472 ELM STREET - BIDDEFORD

RESTAURANT/RETAIL BUILDING FOR SALE



SPACE TYPE: *RETAIL/RESTAURANT*

BUILDING SIZE: *1032+/- SF*

ACREAGE: *.92+/- ACRE*

ZONING: *B2 - HIGHWAY BUSINESS*

TRAFFIC COUNT: *11,345 AADT23*

PRIME LOCATION ALONG BUSY ROUTE ONE CORRIDOR

RESTAURANT EQUIPMENT INCLUDED

CONTINUE WITH EXISTING USE OR REDEVELOP WITH YOUR OWN VISION

SALE PRICE: $475,000





For more information contact:

ZACH RESNIKOFF or KIRK BUTTERFIELD
O: 207-879-9800
C: 207-606-9665
zachary.resnikoff@kw.com
kbutterfield@kw.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS

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472 ELM ST - BIDDEFORD
PROPERTY DETAILS

OWNER		Griffins Holdings, LLC
PROPERTY TYPE		Restaurant
ZONING		B2 - Highway Business
TRAFFIC COUNT		11,345 AADT23
YEAR BUILT		1920
YEAR RENOVATED		2022-23
ACREAGE		.92+/- Acre
BUILDING SIZE		1,032+/- SF
PARKING		14-18 spaces in private lot
TAXES/YEAR		$4,373.40 (2026-27)
BOOK/PAGE		19027/780
MAP/BLOCK/LOT		18/32
ROAD FRONTAGE		100+/- Ft
UTILITIES:	**ELECTRIC**	Circuit Breakers
	SEWER	Public
	WATER	Public
	HEAT SYSTEM	Mini Split
	FUEL	Oil; Electric
	COOLING	Mini Split

OVERVIEW

Previously operated as Griffin's Soul Food, this commercial property offers an excellent opportunity for restaurateurs, investors, or entrepreneurs looking to establish a presence along Biddeford's growing commercial corridor. Updated in 2023, the existing building offers the potential for continued restaurant use, with equipment included in the sale price.

Situated on a high-visibility lot of nearly one acre, the property features ample on-site parking and potential for expansion or redevelopment. Located within the B-2 Highway Business zone, the site offers flexibility for a variety of commercial uses, subject to municipal approvals. Whether repurposing the existing building or pursuing new development, this property presents numerous possibilities for its next owner.

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Biddeford, Maine: A Thriving Coastal Community

Biddeford, Maine's sixth-largest city with a population of over 21,000, is a vibrant community located along the I-95 corridor, just 15 miles south of Portland and 90 miles north of Boston. With a rich history dating back to the early 1600s, Biddeford and its sister city, Saco, have long served as the commercial center of York County. Once a global textile hub, Biddeford's economy today is diverse, featuring manufacturing, technology, and service-based industries. The city is also home to two major institutions—Southern Maine Health Care and the University of New England—both of which continue to grow and contribute to the region's economic strength.

Biddeford's 30 square miles offer a stunning mix of natural beauty, from vast woodlands to a spectacular coastline. Outdoor enthusiasts can explore Clifford Park's 140-acre trail system or enjoy the city's two miles of sandy beaches, framed by rocky cliffs. Surfing at Fortune's Rocks, tide pooling at Biddeford Pool, and visiting the historic Wood Island Lighthouse are just a few ways to experience the coastal charm. The Timber Point Trail, part of the Rachel Carson U.S. Wildlife Preserve, and the East Point Audubon Sanctuary provide additional opportunities for nature lovers.

Beyond the beaches, the western part of the city features rolling hills, traditional New England farmhouses, and picturesque pastures. The Saco River, which flows 14 miles through Biddeford before meeting the sea at Hills Beach-Camp Ellis, adds to the city's scenic beauty. The RiverWalk, a downtown trail, offers urban views of the river, while boaters and paddlers can access the water via the Marble Head Boat Launch and Rotary Park

Biddeford's downtown is a dynamic mix of history and innovation. Once-abandoned textile mills have been revitalized into a thriving mixed-use community at the Pepperell Mill Campus, featuring residential apartments, businesses, and the Biddeford Mills Museum. The historic City Theater, first opened in 1896 and restored in the colonial revival style, is the cultural heart of the city, hosting concerts, plays, and performances year-round.

