

FOR SALE • LAND

220 Cony Road • Augusta, ME



PRICE REDUCTION



* Lot lines are approximate

REDEVELOPMENT LOT

- 4.12± AC parcel of land with a 5-unit multifamily on-site
- Public water and sewer
- Located on the busy corner of Cony Rd and Eastern Ave (Route 17), with traffic counts of 9,160± cars/day (AADT, 2023)
- Regional Business District is very favorable to a variety of uses

SALE PRICE: \$390,000



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PROPERTY SUMMARY

220 Cony Road • Augusta, ME



Site Info

OWNER: TCR LLC

DEED: Book 13032, Page 289

ASSESSOR: Map 57, Lot 16 & 19

LOT SIZE: 4.12± AC

NUMBER OF UNITS: Five (5)

UTILITIES: Public water and sewer

ROAD FRONTAGE: 210' ± on Cony Rd
310'± on Eastern Ave

TRAFFIC COUNT: 9,160 ± cars/day (AADT, 2023)

EGRESS: On Cony Rd

ZONING: CC- Regional Business

PROPERTY TAXES: \$4, 501.80 (2025)

NOI: See broker for details

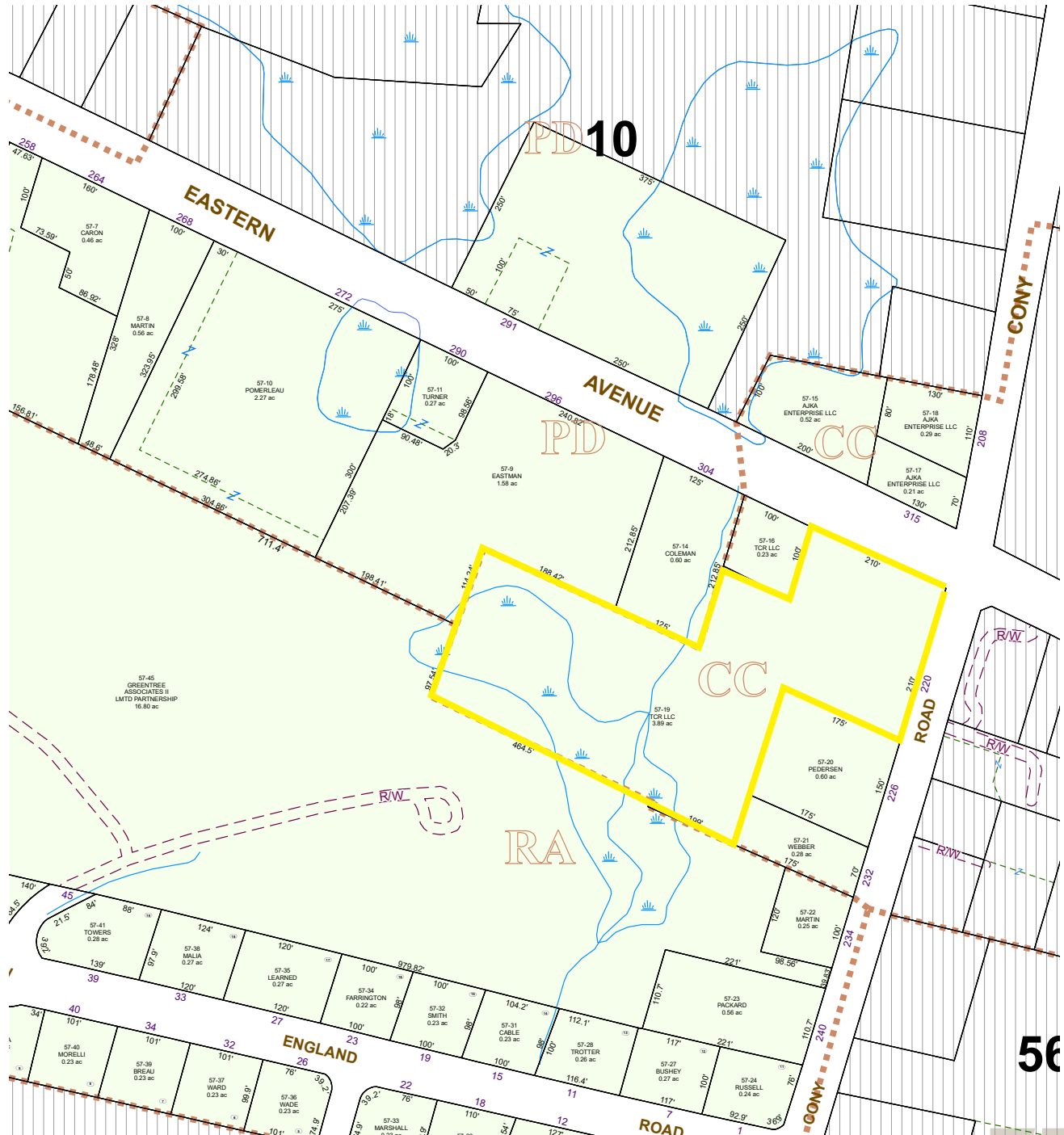
AERIALS

220 Cony Road • Augusta, ME



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3-MILE DEMOGRAPHICS

220 Cony Road • Augusta, ME



17,042
Population

2.0
Average Household Size

44.4
Average Age



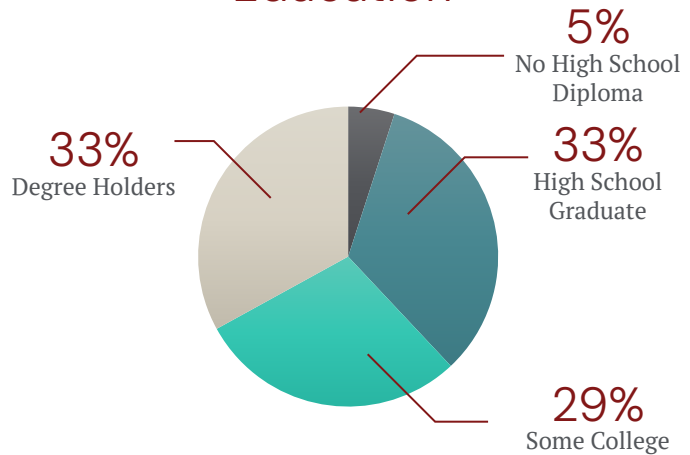
1,350
Total Businesses

24,736
Total Employees

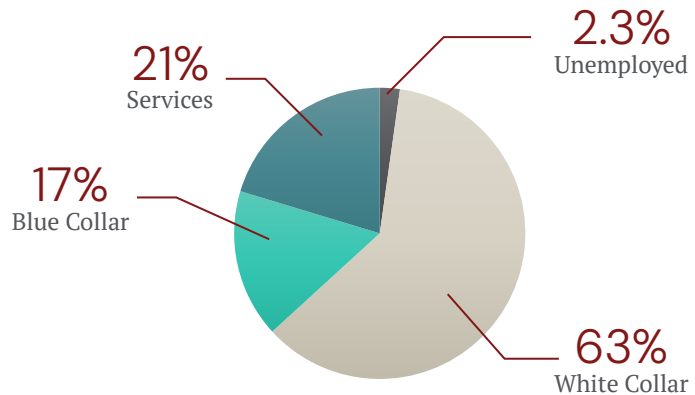


\$53,887
Average Household
Income

Education



Employment



LOCATION MAP

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NEARBY

DINE



SHOP



MISC.



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