

FOR SALE • RETAIL/SERVICE

684 Main Street • South Portland, ME



**Potential for restaurant conversion
with an 800± SF addition
See Broker for details**

FREE STANDING RETAIL/SERVICE

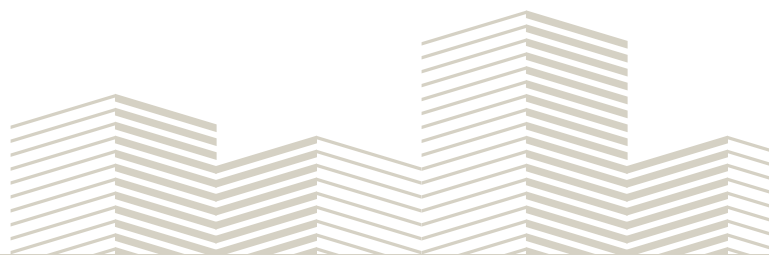
Malone Commercial Brokers is pleased to present this highly visible free-standing commercial building that's ready for your development concept.

- Currently 1,936± SF open floor plan with cathedral ceilings; plans available for an 800± SF addition
- Ample on-site parking on a 0.29± AC lot
- Excellent signage potential on busy US Route One with 133'± of road frontage

PRICED AT \$650,000



Peter Harrington
O 207.772.0088
C 207.318.8888
Peter@malonecb.com



PROPERTY SUMMARY

684 Main Street • South Portland, ME



Site Info

OWNER:	T.A.S.K. Holdings LLC
DEED:	Book 36605 Page 248
ASSESSOR:	Map 63 Lot 75
LOT SIZE:	0.29± AC
UST:	Removed ME DEP Site # REM03086
SIGNAGE:	Pylon sign and building sign
PARKING:	Ample paved parking lot
ZONING:	LB Limited Business
ROAD FRONTAGE:	133'±
PROPERTY TAXES:	\$7,098.00



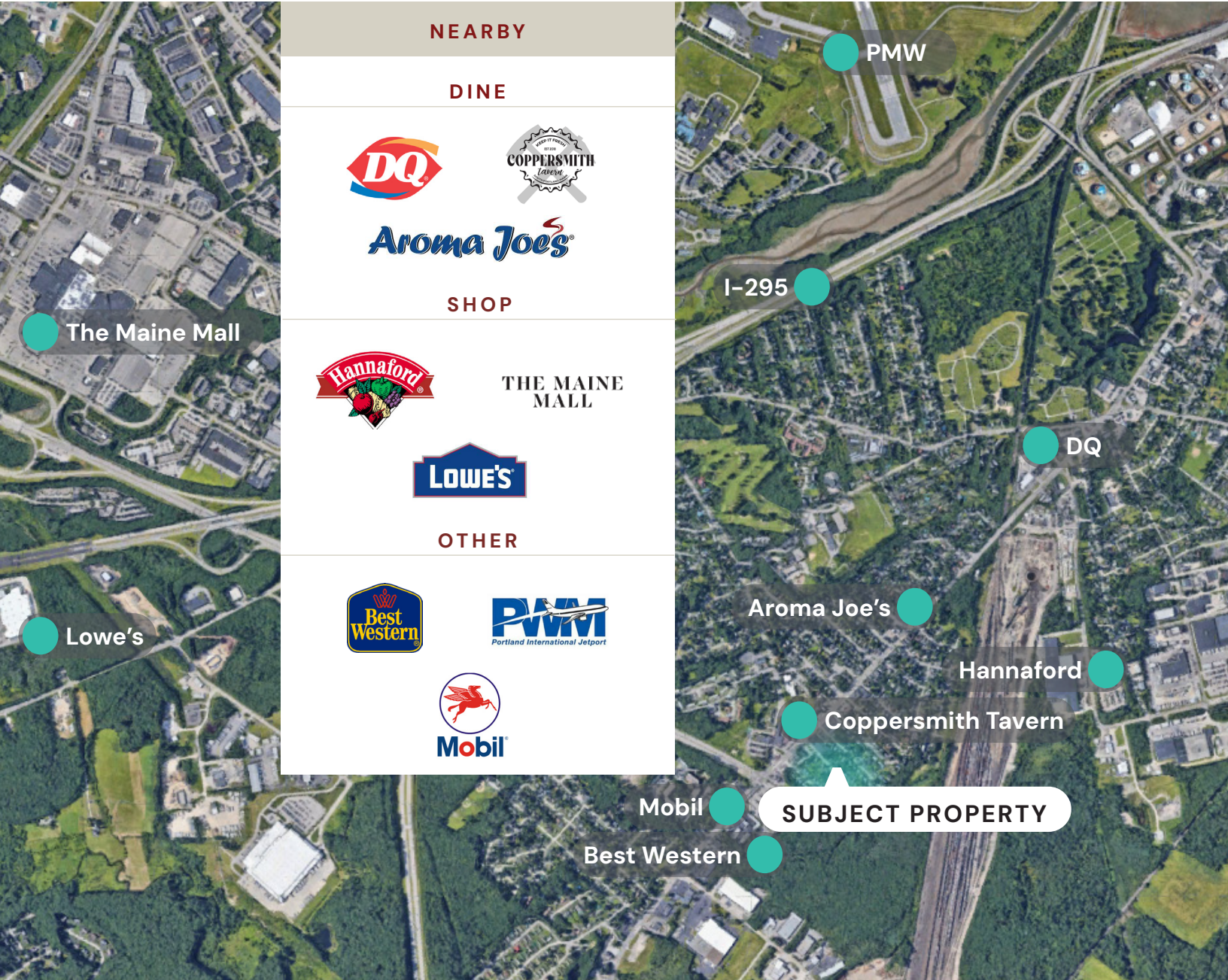
Building Info

BUILDING SIZE:	1,936± SF
YEAR BUILT:	1970
CONSTRUCTION:	Masonry and steel
STORIES:	One
ROOF:	Pitched, tar and gravel
SIDING:	Stucco/masonry
FOUNDATION:	Slab
INTERIOR:	Interior gutted, vaulted wood ceiling remains
CEILING HEIGHT:	12-14'
ELECTRICITY:	400 amp service
HVAC:	Forced hot air, oil Central AC - condition unknown
UTILITIES:	Municipal water/sewer
RESTROOM:	Plumbing in place for two restrooms



LOCATION MAP

684 Main Street • South Portland, ME



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