

For Sale

Development Opportunity in Belgrade Lakes

5.8± Ac | Red Oaks Lodge Rd Belgrade, ME

Property Highlights

- Rare 5.8±-acre raw land parcel available for sale between Great Pond and Long Pond with access off Red Oaks Lodge Road
- Quiet wooded setting in one of Central Maine's most recognizable lake-region communities, near dining, marinas, golf, trails, and seasonal recreation
- Flexible Village District zoning creates potential for a private homesite, recreational retreat, small-scale residential concept, or private use plans subject to town approvals
- Convenient regional location near Augusta and Waterville, offering privacy while staying connected to services, employers, and year-round amenities

Mike Cobb
Managing Director
+1 207 712 9318
m.cobb@colliers.com

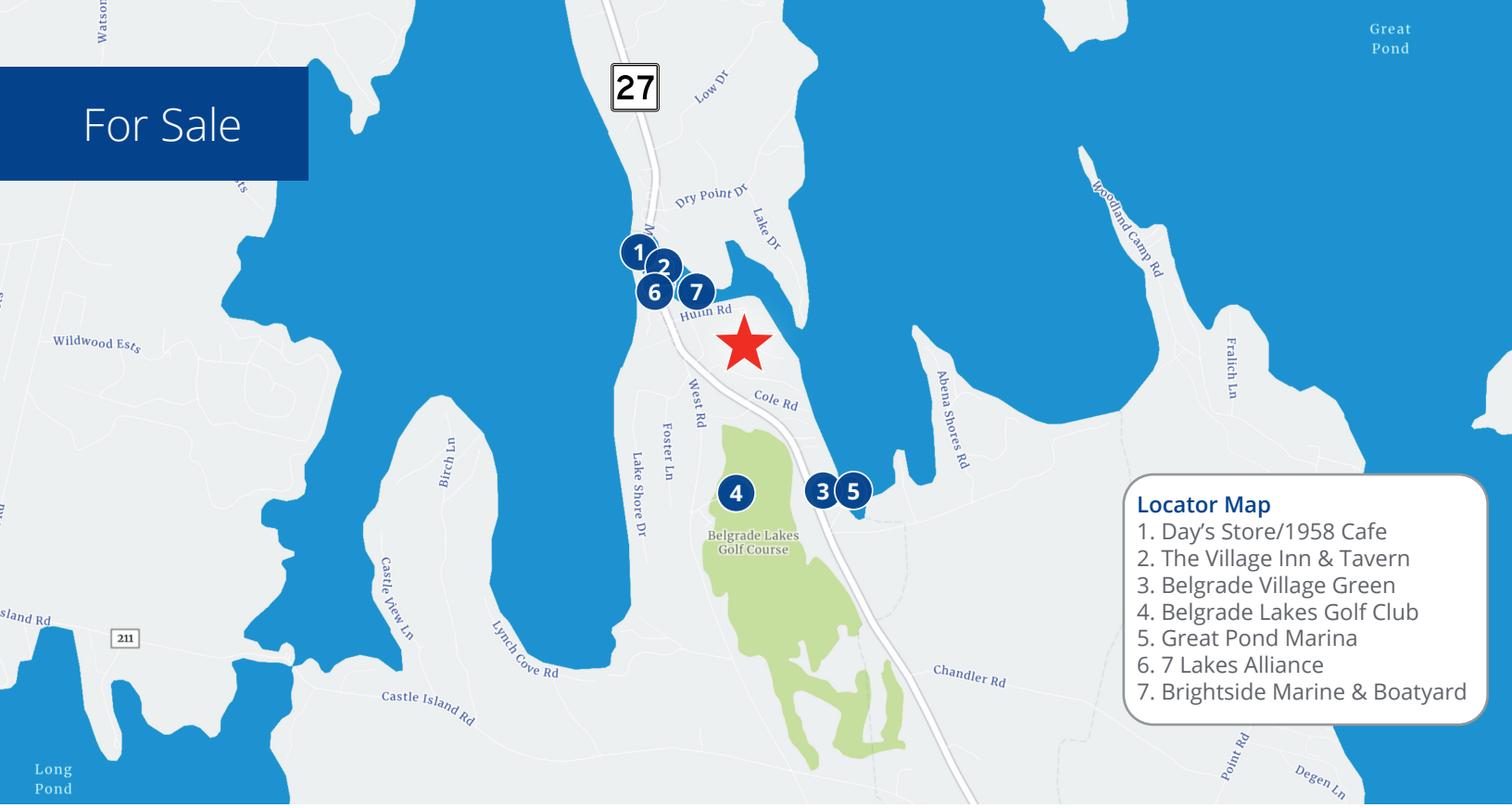
Abby Woodman
Associate
+1 207 272 6393
abby.woodman@colliers.com

Colliers

217 Commercial Street, Suite 201
Portland, ME 04101
+1 207 560 8000
colliers.com/maine

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

For Sale

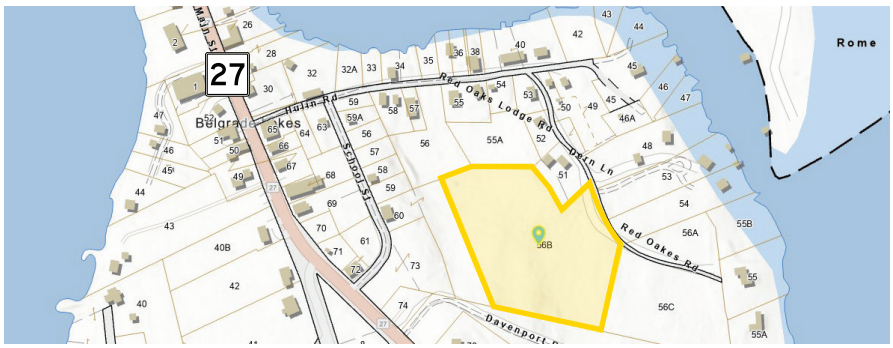


Locator Map
1. Day's Store/1958 Cafe
2. The Village Inn & Tavern
3. Belgrade Village Green
4. Belgrade Lakes Golf Club
5. Great Pond Marina
6. 7 Lakes Alliance
7. Brightside Marine & Boatyard

Specifications

Address:	Red Oaks Lodge Road
Location:	Belgrade, ME 04917
Owner(s):	Shawn A. Grant
Map/Lot:	25/056B
Book & Page:	15822 & 285
Acreage:	5.8±
Road Frontage:	232'± on Red Oaks Lodge Road
Utilities:	None to site
Zoning:	Village District
2025 Taxes:	$485.48
List Price:	**$435,000**

No direct lakefront, deeded lake access, or private lake access is represented; no utilities or power currently on-site. Buyer to verify frontage, utility availability/extension, permitting, and development feasibility. Confirmed by Town Code Enforcement to be entirely outside the Shoreland zone.









Colliers | 217 Commercial St, Suite 201, Portland, ME 04101
+1 207 560 8000 | colliers.com/maine