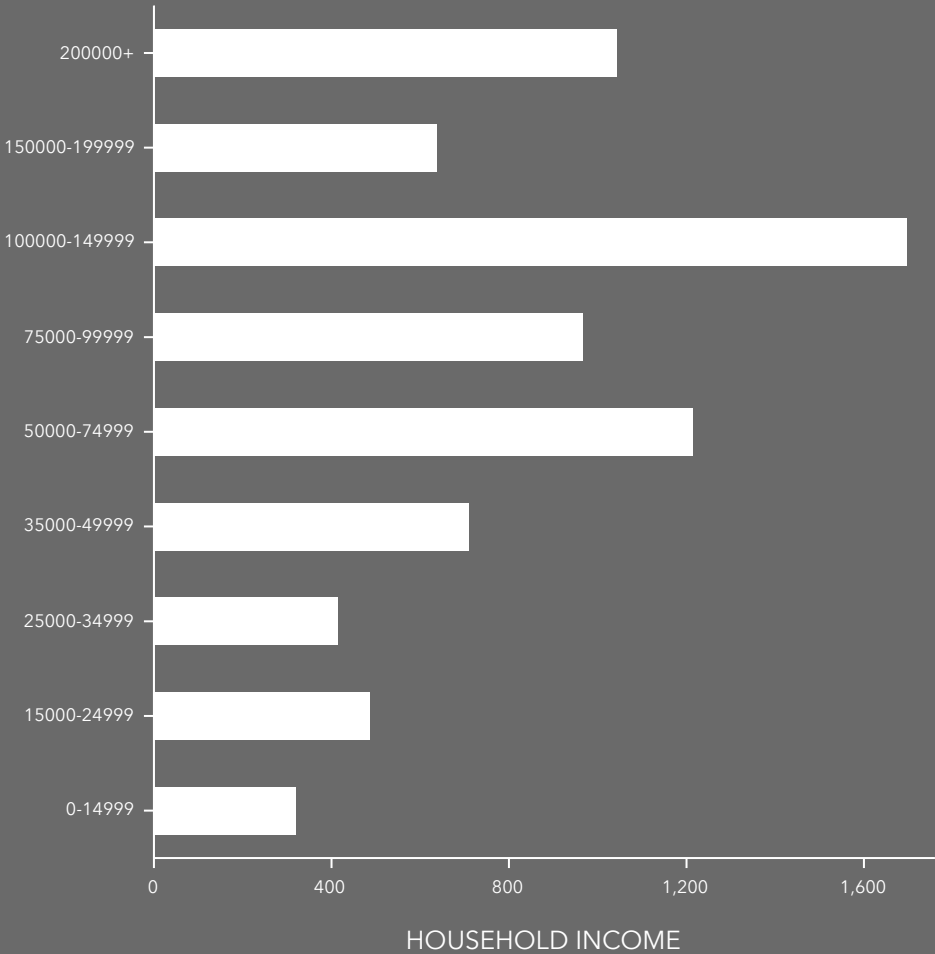
\$56,526

Per Capita Income



\$372,077

Median Net Worth



EMPLOYMENT



75%

White Collar



15%

Blue Collar



Services

10%

3.8%

Unemployment Rate

DEMOGRAPHIC SUMMARY

The Ice Cream House