Food lovers will find plenty to enjoy in downtown Biddeford, with an array of restaurants offering everything from quick bites to gourmet dining. Local craft breweries add to the city's growing culinary scene. Heart of Biddeford, the city's Main Street organization, actively promotes downtown vitality and organizes community events like the River Jam Festival and Winterfest, strengthening the city's sense of community.

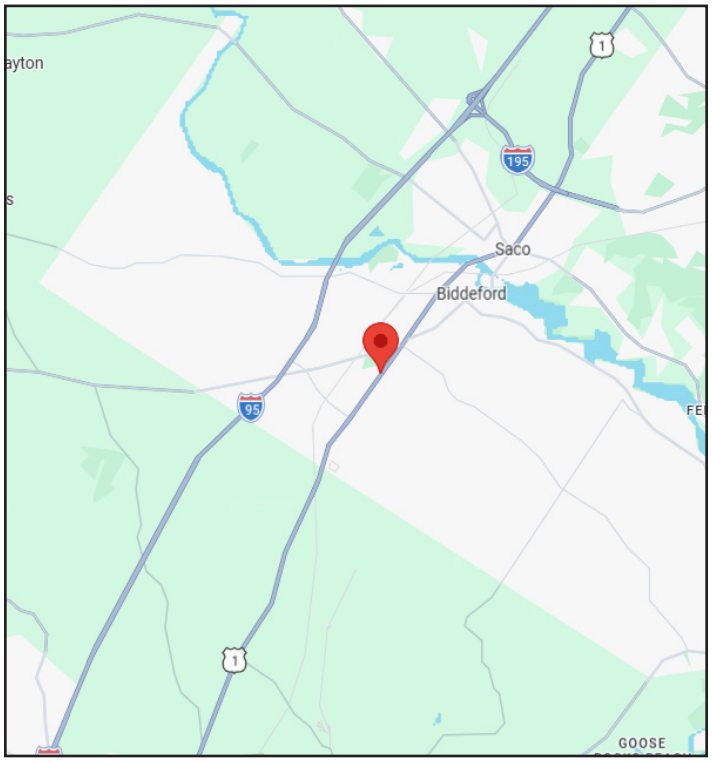
Biddeford residents benefit from a high quality of life, with access to excellent schools, a modern regional hospital, a public library, parks, and a municipal airport. The city's natural resources, thriving arts and dining scenes, and community traditions—such as the annual La Kermesse Franco-Americaine Festival celebrating its French heritage—make Biddeford a wonderful place to live, work, and explore.

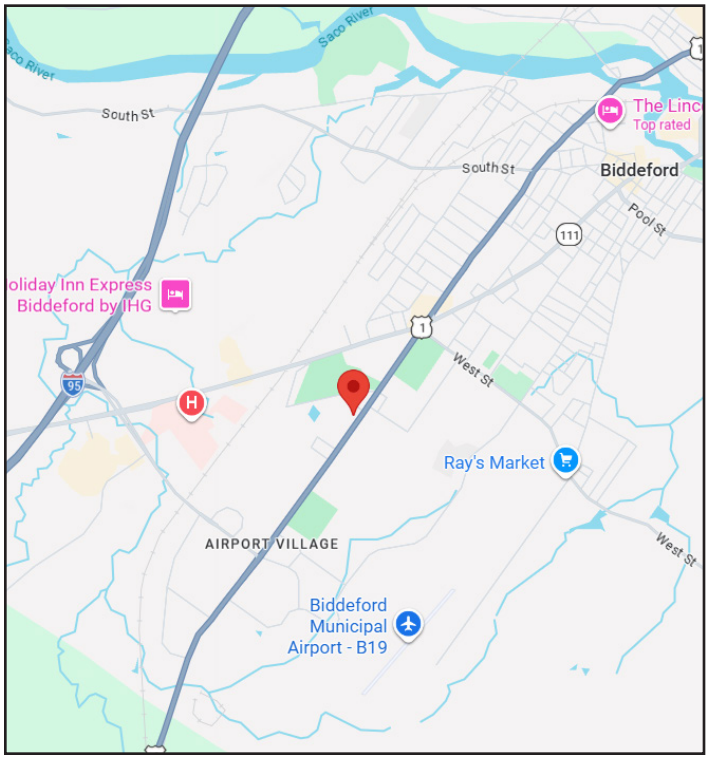
https://www.biddefordmaine.org/2363/In-About-Biddeford

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472 ELM ST - BIDDEFORD
LOCATION INFORMATION







