

FOR SALE

Mixed-Use Development

9,402± SF | \$2,050,000



187 Lower Main Street, Freeport, ME

Property Description

Located at 187 Lower Main Street in Freeport, the former Gritty McDuff's restaurant and brewing property offers a rare opportunity to own a highly visible and iconic site. The property is situated on 3.88± acres with 32,000 SF of paved parking and building spaces totaling 9,402± SF. The spaces consist of; a 4,646 SF primary retail area, a 2,976 SF basement with kitchen and brew areas, a 980 SF freestanding office building currently occupied

by Keller Williams Agency, and an 800 SF outbuilding with office and garage space. The flexible zoning allows for a wide range of uses, and upcoming changes to Freeport's commercial and residential density regulations—expected to be adopted in the new year—will significantly enhance the development potential of this prime property.



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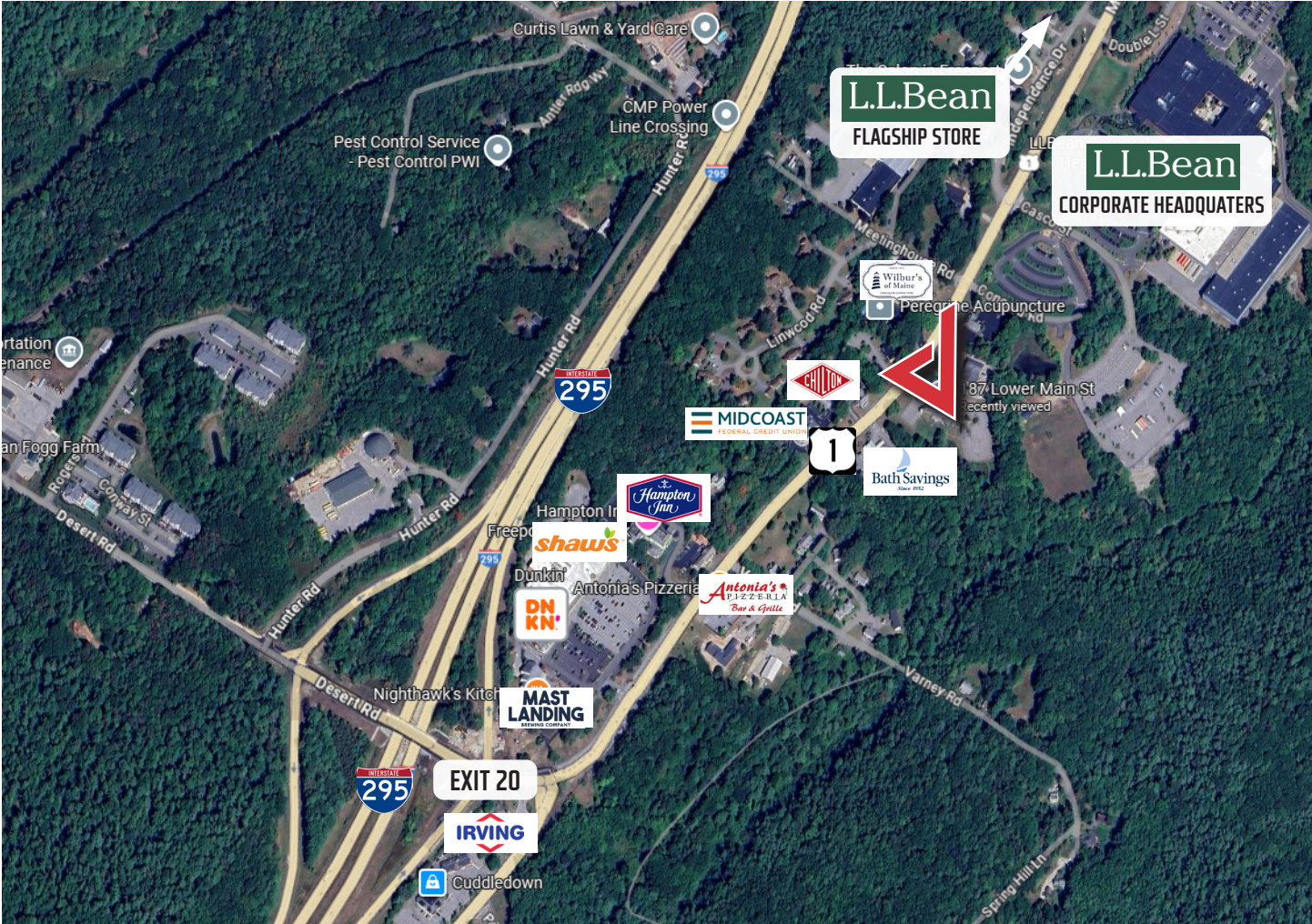




