GO Commercial Real Estate

Keller Williams Coastal and Lakes & Mountains Realty
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THE LOCATION

Steps from Short Sands Beach in the York Beach Village Center, one of coastal Maine's highest-traffic seasonal retail districts.

RETAIL CONDOMINIUM FOR SALE

1 Ocean Avenue, Units C-1 & C-2

York Beach, Maine 03910

$700,000

1,578 SF | $444 PSF

Rare opportunity to acquire 1,578 SF of retail condominium space steps from Short Sands Beach in the heart of York Beach Village Center. Units C-1 and C-2 at 1 Ocean Avenue are each 789 SF and currently configured as a single retail space, offered together at $700,000. Built in 2016 and in excellent condition, each unit features an independent electric heat pump. The property is well-suited for an owner-user retailer, regional operator, or investor seeking a prime coastal Maine location with strong seasonal foot traffic. Beachfront retail of this quality in this village almost never comes to market.

PROPERTY FACTS

TOTAL SIZE **1,578 SF**	CONFIGURATION **Two units, 789 SF each**	YEAR BUILT **2016**	PRICE PER SF **$444**
ZONING **YBVC, York Beach Village Center**	HVAC **Electric heat pump per unit**	FLOOD ZONE **Zone AE, Panel 23031C0686G**	ASSOCIATION **York Beach Residence Club**

ASSOCIATION & OWNERSHIP NOTES

2026 Association Fee, Unit C-1: $5,136.00 annually, paid quarterly on January 1, April 1, July 1, and October 1.

2026 Association Fee, Unit C-2: $5,454.00 annually, paid quarterly on January 1, April 1, July 1, and October 1.

Capital Contribution: One-time fee equal to one quarter's association fee, due upon transfer of ownership.

Owner Maintenance: Commercial owners are responsible for maintaining their own unit, including HVAC systems.

Right of First Refusal: All sales are subject to a right of first refusal by the York Beach Residence Club Owners Association.

Business Restrictions: There are restrictions on the type of business that may be conducted in the commercial condominiums. Buyer to review condo documents.

Residential Amenities: Commercial owners do not have access to residential amenities including parking, pool, gym, and roof deck.

All information is from sources deemed reliable but is not guaranteed. Buyer to independently verify all measurements, association fees, zoning, flood designation, and condominium documents.

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