

FOR SALE

Retail Building/Development Site

11,305± SF | 8.04± acres | \$1,100,000



578 US Route One, Scarborough

Property Highlights

- Over 5 acres on Route One, Scarborough
- Excellent redevelopment opportunity
- Zoned for both commercial and residential
- Traffic counts ~14,300 cars per day



Property Description

We are pleased to offer 11,305± SF retail building on 8.04± acres at 578 US Route One in Scarborough for sale. The property is less than 3 miles to Exit 42 of the Maine Turnpike. The property is currently operated as a flea market but offers a multitude of redevelopment options given its location and zoning. The current tenant is a Tenant at Will.

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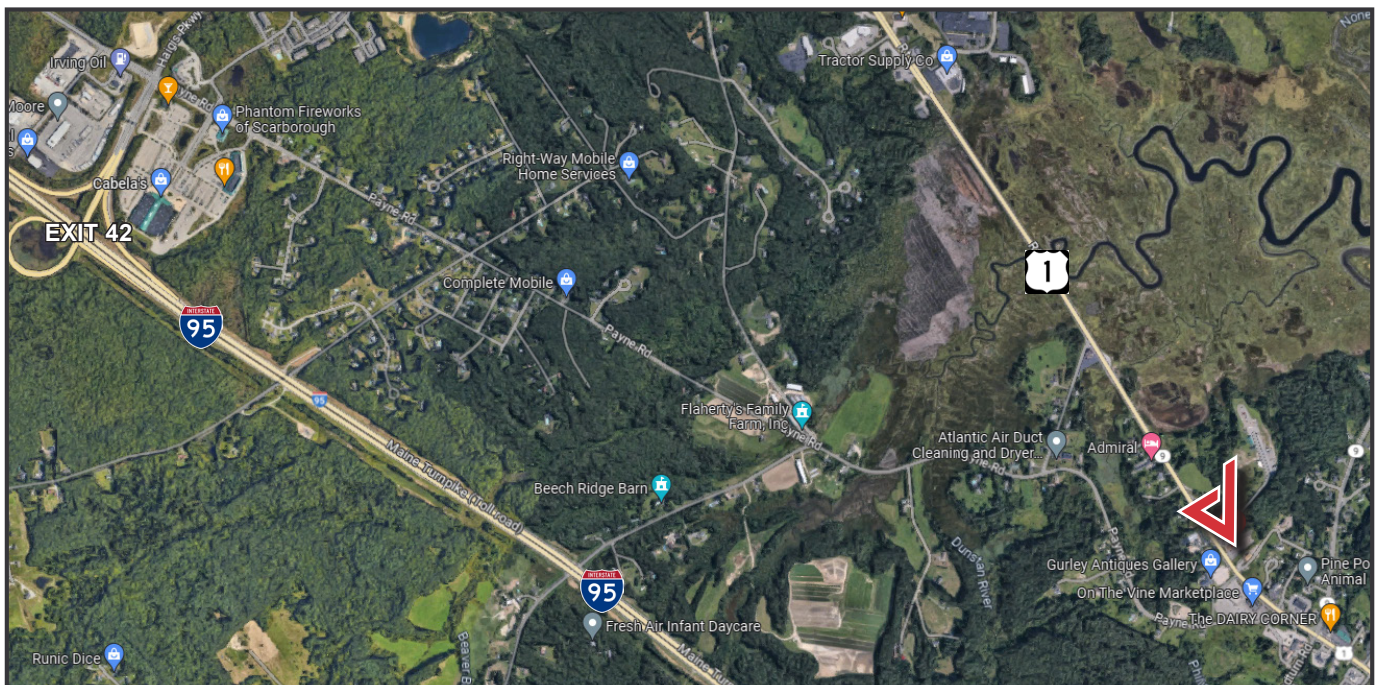
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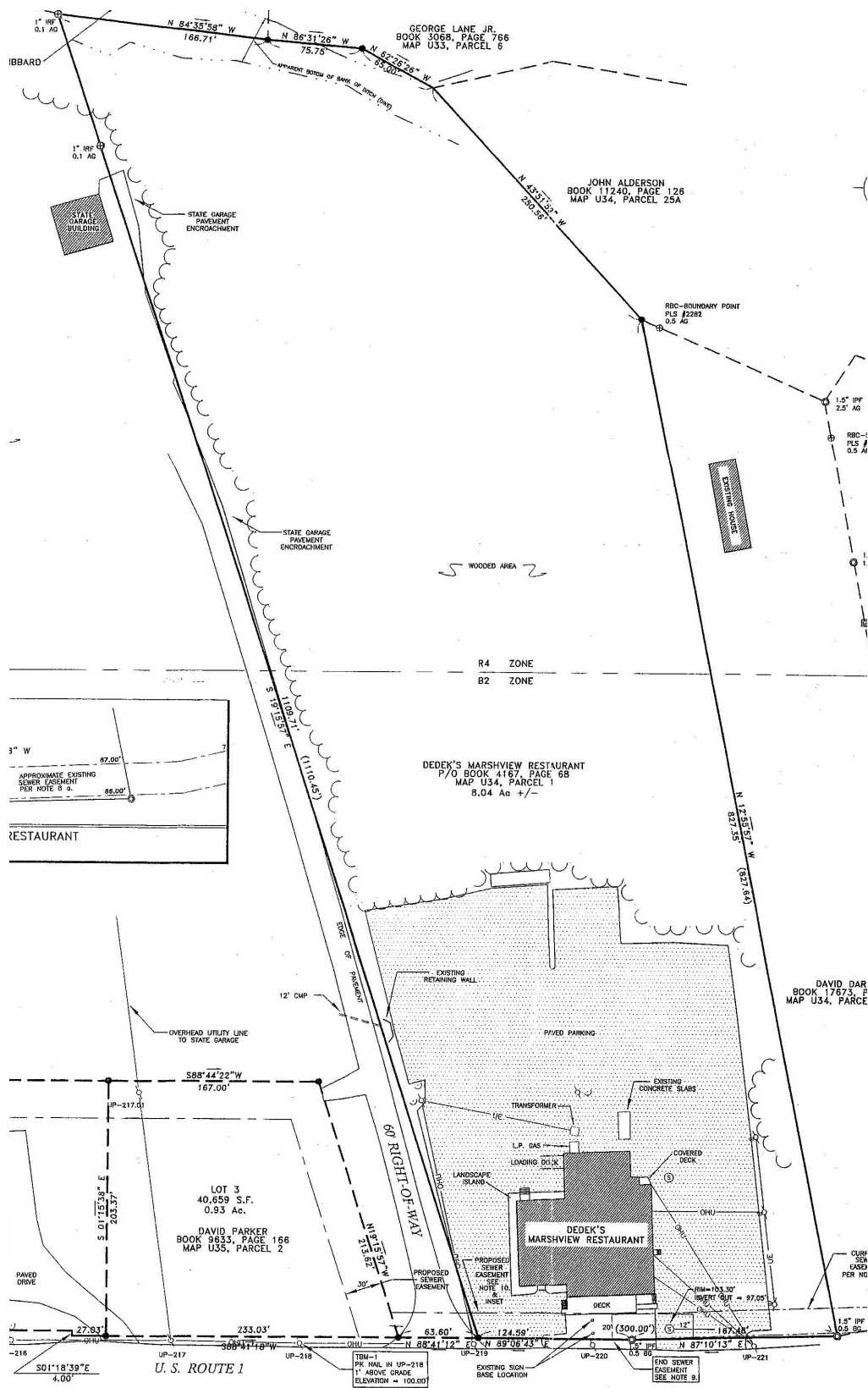
Property Overview