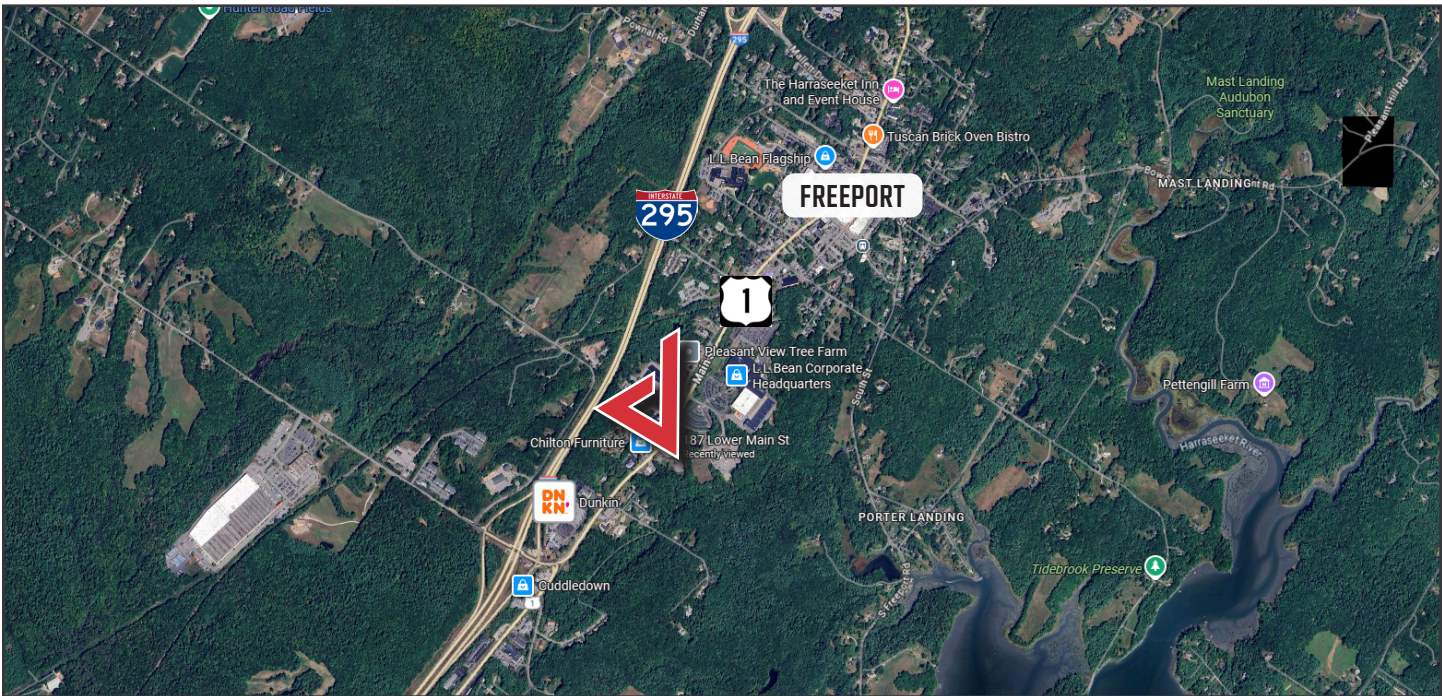
Property Overview

| | |
|----------------------|---|
| Owner | FPS Corp |
| Assessor's Reference | Map 8, Lot 23 |
| Deed Reference | Book 30129, Page 0287 |
| Building Size | 9,402± SF |
| Lot Size | 3.88± acres |
| Space Breakdown | Primary Retail Area: 4,646 SF Basement: 2,976 SF (includes kitchen and area set-up for brewery tanks) Office Building: 980 SF (currently occupied by Keller Williams agency) Additional Outbuilding: 400 SF garage with 400 SF loft office |
| Year Built | 1938/1983 |
| Zoning | Commercial District III (C-3) |
| Utilities | Municipal water and sewer, natural gas, 3 phase power |
| Signage | Excellent signage visibility along Lower Main/Route One |
| Parking | 32,000 SF of paved parking |

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187 Lower Main Street



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

COMMERCIAL DISTRICT III

It is the intent of this District to create an attractive entrance to the Village. A mix of commercial and residential uses are permitted with restrictions on building size and parking locations. Landscaping requirements are mandated in the front setback. In order to limit access points on heavily traveled U.S. Route 1, access on other streets and on service roads is encouraged through decreased road frontage requirements. This District is part of the Design Review District and contains historically and architecturally significant buildings and structures which should influence the design of future development.

Permitted Uses

- Single-Family Dwelling
- Duplex Dwelling

Permitted Uses subject to site plan review regardless of size:

- Public or Private School
- Commercial School
- Outdoor Recreation School
- Cemeteries
- Public Utilities excluding commercial communications towers
- Municipal Use
- Multifamily Dwelling
 - a. Existing buildings shall not be subject to the provisions of Section 411.D.6 below
- Restaurant
- Restaurant - Carry-Out
- Bed & Breakfast Inn
- Business and Professional Offices
- Public Assembly - Indoor
- Private Assembly
- Auto Repair Service Garage
- Religious Institutions
- Hotel - Motel
- Commercial Sales and Service, including up to two hundred (200) square feet of incidental, accessory outdoor storage. This outdoor storage is permitted only on a seasonal basis (April to October). Materials such as propane, which must be located outdoors at all times, are exempt from the seasonal restriction, but they must be screened from abutter and street views.
- Parking Facility
- Retail Trade
- Manufacturing and Processing
- Day Care Center Facilities
- Commercial Recreation – Indoor
- Parking area for open space {Amended, Effective 12/02/14}
- Artisan Food and Beverage {Effective 12/17/14}
 - a. food truck(s) as an accessory use is allowed subject to the provisions of Sec. 526A – Food Trucks
- Small Solar Farm, subject to the standards of Section 534 {Amended, Effective 12/02/14}
- Affordable Housing Developments, subject to the standards of Section 536