



162 Main Street • Yarmouth, Maine

1ST FLOOR OWNER / OCCUPANT OPPORTUNITY!



PAYNE ELWELL HOUSE

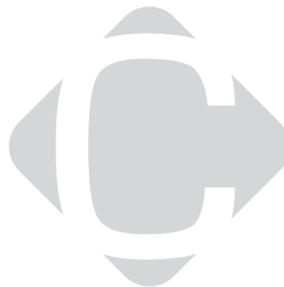
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LANDMARK BUILDING IN YARMOUTH VILLAGE**

Cardente Real Estate is pleased to offer for sale the Payne Elwell House located at 162 Main Street in Yarmouth, Maine. The offering includes 3,891 +/- useable square feet with 6,623 total gross square footage. Currently, the entire 1,879 +/- square foot first floor is vacant making this a prime opportunity for an owner occupant looking to have a highly visible business on the Main Street corridor of Yarmouth while obtaining income from multiple office tenants located on the upper levels (12 suites in total with 1st floor). Built in 1792, the Payne Elwell House offers period details throughout and has been well maintained over the years. Other amenities include mainstream exposure, onsite parking, and highly visible pylon signage. 162 Main Street is just off US Route One and minutes from I-295. In 2018, Yarmouth approved the new Village District Zone allowing for various developments and uses.



(o): 207.775.7363
(f): 207.773.0066
(d): 207.775.5677
(c): 207.233.8229
matt@cardente.com

