

FOR SALE

Mixed-Use Property

7,960± SF | \$2,000,000



3 East Grand Avenue, Scarborough

Property Highlights

- *Excellent Owner-User Opportunity*
- *Directly Across from Pine Point Beach*
- *FF&E is Negotiable*

Property Description

We are pleased to offer this all encompassing mixed-use opportunity at Pine Point Beach in Scarborough. This property features 3 excellent retail options on the first floor including a take out pizza shop, successful restaurant space with 130± seats, and a lovely beach gift shop. The second floor offers 6 bedrooms of dormitory style living for staff, or offers the ability to return the space to two 3-bedroom apartments for short term or long term rentals or personal use.



Broker Contact

Sam LeGeyt | sam@dunhamgroup.com

Justin Lamontagne, CCIM, SIOR | justin@dunhamgroup.com

207.773.7100 | www.dunhamgroup.com



Property Overview

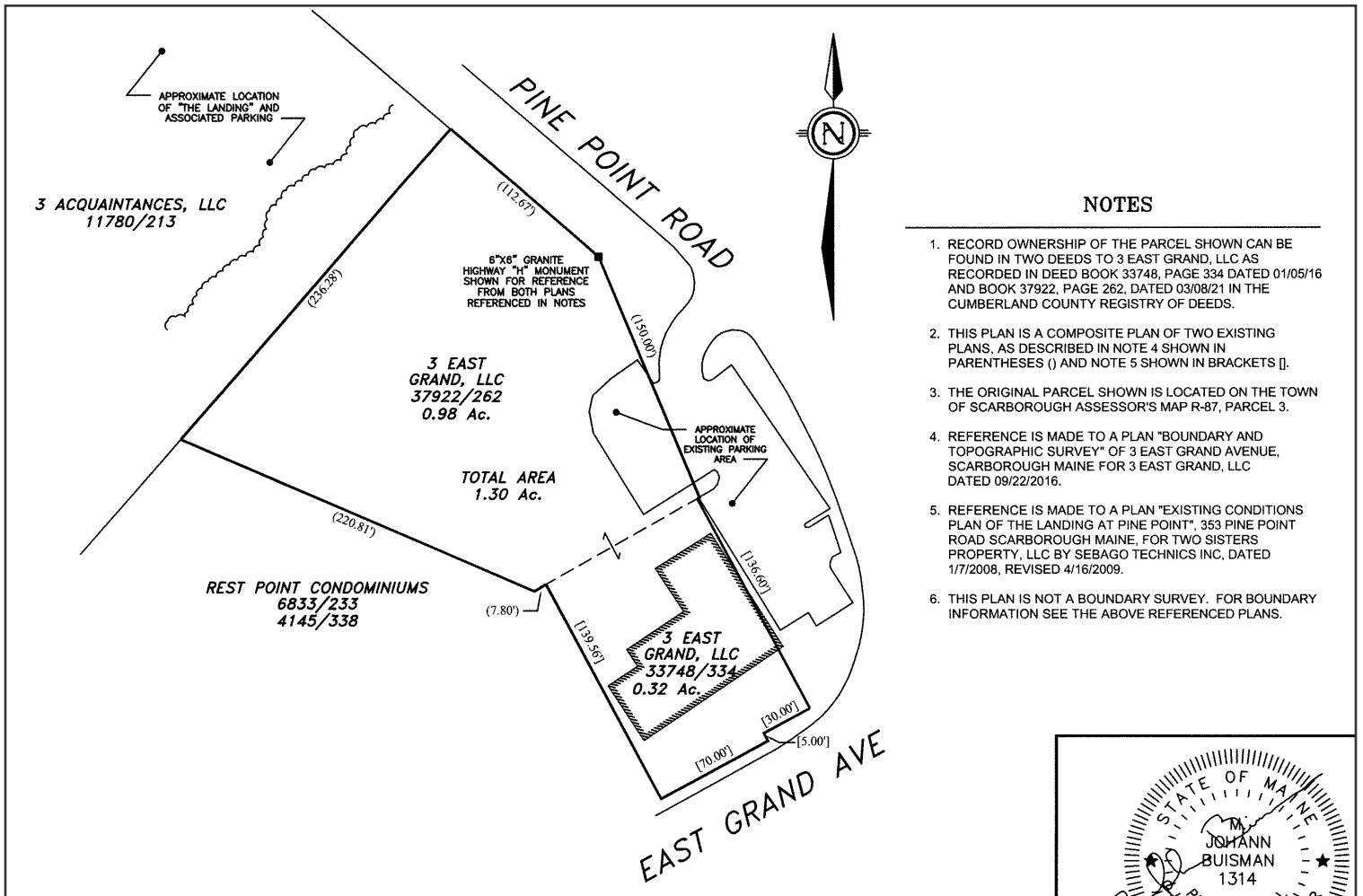
Owner	3 East Grand, LLC
Building Size	7,960± SF
Lot Size	1.30± acres
No. of Floors	2
Space Breakdown	3 retail suites (take-out pizza shop, restaurant, and gift shop) and 6-bedroom dormitory
Assessor's Reference	Map U022, Lot 123
Deed Reference	Book 33748, Page 334
Zoning	Town Village Center 4
Taxes	\$13,702 (FY 22-23)
Assessed Value	Land \$462,600 Building <u>\$427,700</u> Total \$890,300
Year Built	1940, updated 2017
Construction	Wood framed
Roof	New in 2017
Utilities	Public water/sewer
HVAC	Oil Fired Forced Hot Air / Heat Pump / Monitor Propane Heaters in Dormitory
Electrical	2 services
Sprinkler System	Fully sprinkled
Bathrooms	7 total bathrooms (2 in dormitory, 3 in restaurant, 1 in gift shop, 1 in take-out shop)
Parking	30± parking spaces (portion of parking is leased from Maine DOT)
Road Frontage	215'