50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

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472 ELM ST - BIDDEFORD
PHOTOS



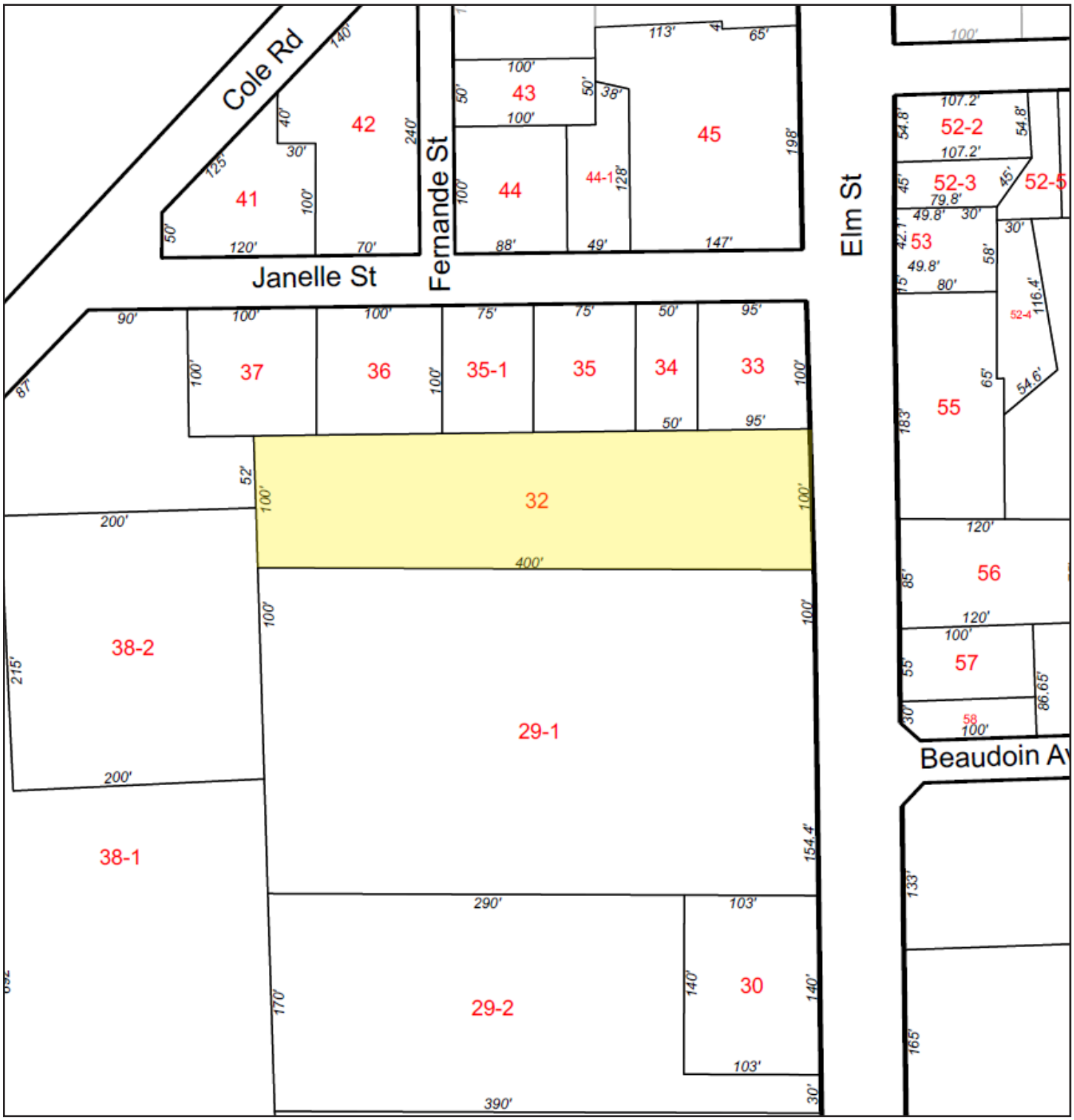


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472 ELM ST - BIDDEFORD
TAX MAP