Assessor's Reference	Map U034, Lot 001
Deed Reference	Book 29066, Page 203
Annual Taxes	\$13,082.62 (2023-24)
Zoning	TVC, TVC3 and R4 - See attached map
Building Size	11,305± SF
Lot Size	8.04± acres
Year Built	1930
Building Construction	Wood
Siding	Wood shingle
Foundation	Concrete, partial full basement
Roof	Asphalt shingle and rubber membrane - pitched and flat
Flooring	Carpet and tile
Heat	Oil, hot water, and propane
Utilities	Public water and sewer, Natural gas on Route 1
Parking	Ample, on-site

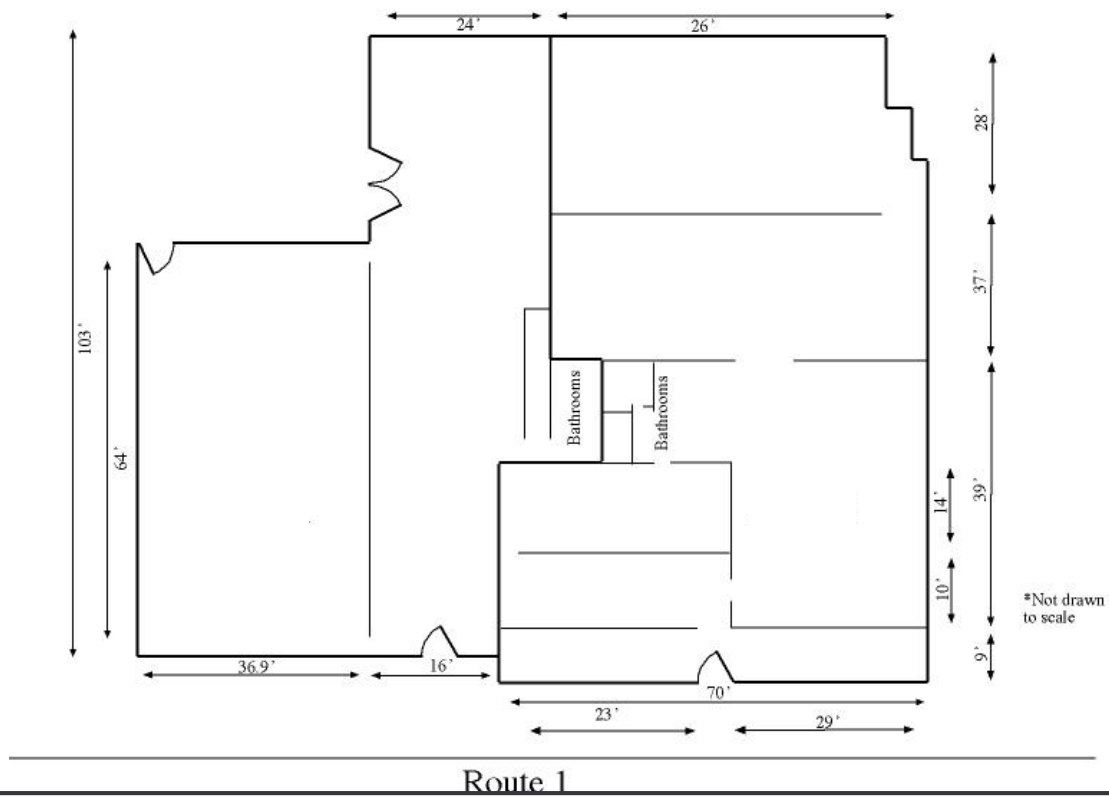
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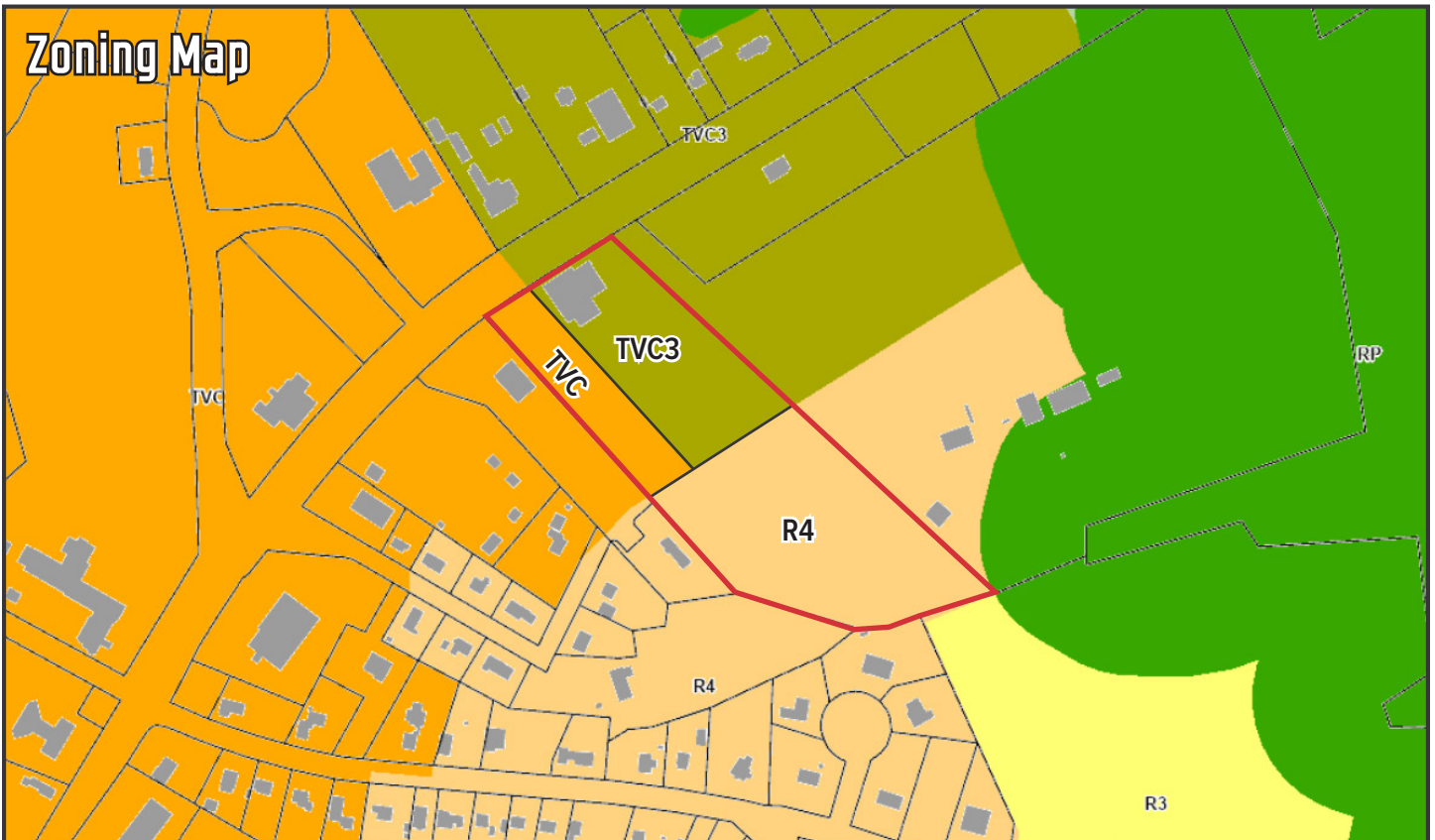
Site Survey



Floor Plan



Zoning Map



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.