

23 RAILROAD AVENUE
YORK, ME

OFFERED AT
\$9,800,000

for **SALE**



COASTAL REDEVELOPMENT

opportunity

A rare 58.62± acre mixed-use redevelopment opportunity in York, Maine, stretching from Route 1 toward the Short Sands Beach area in one of Maine's most popular coastal destinations.

Robert Baldacci
Broker | Owner
The Baldacci Group
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Edward Baldacci
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207-939-2969
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PROPERTY FEATURES

- 58.62± acre mixed-use development opportunity in the heart of York, Maine
- Rare large-scale coastal property extending from Route 1 toward the Short Sands Beach area
- Located within York's Green Enterprise Recreation Overlay District, supporting thoughtful, responsible redevelopment
- Legacy destination property with strong regional name recognition
- Premier Southern Maine location near beaches, tourism amenities, lodging, restaurants, and recreation
- Exceptional regional access, less than one hour from Portland and Portsmouth, and just over one hour from Boston



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KELLER WILLIAMS REALTY

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SALE INFORMATION

PROPERTY ADDRESS	23 Railroad Ave York, ME 03909
PROPERTY TYPE	Mixed Use Development
LOT SIZE	58.62± Acres
ASSESSORS REFERENCE	Map 140, Lot 010
DEED	Book 2730, Page 0293
ZONE	Route 1-4 & Mixed Use Shoreland Zone
FRONTAGE	200±'
WATER	Available on Short Sands Beach, Route 1 & Short Sands Road sides
SEWER	Available on Short Sands Beach & Short Sands Road extending 1,000±' from Ridge Road
ASSESSED VALUE	\$8,264,800 (2024)
TAXES	\$73.356.96 (2020)
LEASEBACK	Sellers would consider leasing back the zoo portion of the property for up to 3 years. Terms to be negotiated.
PRICE	\$9,800,000
BROKER	Robert Baldacci Edward Baldacci

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TAX MAP



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PROPERTY PHOTOS



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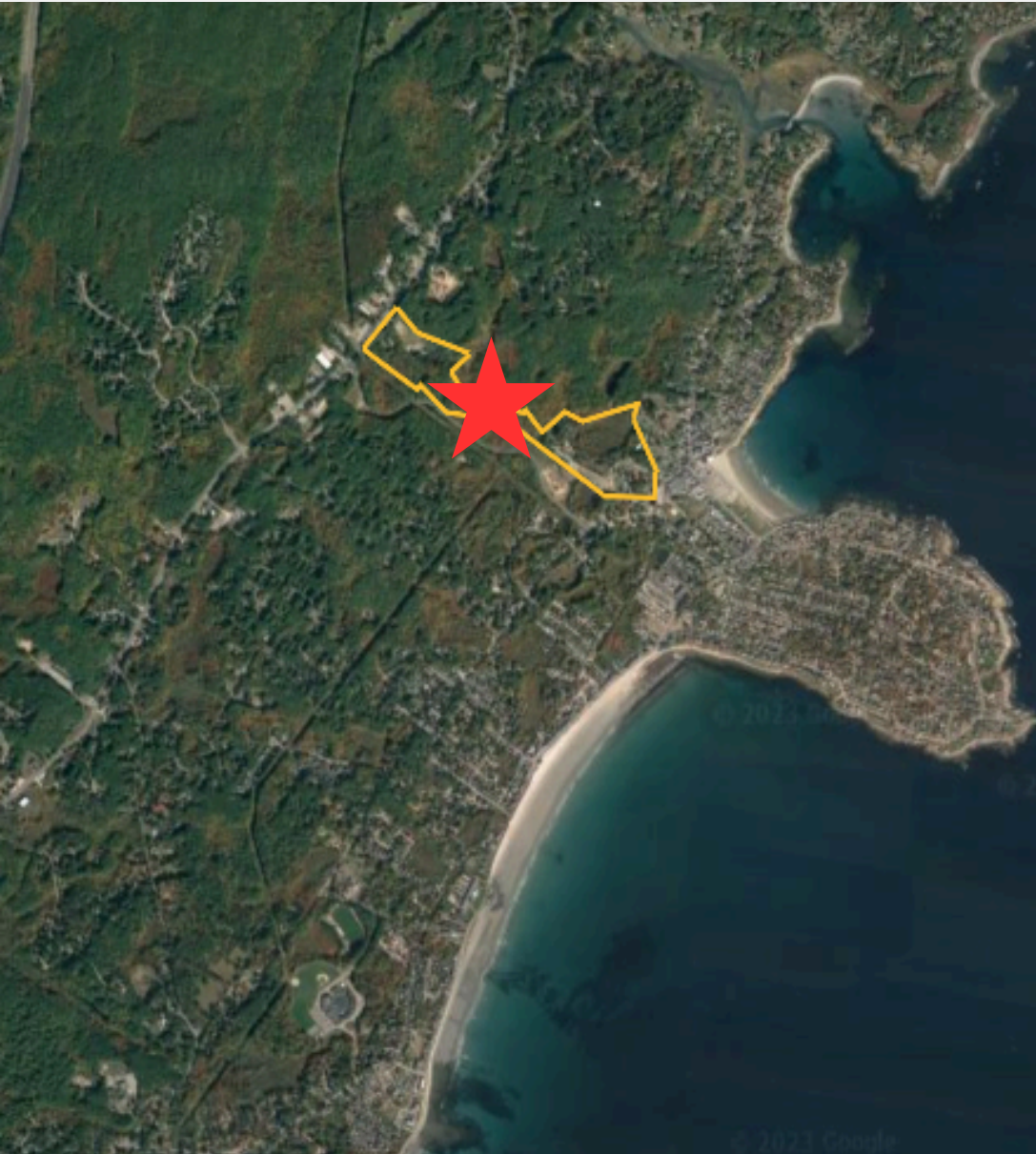
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The property sits in a highly visible and active York Beach corridor, extending from the Route 1 area toward Short Sands Beach and surrounded by a mix of year-round businesses, visitor-serving destinations, and local amenities.

The site is located within York's Green Enterprise Recreation Overlay District, which is intended to encourage thoughtful, responsible redevelopment in an area already shaped by tourism, recreation, hospitality, and neighborhood services. This location offers a strong foundation for a mixed-use vision that can build on the area's established visitor traffic while supporting future commercial, recreational, hospitality, and community-oriented uses.

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Each office is independently owned
and operated.



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