Matthew Cardente
Designated Broker / Owner



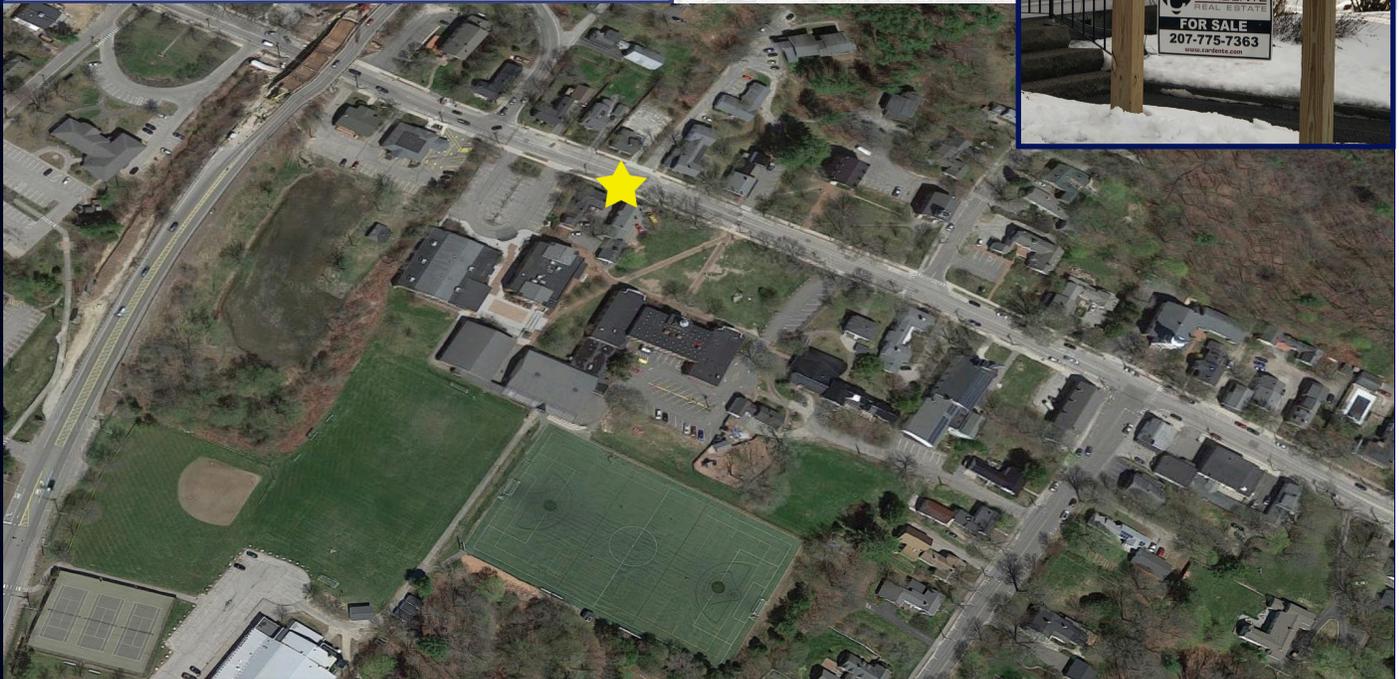


162 Main Street • Yarmouth, Maine

PAYNE ELWELL HOUSE

The Payne Elwell House is located in the Heart of the Yarmouth Village and is just seconds from US Route One, minutes to I-295 on and off ramp, under 10 minutes to Maine Turnpike, and 20 minutes to Portland International Jetport. The property abuts North Yarmouth Academy and is directly across the street from Shepley & Weld; a high-end 12 unit townhouse development in it's final phase of construction.

162 Main Street is within walking distance is the Rosemont Market & Bakery, Gather, Yarmouth Town Hall & Library, Dunkin Donuts, the newly opened Brickyard Hallow Brew Pub, the Royal River Park, and many other restaurants, businesses, and area amenities.



322 FORE STREET • PORTLAND, MAINE

207.775.7363

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162 Main Street • Yarmouth, Maine

Property Details

Property Address: 162 Main Street, Yarmouth
 Building Name: Payne Elwell House
 Owner: One Kenwood LLC
 Location: Heart of Yarmouth Village
 Building Size: 3,891+/- SF
 Lot Size: .33 +/- Acres
 Year Built: 1792
 Building Type: Colonial
 Construction: Wood Frame & Siding
 Roof: Asphalt Shingles
 Interior: Beautiful, period details throughout
 Heat: Oil / Hot Water
 Electricity: 200 AMP
 No. of Stories: 2-3
 Signage: Highly visible pylon on Main Street
 Access: Curb cut & driveway off Main Street
 Parking: Onsite
 Zoning: Village District
 Traffic Counts: 8,000
 Interior Layout: 1,879 +/- SF entire first floor currently vacant (previously Yarmouth Chamber) and office suites on upper levels. 12 suites including 1st floor.



