

FOR SALE • INVESTMENT PROPERTY

2 Chadbourne Road • Standish, ME



HIGHLIGHTS

- 6,187± SF commercial building set on 0.3± AC, consisting of 3 one-bedroom apartments and a fully operational convenience store
- Home to Walkers Landing Pizza and Subs
- Located on a busy intersection with traffic counts of 8,830± cars/day (AADT, 2023)
- Ideal location just minutes away from Sebago Lake

SALE PRICE: \$975,000



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PROPERTY SUMMARY

2 Chadbourne Road • Standish, ME



Site Info

| | |
|-----------------|-----------------------------------|
| OWNER: | Multivision Investments, LLC |
| DEED: | Book 39989, Page 221 |
| ASSESSOR: | Map 41, Block 38 |
| LOT SIZE: | 0.3± AC |
| SIGNAGE: | On building & pylon on Chadbourne |
| PARKING: | Ample parking on site |
| ROAD FRONTAGE: | 93.2' on Northeast Road |
| TRAFFIC COUNT: | 8,830± cars/day (AADT, 2023) |
| ZONING: | Sebago Lake Village District |
| PROPERTY TAXES: | \$5,706.54 (2024) |



Building Info

| | |
|----------------|---------------------------|
| BUILDING SIZE: | 6,187± SF |
| YEAR BUILT: | Unknown |
| CONSTRUCTION: | Wood-frame |
| ROOF: | Asph/F Gls/Cmp |
| SIDING: | Clapboard |
| FLOORING: | Vinyl/Asphalt and carpet |
| ELECTRICITY: | Circuit breakers |
| HVAC: | Hot water, Heat pump; oil |
| UTILITIES: | Public water & sewer |
| KITCHEN: | Yes |
| RESTROOM: | Two (2) |
| SPRINKLER: | No |
| NOI: | See broker for details |
| SALE PRICE: | \$975,000 |



PHOTOS

2 Chadbourne Road • Standish, ME



5-MILE DEMOGRAPHICS

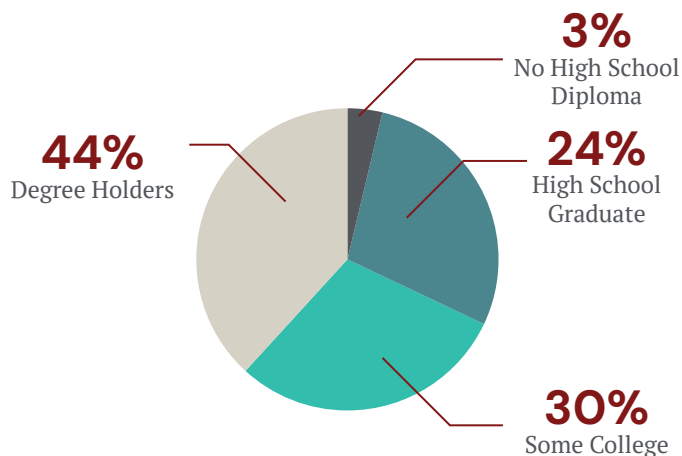
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273
Total Businesses

