

# 414 NARRAGANSETT TRAIL BUXTON, MAINE



**CARDENTE**  
REAL ESTATE  
*Commercial / Investment Brokerage*

## GROUND LEASE



## .75± ACRE DEVELOPMENT LOT

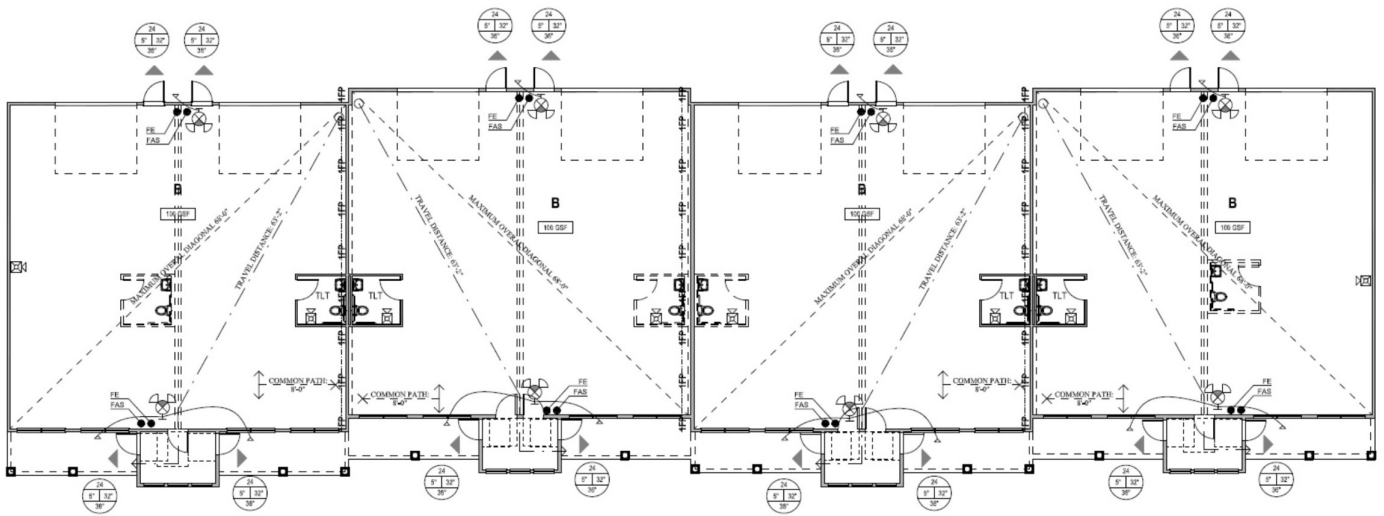
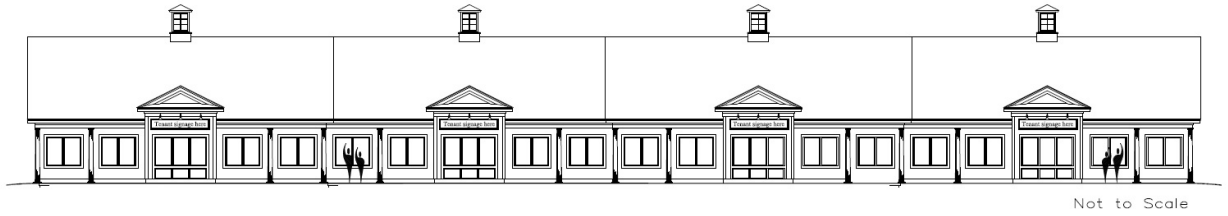
**Cardente Real Estate** is pleased to offer for ground lease the property located at 414 Narragansett Trail at the intersection of Route 4 and Route 202 in Buxton, Maine. This 0.75± acre parcel is ideally positioned across the street from the entrances to Hannaford and Aubuchon Hardware, and has potential for a variety of uses based on the zoning. With a high roof top count, excellent traffic counts, and the exposure provided by its destination neighbors, the property is one of the best land sites available in the area. Call the Broker for additional information.