FOR SALE : \$2,000,000

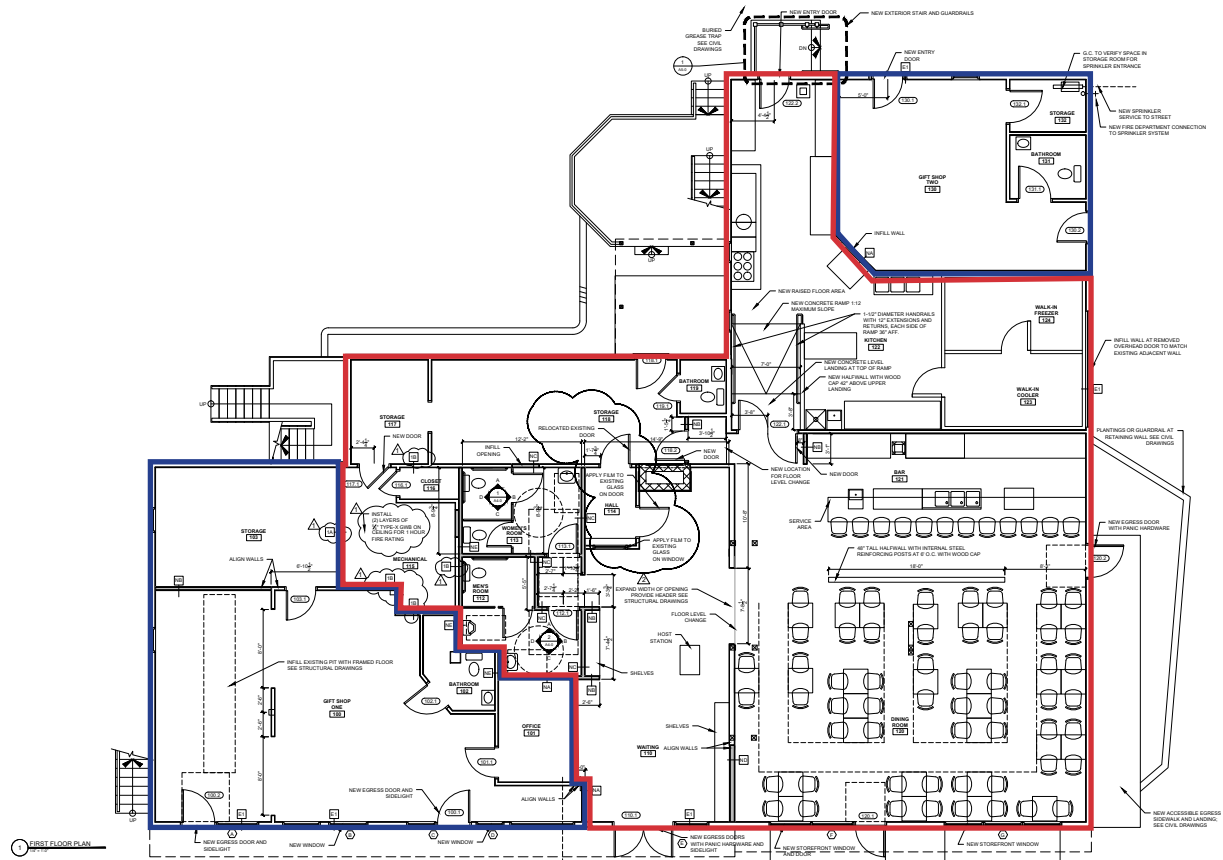
3 East Grand Avenue



3 East Grand Avenue



1st Floor



2nd Floor



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.