2,447
Total Employees

Education



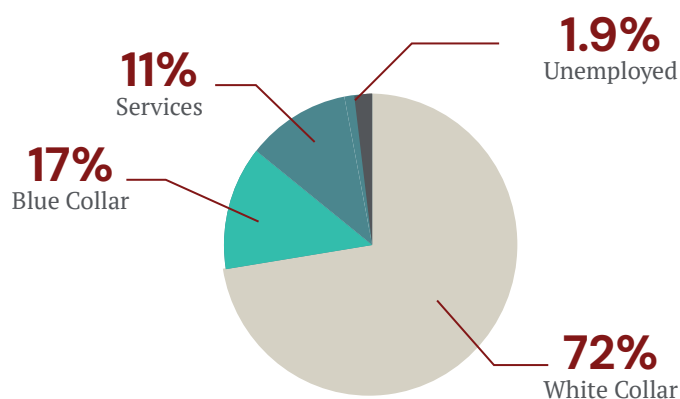
14,584
Population

2.6
Average Household Size

42.0
Average Age

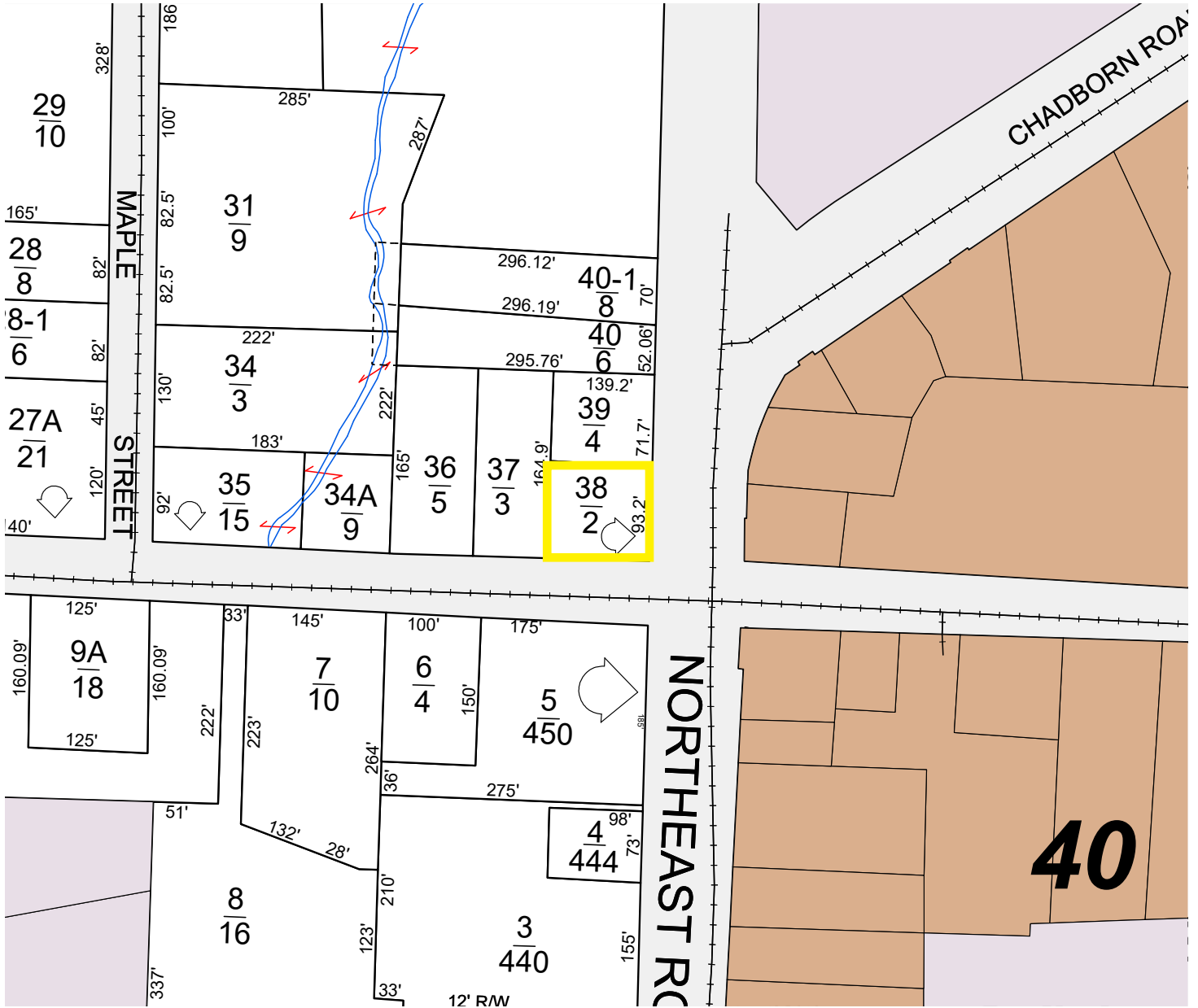
\$111,151
Average Household Income

Employment



TAX MAP

2 Chadbourne Road • Standish, ME



LOCATION MAP

2 Chadbourne Road • Standish, ME



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