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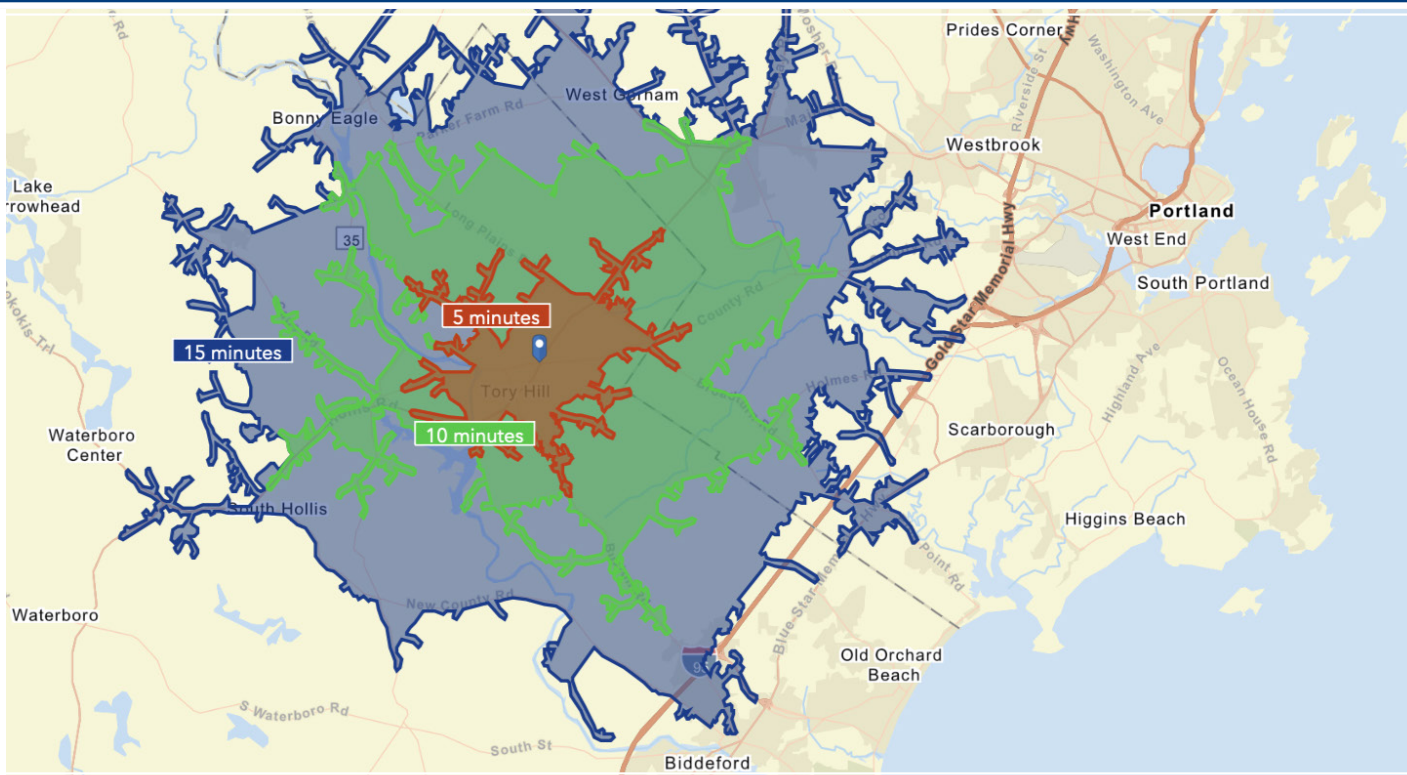


## PROPERTY DETAILS

Property Address:	414 Narragansett Trail, Buxton, ME
Lot Size:	0.75± Acres
Zoning:	Commercial
Map/Lot:	0005/0048
Book/Page:	15345/940
Traffic Count:	8,380 SR 4/US 202 SW/O PORTLAND RD AADT13

## LEASE DETAILS

Availability:	Immediate
Lease Rate:	\$48,000/Year Ground Lease



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**CONTACT BROKER  
FOR MORE  
INFORMATION:**

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