Drive time of 20 minutes

INCOME



\$87,069

Median Household Income



\$56,162

Per Capita Income



\$249,880

Median Net Worth

KEY FACTS

43,600

Population



20,059

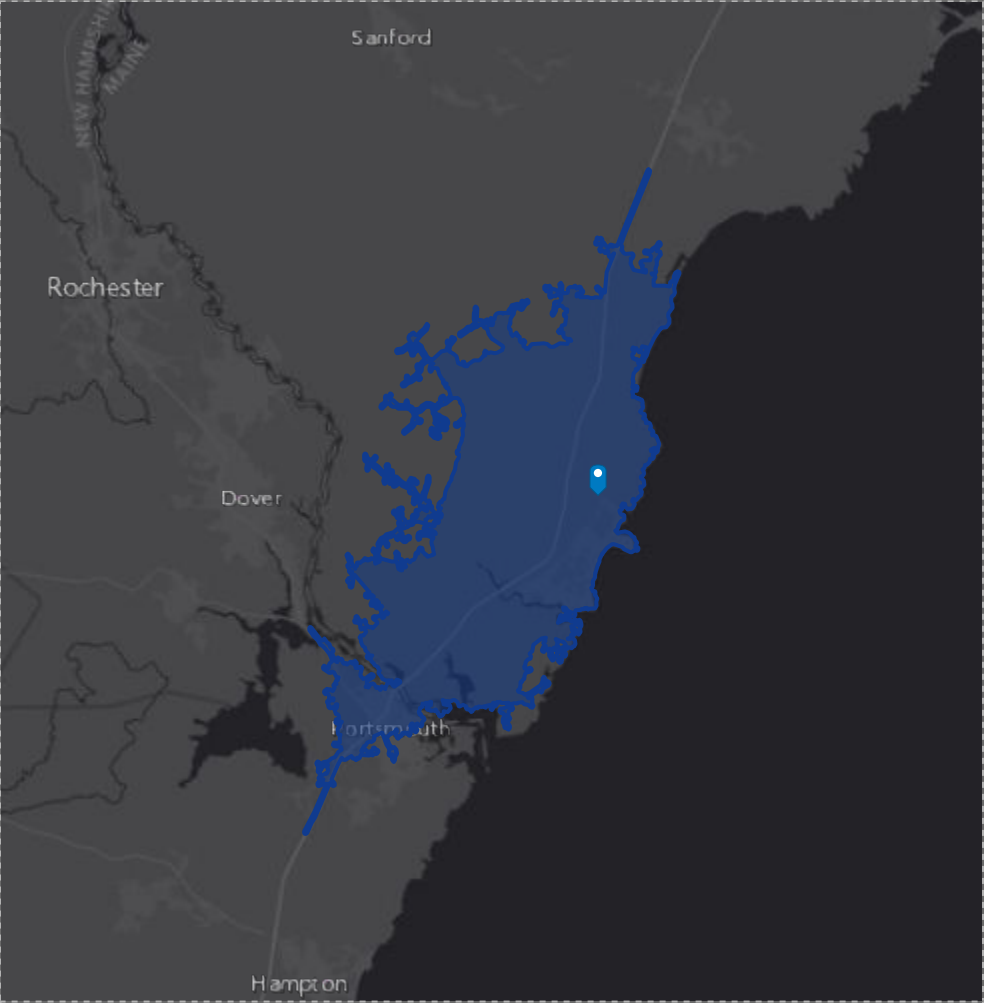
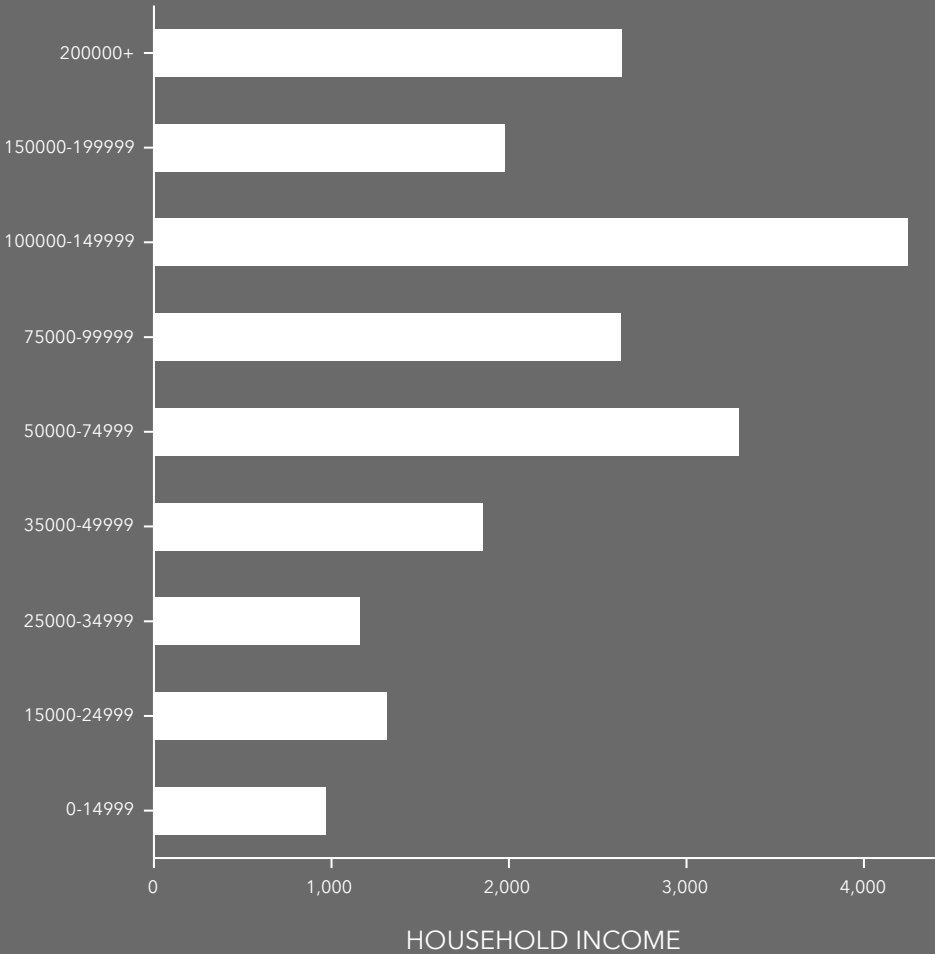
Households