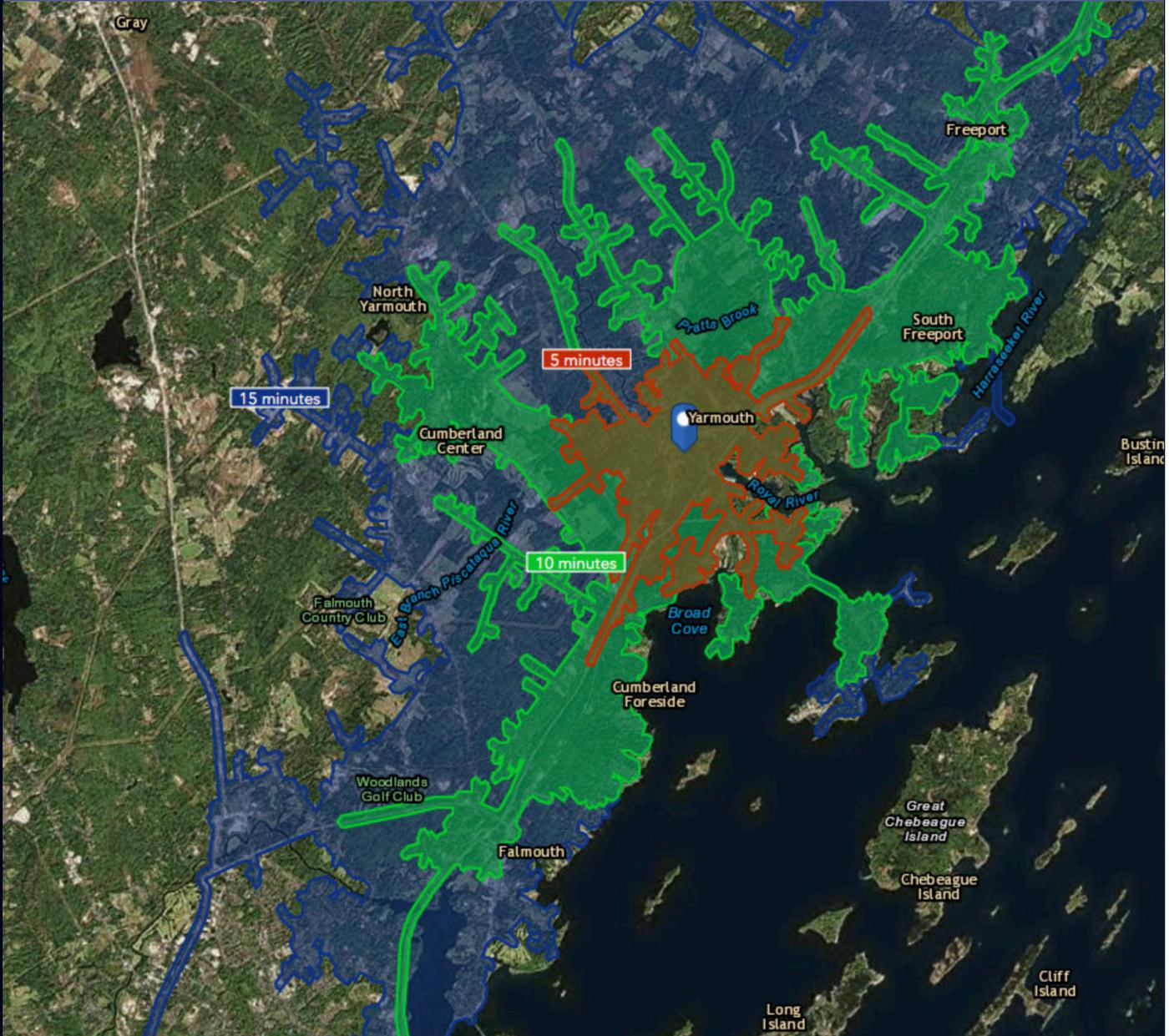
Book & Page: 34948 / 175
 Map & Lot: 32 / 120
 Real Estate Taxes (2019): \$6,553.96
 Assessed Value(2018):
 Building: \$219,700
 Land: \$148,500
 Total: \$368,200
 Income & Expenses: See Broker for details.
 Asking Price: **\$510,000**



CARDENTE
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 Commercial / Investment Brokerage

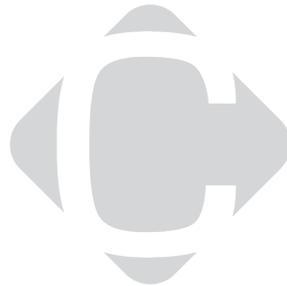
Drive Time Map

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*Building a Foundation of Trust...
 One Client at a Time.*



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162 Main Street • Yarmouth, ME

Income & Expense Snapshot

Property Address:	162 Main Street, Yarmouth
Building Name:	Payne Elwell House
Owner:	One Kenwood LLC
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Map / Lot:	32 / 120
Building Size:	3,891+/- SF
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Building Type:	Colonial
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Heat :	Oil / Hot Water
Electricity:	200 AMP
No. of Stories:	2-3
Signage:	Highly visible pylon on Main Street
Access:	Curb cut & driveway off Main Street
Parking:	Onsite
Zoning:	17 - Heart of Yarmouth Village
Traffic Counts:	2016 Maine DOT 3,860
Income & Expenses:	Confidentiality Agreement required
Asking Price:	\$560,000

