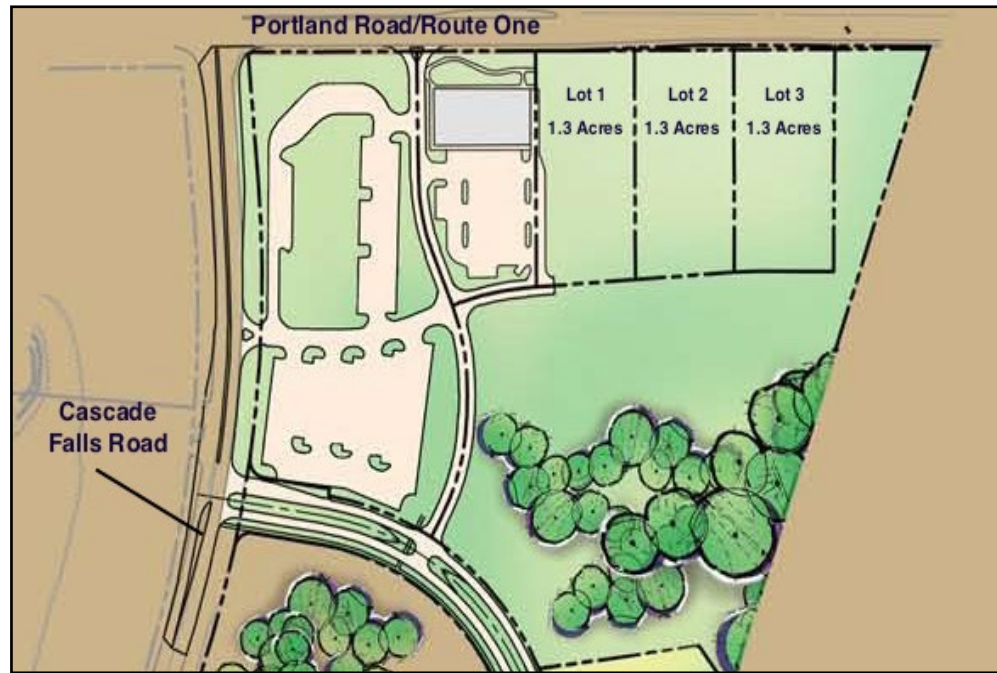




941 PORTLAND ROAD • SACO, MAINE



THREE LOTS WITH ROUTE 1 EXPOSURE

Cardente Real Estate is pleased to offer for sale three, 1.3-acre development lots located on Route One at Cascade Falls South. What makes Cascades Falls South so attractive to retailers and office users is that it is serviced by two traffic lights (one at the intersection of Cascades Road and Route One and the other at the intersection of Route One and Flag Pond Road) as well as an entrance off of Cascades Road. This area sees exceptionally high traffic counts and—most importantly—the demographics within a 3.5 mile radius include three communities: Saco, Old Orchard Beach and Scarborough. The Old Orchard Beach area has summer visitors in excess of 2 million annually from all over the Northeast and Canada. South Portland and Portland, Maine’s largest cities, are a 15 minute drive to the north.

For more information, please contact:

Cardente Real Estate
207.775.7363



Karen Rich
karen@cardente.com



CoSTAR GROUP **POWER** BROKER



Cheri Bonawitz, CCIM
cheri@cardente.com



Property Details

Property Address: 941 Portland Road, Saco, Maine
Location: Map 62 Lot 1
Property Type: Development Land
Land Area: Three, 1.3 Acre Lots (3.9± Acres)
Zoning: MU3
Lot Description: Level, Flat
Road Frontage: 253± Feet, Per Lot
Traffic Count: 9,940 (AADT14)
Utilities: Sewer, water, gas & electric brought to site

Sale Details

Sale Price: \$275,000-\$295,000
Real Estate Taxes: \$2,367.27/acre (2017)
Owner of Record: Park North Development LLC
Deed: York Co. Bk 15023 Pg 731

Cascade Falls South • Saco, Maine

