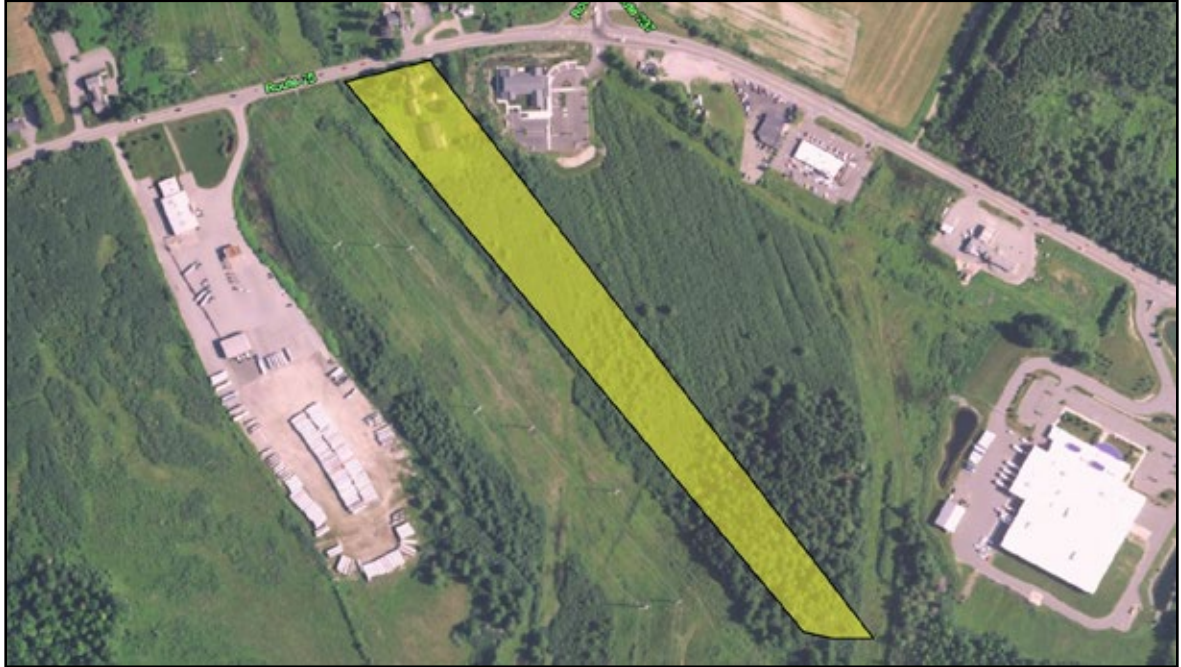




CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

For Sale

PRIME RT. 25 REDEVELOPMENT PARCEL
Next to Martin's Point Health Care



10.75+/- ACRES WITH AUXILIARY BUILDINGS

Cardente Real Estate is pleased to offer for sale this premier redevelopment site located on highly visible Rt. 25 in Gorham, Maine. Consisting of a 10.75+/- acre parcel of land, a residence and barn, the property is adjacent to Martin's Point Health Care and Nappi Distributors, and is in close proximity to the future home of Sebago Brewing Company. The land is slightly elevated offering extraordinary mainstream exposure and high traffic counts. Redevelopment opportunities are abundant within the Roadside Commercial zone, including retail, professional offices, auto-oriented businesses, light industrial and much more.

551 Main Street (Rt. 25) • Gorham, Maine



Cardente Real Estate
 322 Fore Street • Portland, Maine 04101
 207.775.7363



Matthew Cardente
 matt@cardente.com

322 FORE STREET • PORTLAND, MAINE

WWW.CARDENTE.COM



Property Details

Property Address: 551 Main St. (Rt. 25), Gorham, Maine
Location: Map 32 Lot 19
Property Type: Commercial Land/Redevelopment
Total Buildings: Three (3)
House: 3,272± SF
Barn: 3,608± SF
Shed: 1,352± SF
Year Built (House): 1800
Lot Size: 10.75± Acres
Zoning: RC (Roadside Commercial)
Road Frontage: 275 Feet
Traffic Count: 16,690 AADT13

Sale Details

Sale Price: \$650,000
2018 Assessment
Buildings: \$228,600
Land: \$89,300
Total: \$317,900
Real Estate Taxes: \$5,436
Deed: Book 22562 Page 265
Owner of Record: Neil W. Esposito



Demographics

2017 Summary	0-5 min	5-10 min	10-15 min
Population:	5,424	20,964	35,977
Households:	2,278	8,005	14,116
Families:	1,313	4,921	9,196
Avg. Household Size:	2.32	2.42	2.47
Owner-Occ. Housing Units:	1,332	4,803	9,986
Renter-Occ. Housing Units:	946	3202	4130
Median Age:	42.6	38.1	40.6
Median Household Income:	\$52,609	\$56,425	\$67,013
Avg. Household Income:	\$64,339	\$71,027	\$83,452

Source: US Census Bureau/ESRI

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Property Photos

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