

3-Acre Mixed-Use Property

56 Alfred Rd, Sanford, ME 04073



Property features:



Storage for Equipment & Staging



Space for Additional Development



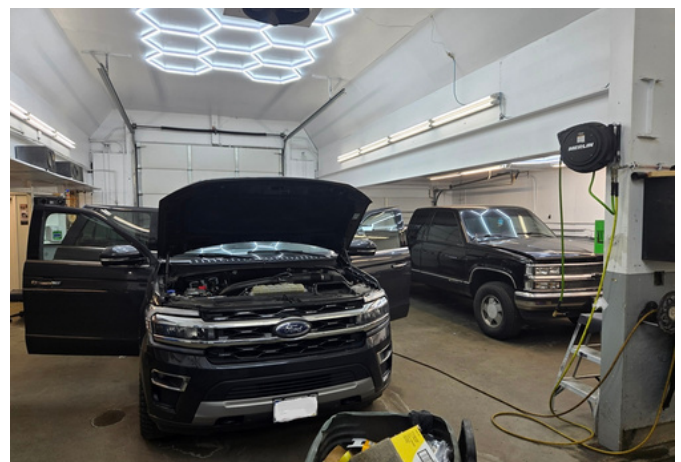
Flexible Multi-Building Infrastructure



High Visibility Along Route 4

About:

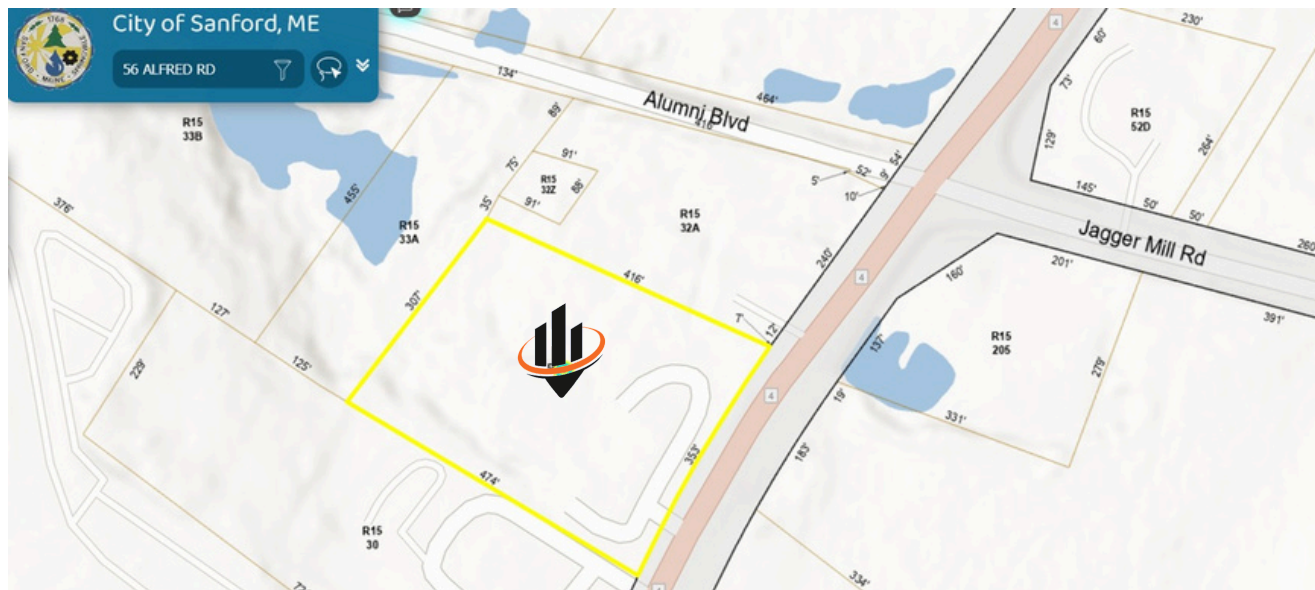
Strategically located on high-visibility Route 4 in South Sanford with approximately 300' frontage, this property offers flexible infrastructure for contractors, landscapers, equipment operators, and other commercial enterprises. The site features 3 acres of outdoor laydown area ideal for equipment storage, vehicle parking, and material staging, plus multiple buildings with bay access totaling 5,511 SF. Municipal sewer and private utilities provide operational flexibility, while existing tenant cash flow offers immediate income potential. Whether you need staging space, equipment storage, or operational infrastructure, this property adapts to your commercial needs.



SVNMasielloGroup.com

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Property Information:



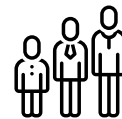
Population

1 mile: 1,416
3 miles: 13,995
5 miles: 25,211



Median Income

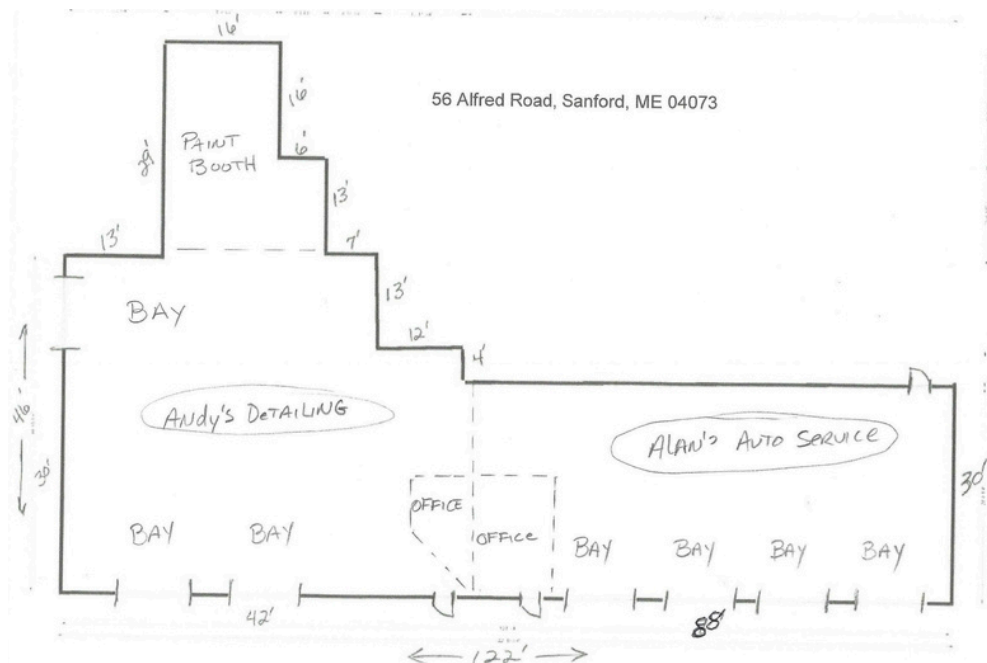
1 mile: \$94,427
3 miles: \$84,771
5 miles: \$86,320



Median Age

1 mile: 52 years
3 miles: 43 years
5 miles: 43 years

LOT SIZE	// 3 AC
SPACE	// 5,511 SF
TYPE	// Special Purpose
ZONING	// NMU
BUILDINGS	// 3
UNITS	// 2
YEAR BUILT	// 1984
RENOVATED	// 1989



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