48.9

Median Age

\$69,612

Median Disposable Income



EDUCATION

2%

No High School Diploma



18%

High School Graduate



25%

Some College



54%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



74%

White Collar



15%

Blue Collar



11%

Services

2.8%

Unemployment Rate

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	2019	2020	2021
Gross Sale	\$1,149,092	\$1,512,648	\$1,555,465.00
Cost of Goods Sold	\$564,362	\$617,075	\$801,172.00
Net Gain/Loss (4797)	\$4,500	\$19,000	\$0.00
Other Income	\$1,485	\$36,471	\$0.00
<i>Total Income</i>	<i>\$590,715</i>	<i>\$951,044</i>	<i>\$754,293</i>
<i>Total deductions</i>	<i>\$551,919</i>	<i>\$569,853</i>	<i>\$593,975</i>
Net Operating Income	\$38,796	\$381,191	\$160,318
Owner Benefit	\$243,974	\$255,138	239285
Cash Flow to Owner	\$282,770	\$636,329	\$399,603

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INCOME SUMMARY

Vacancy Cost	\$0
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NET INCOME	\$1,418,387
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EXPENSES SUMMARY

Wages	\$148,862
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Maintenance	\$26,072
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Taxes	\$40,200
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Interest	\$665
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Advertising	\$7,688
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Employee Benefit	\$94
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OPERATING EXPENSES	\$223,581
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NET OPERATING INCOME	\$439,667
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INVESTMENT OVERVIEW

Price	\$3,500,000
Price per SF	\$596
GRM	2.49
CAP Rate	12.56%
Cash-on-Cash Return (yr 1)	22.14%
Total Return (yr 1)	\$292,965
Debt Coverage Ratio	2.07

OPERATING DATA

Gross Scheduled Income	\$1,405,735
Other Income	\$12,652
Total Scheduled Income	\$1,418,387
Gross Income	\$1,418,387
Operating Expenses	\$223,581
Net Operating Income	\$439,667
Pre-Tax Cash Flow	\$226,887

FINANCING DATA

Down Payment	\$1,025,000
Loan Amount	\$2,475,000
Debt Service	\$212,780
Debt Service Monthly	\$17,732
Principal Reduction (yr 1)	\$66,078

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LOCATION DESCRIPTION

This property is right on Route 1 in York, Maine - a strong residential community with beautiful coastal views and award-winning restaurants and inns. This area has supported year-round businesses.

York's economy and tax base is augmented by the dozens of fine hotels, restaurants and other accommodations operating along the coast. Many spots throughout The Yorks have picturesque views of the famous Cape Neddick Light at Nubble Rock, which has figured in both artists' work and souvenirs of the Maine coast. A photo of the Cape Neddick Light is on the Voyager 1 spacecraft labeled as Seashore, Maine. Visible in clear weather is the 133 foot (40 meter) tall Boon Island Light on Boon Island, located 6.2 miles (10.0 km) off York. Old-fashioned restaurants, like the Goldenrod, maintain the historic character of the York Beach area.

Secondary highway with over 17,000 vehicles per day. The site is very clear, with close access to I-95 and within a 15 minute commute of Portsmouth NH.

LOCATION DETAILS

County	York
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	I-95
Nearest Airport	Pease International Airport

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