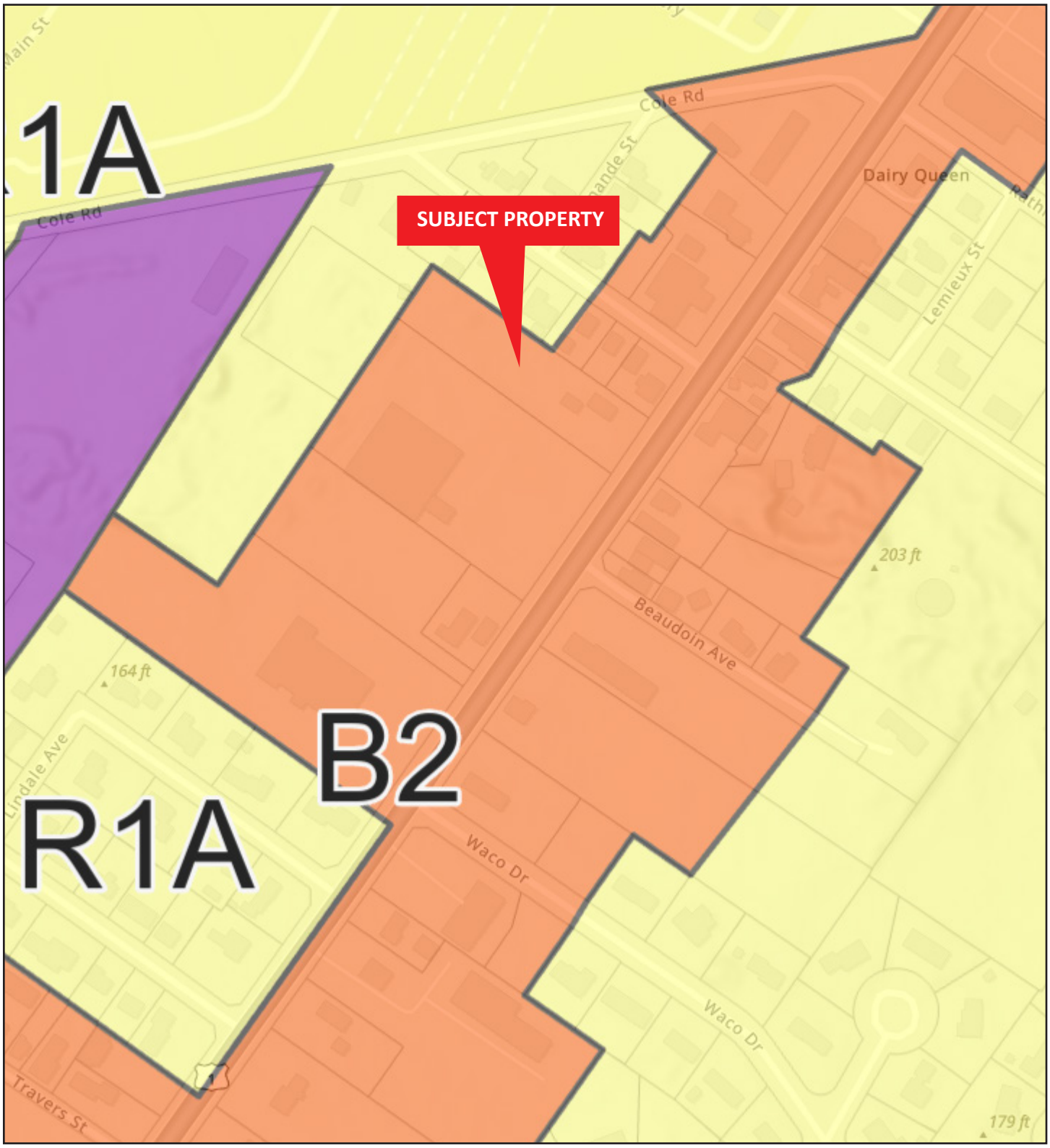


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472 ELM ST - BIDDEFORD
ZONING MAP



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ESTABLISHMENT OF ZONES

V Attachment 1

City of Biddeford

Table A
Table of Land Uses

[Amended 2-2-2010 by Ord. No. 2009.98; 8-3-2010 by Ord. No. 2010.70; 9-21-2010 by Ord. No. 2010.93; 6-21-2011 by Ord. No 2013.24; 3-18-2014 by Ord. No. 2014.16; 9-6-2016 by Ord. No. 2016.74; 1-17-2017 by Ord. No. 2016.87; 6-20-2017 by Ord. N 2018.44; 10-2-2018 by Ord. No. 2018.110; 3-5-2019 by Ord. No. 2019.15; 3-5-2019 by Ord. No. 2019.16; 1-19-2021 by Ord. No 2024 by Ord. No. 2024.136]

KEY:
* Subject to Article VI, Performance Standards, of this ordinance.
P Permitted use.
Not permitted.
C Conditional use. See Article VII for specific standards.
A Accessory use.

