

FOR SALE

Office/Retail

6,240± SF | \$1,100,000



860 Main Street, Sanford

Property Highlights

- 100% occupied, 7-unit mixed-use investment
- Recently renovated
- Prime Main Street location

Property Description

Fully occupied investment opportunity featuring a well-maintained 6,240± SF mixed-use building on 0.15± acres in downtown Sanford. The property consists of three first-floor commercial suites and four second-floor residential apartments, providing a diverse and stable income stream. Recently remodeled, the building features updated finishes including durable epoxy flooring and is complemented by 12 paved and striped on-site parking spaces. Ideally situated on Main Street, the property enjoys excellent visibility, convenient access to local businesses, restaurants, and services, and is just minutes from Route 109 and Route 4. An excellent turnkey investment with strong occupancy and minimal capital improvement needs.



BROKER CONTACT

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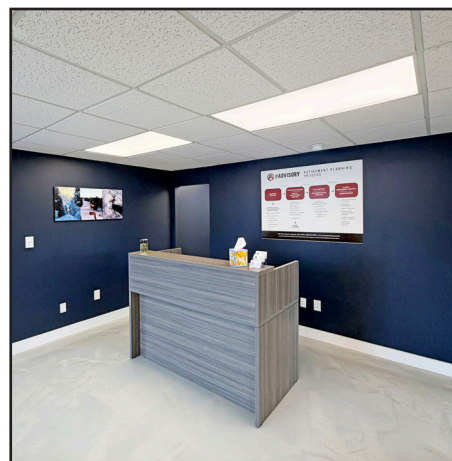
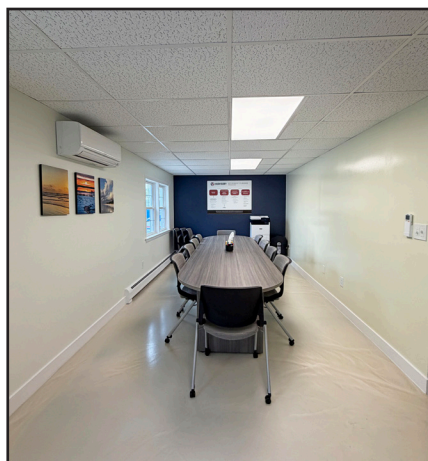




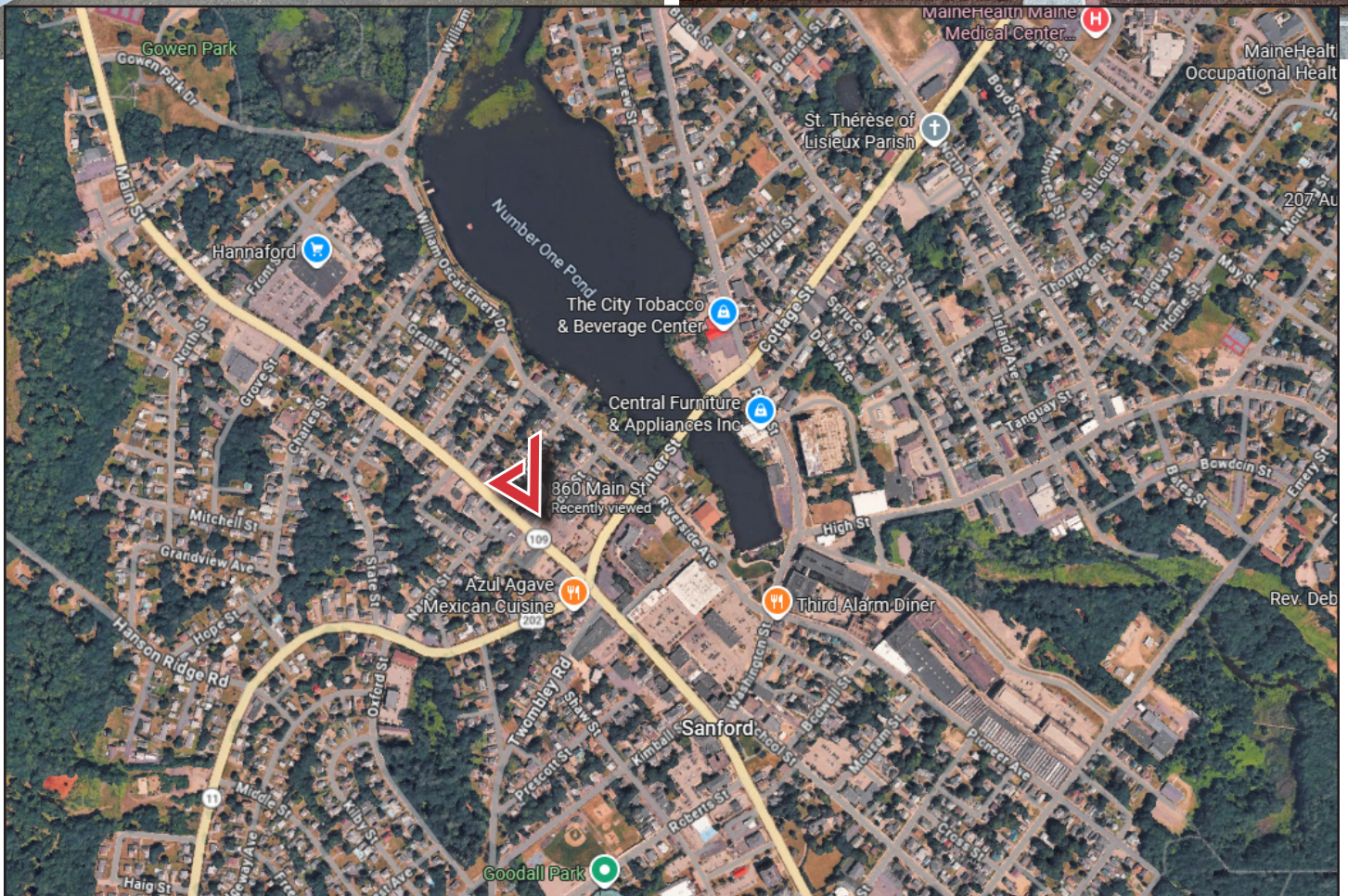
Property Overview

Owner	CNR, LLC
Assessor's Reference	K28-31
Lot Size	0.15± acres
Building Size	6,240± SF, 7 units
Year Built	1950
Building Construction	Wood Frame, rubber membrane roof, vinyl siding
Flooring	New epoxy flooring
Heat	Electric baseboard
Utilities	Municipal water and sewer
Bathrooms	Seven (7)
Parking	12 paved and striped spaces
Real Estate Taxes	\$7,332 (25-26)
Zoning	Urban Business (UB)
Road Frontage	215'±

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860 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.