



For Sale

2796 Portland Road, Arundel



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Investcomm is acting as an agent of the property owner in this transaction.



Information Summary

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Location: Westerly side of Route One, Arundel just south of Biddeford/Arundel line.

Tax map/lot: 2-7

Registry: Book 11367 Page 13

Zoning: HC-2 Highway Commercial District (broad commercial uses permitted).

Lot size: 1+- acres

Building: First floor 3,600+- sq. ft.
Second floor 2,400+- sq. ft.
Total 6,000+- sq. ft. total

Also- enclosed porch of approx. 288 sq. ft.

Type construction: Wood frame, with mix of ceiling heights

Utilities: Electric - CMP
Water –
Sewer – Private - septic
Heat –Forced Hot air -

Parking: On site

Real estate taxes: \$3466 (at \$11.45/000)

Reason for Sale: Relocating operations

Sale Price: \$799,000.

Comments: Flexible unit configuration ideal for an owner user and/or investor.

Substantial new construction by current owner and renovation of the existing structure.

Location has proven to be successful for current owners for their antiques business. This property is in high traffic location between Biddeford and Kennebunk is perfect for a variety of commercial enterprises.