	Article VI Section[a]	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Residential uses:												
Accessory dwelling units* 27	78	P	P	P	P	P	P					
Accessory structure*	2	P3	P3	P3	P3	P3	P3	P	P	P	P	P
Boarding, rooming house*	10					C	C					
Bed-and-breakfast*	9		C			C						
Cluster development*	18	C	C	C	C	C	C					
Congregate housing*	19					C	C					
Duplex/two-family	24	C	C	P	P	P	P					
Home occupation*	38	C	C	C	C	C	C	C				
Manufactured housing*												See Article VI, Se
Mobile home park*												See Article VI, Se
Multifamily dwelling*	47					P	P	P				P28
Planned unit development*	73					C	C					
Single-family dwelling 11	2	P	P	P	P	P	P					
Commercial uses:												
Adult business	3								C17			
Amusement center*	5							C	C			
Art gallery			C					P				
Art studio			C					P				
Auto body shops										C		C
Automobile graveyard, automobile recycling business, junkyard*	7									C		
Automobile repair, sales									P	P		C

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472 ELM ST - BIDDEFORD
LAND USE TABLE

BIDDEFORD CODE

	Article VI Section[a]	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Boat building, repair, marine services, sales, boat livery, marina, yacht club								P	P			C
Building materials retail sales								P	P	P		P
Carwash*	14							C	C	C		A
Commercial gardening, commercial greenhouse*	17	C	C	C	C				P			
Commercial recreation*	18							C	C	C		C
Commercial school*	53							P	P			P
Drugstore/medical supply								P	P			P
Financial institution								P	P	C		P
Firewood processing*	33											
Fisheries processing, storage*	34											
Funeral parlor								P	P	P		P
Gasoline service station*	36							P	P	P		C
Hotel/motel*	40							P	P	P		P
Indoor theater								P	P	P		P
Kennel, veterinary hospital*	42								P	P		P
Marijuana caregiver retail store	77									C	C	C
Marijuana store, adult use	77									C	C	C
Marijuana cultivation facility	77									C	C	C
Marijuana testing facility	77									C	C	C
Marijuana products manufacturing facility	77									C	C	C
Neighborhood convenience store/service		C4	C4	C4	C4	P	P	P	P			P
Off-street loading and parking lot and facilities, commercial parking garage	49					C	P	P	P9	P		A
Offices, business and professional*	52							P	P	P	P	P
Planned unit developments*	73							C	C			
Publishing, printing								P	P	P	P	P
Restaurant*	56							P	P	P		P
Retail store								P	P	P		P
Sawmill*	33											
Services								P	P	P		P
Shopping center								C	C	C		C

V Attachment 1:2

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472 ELM ST - BIDDEFORD
LAND USE TABLE

ESTABLISHMENT OF ZONES

	Article VI Section[a]	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Telecommunications facilities	71											C
Wholesale business									P	P	P	P
Industrial uses:												
Air transportation related use											C	
Air transportation dependent use*										C	C	
Airport	4									C	C	
Bulk oil terminal*	41									C		
Contractor's storage yard										C	C	
Demolition disposal*	23											
Experimental research and testing laboratory	29								C	C	C	C
Light manufacturing*	41								C	P	P	P
Light trucking dependent industry*	41								C	P	P	C
Manufacturing*	41									C	C	C
Planned unit developments*	73									C	C	C
Resource recovery facility												
Recycling facilities	76									C	C	
Redemption centers									C	P		
Storage of bulk gaseous fuels*	41									P	P	P
Transportation facilities										P		C14
Trucking, distribution terminal*									C	P	P	C
Warehousing and storage*	60								P	P	P	A
Self-storage facilities*	60							C16	C25, 26	P		C
Educational, institutional public uses:												
Addiction treatment facility 22												
Church, synagogue*		C	C	C	C	C	C		C			
Civic, convention centers								C	C			C
Community centers, clubs						C	C	C	C			C
Day-care center, adult	22	C	C	C	C	C	C	C	P	P	P	P
Day-care home, adult	22	C	C	C	C	C	C		C			
Day-care home, children's	22	C	C	C	C	C	C		C			
Day-care center, children's	22	C	C	C	C	C	C	C	C	C	C	C
Essential services	27	C	C	C	C	C	C	C	C	C	C	C
Fire, police station						C	C	P	P			P
Group homes, hospice	19	C	C	C	C	P	P	P	P			

