

# FOR SALE/LEASE

Build-to-Suit/Ground Lease

1.39± acres | Up to 10,000 SF



## 958 Portland Road, Saco

### Property Highlights

- *Excellent Route One Location*
- *Flexible Zoning*
- *Build-to-Suit or Ground Lease*



### Property Description

We are pleased to offer this 1.39± acre, level development site for build-to-suit, ground lease, or sale. Located in Saco's PR zoning district, the site allows for a wide variety of commercial uses. The location features exceptional traffic counts (17,000-18,000 AADT), 261' of frontage along US Route 1, and great access. The site has good proximity to I-195, I-95, Scarborough village, and is across the street from a new apartment complex. Build-to-suit options up to 10,000 SF.

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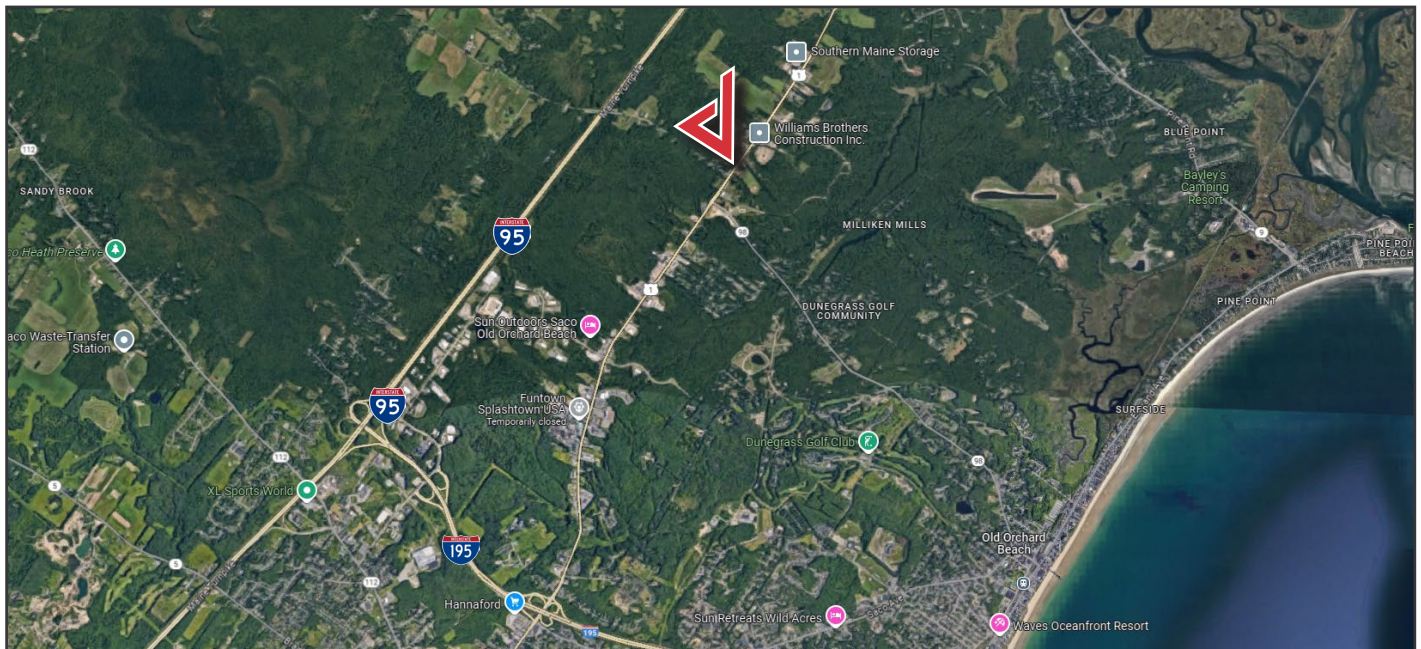




## Property Overview

Owner	Five Star Holdings, LLC
Lot Size	1.39± acres
Building Size	Up to 10,000 SF
Zoning	PR; Portland Road
Assessor's Reference	Map 62, Lot 20
Deed Reference	Book 19530, Page 848
Taxes	\$4,318.97 (2024-2025)
Assessed Value	Land \$169,600 - Building \$137,800 - Total \$307,400
Utilities	Public water and sewer, natural gas, electricity
Road Frontage	261'±
Traffic Counts	17,000-18,000 AADT

**FOR LEASE : SEE BROKER - FOR SALE : \$790,000**



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.