FOR SALE/LEASE • RETAIL/OFFICE

1223 Roosevelt Trail • Raymond, ME

MALONE
COMMERCIAL BROKERS

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RETAIL/OFFICE BUILDING

- 1,800-5,600± SF available
- Well-known landmark property, formerly home to the iconic Cricket's Corner
- High visibilty on Roosevelt Trail with traffic counts of 18,000± cars/day AADT
- Commercial zoning allows for a wide variety of business uses
- Excellent opportunity for an owner-user or investor

SALE PRICE: $899,000
LEASE RATE: $10.00-12.00/SF NNN

PROPERTY SUMMARY

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Site Info

OWNER:	Walnut Property Holdings, LLC
DEED:	Book 40339, Page 61
ASSESSOR:	Map 55, Lot 35
LOT SIZE:	0.62± AC
SIGNAGE:	Pylon and on building
FRONTAGE:	100'± on Route 32
PARKING:	Ample on-site
ZONING:	Commercial District
PROPERTY TAXES:	$4,487 (2025)

Building Info

BUILDING SIZE:	5,600± SF (can be subdivided)
YEAR BUILT:	1964
CONSTRUCTION:	Wood frame
ROOF:	Asphalt
SIDING:	Vinyl
FOUNDATION:	Slab
FLOORING:	Mixed
CEILING HEIGHT:	8'±
HVAC:	Four (4) heat pumps; oil fired hot air system
UTILITIES:	Municipal water & private sewer
RESTROOM:	Yes
LOADING:	One (1) overhead door

FLOOR PLAN

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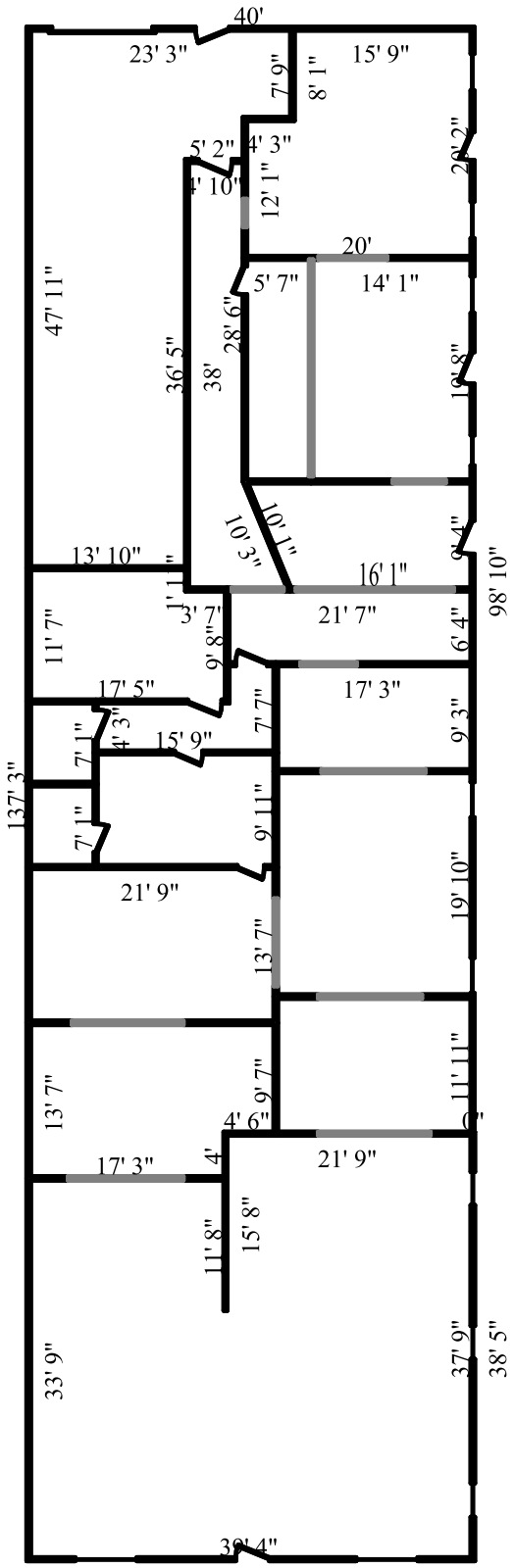

Not to scale; measurements are approximate

AERIAL

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