V Attachment 1:3

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472 ELM ST - BIDDEFORD
LAND USE TABLE

BIDDEFORD CODE

	Article VI Section[a]	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Hospital*	39											
Municipal use	47.1	C	C	C	C	C	C	P	P	P	P	P
Museum, library			C					P	P			C
Nursing home*	39	C				P	P					
Public and private schools*	53			C	C	P	P		C			
Public facility		C	C	C	C	C	C	P	P	C	C	P
Rehabilitation facility												
University/college*		C	C									C
University uses*		C										C
Water supply system	27	C	C	C	C	C	C	C	C	C	C	C
Outdoor, resource-based uses:												
Agriculture*	3, 31											
Agricultural products processing and storage*	3, 31									P		
Animal breeding or care	42											
Campground*	13											
Cemetery	14.1	C	C	C	C	C	C					
Extractive industry*	30								P2	P2		
Farm stands* 13	31											
Timber harvesting	64		C									
Golf course excluding miniature golf		P	P	P	P							
Parks and recreation*		P	P	P	P	P	P	P	P	P	P	P
Marijuana use classifications												
Marijuana caregiver retail store	77									C	C	C
Marijuana store, adult use	77									C	C	C
Marijuana cultivation facility	77									C	C	C
Marijuana testing facility	77									C	C	C
Marijuana products manufacturing facility	77									C	C	C

NOTES:

[a] This column has been provided to serve as an aid in finding specific performance standards but does not address all standards that may apply. Please consult Article VI for subsequent s standards that may apply to a particular project.

All uses cited above are subject to specific lot and setback, height, and performance requirements, as well as specific notes below:

1. Multifamily use shall not exceed 10 units per structure.
2. Requires Planning Board approval.
3. Accessory structures shall be limited to:
   (a) Private detached garages for the storage of no more than three automobiles.
   (b) Private greenhouses less than 200 square feet in floor area.
   (c) Private swimming pools.

V Attachment 1:4

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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19027 PG 780**
Instr # 2022021417
05/17/2022 02:28:34 PM
Pages 2 YORK CO

WARRANTY DEED

1002240193946

KNOW ALL MEN BY THESE PRESENT: That Our 3 Girls, LLC of 13 Cole Street, Falmouth, ME 04105, for consideration paid, grant(s) to Griffins Holding, LLC, of 472 Elm Street, Biddeford, ME 04005, with WARRANTY COVENANTS:

A certain lot or parcel of land, the buildings thereon situated on the northwesterly side of the Kennebunk Road in Biddeford, in the County of York, and State of Maine, and bounded and described as follows: -

Beginning on said Road, at a point one hundred (100) feet from the corner of land formerly of Daniel Burnham, later of B. K. Whitney; thence by said Road Northeasterly one hundred and seven (107) feet to a corner of this lot and land formerly of Peter H. Marcille; thence Northwesterly by said land of Marcille four hundred and eight (408) feet, more or less, to land now or formerly of Timotlv Elliott; thence Southwesterly by said Elliott land one hundred and seven (107) feet to a corner of of this lot and other land of said Marcille; thence Southeasterly by said Marcille land four hundred eight (408) feet, more or less, to said Road, to the point of beginning; containing one (1) acre, more or less.

These premises were conveyed to Grantor(s) Atlantic Seafood Partners, LLC by virtue of a Warranty deed from West Street Motor Sales dated 12/03/2021 and recorded at the York County Registry of Deeds in Book 18890, Page 817.

Executed this 29th day of April, 2022.

Our 3 Girls, LLC

By: Ernesto Salamone
Its: Member

By: Laurel Salamone
Its: Member

State of Maine
County of Cumberland April 29, 2022

Then personally appeared before me on this April 29, 2022, Ernesto Salamone and Laurel Salamone, duly authorized on behalf of Our 3 Girls, LLC, and acknowledged the foregoing to be his/her/their free act and deed.

Maine R.E. Transfer Tax Paid

Notary Public/Justice of the Peace.
Commission expiration:

PATRICK D. THORNTON
MAINE ATTORNEY AT LAW

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

_____

by_____
Licensee's Name

on behalf of_____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.