FOR SALE • OFFICE BUILDING

61 County Road • Gorham, ME

MALONE
COMMERCIAL BROKERS

PRICE REDUCTION







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VERSATILE OFFICE BUILDING

- 2,234± SF set on 1.91± Acres
- Located in the South Gorham Commercial Corridor (SGCC) zone
- Ideal location just minutes away from Gorham Village and downtown Portland
- Offers home occupation capabilities
- Excellent visibility on Route 22 (County Rd) with traffic counts of 23,430± cars/day (AADT, 2022)

SALE PRICE: ~~$725,000~~ $699,000

PROPERTY SUMMARY

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Site Info

OWNER:	SDR & DTW, LLC
DEED:	Book 39388, Page 281
ASSESSOR:	Map 6, Lot 36
LOT SIZE:	1.91± AC
SIGNAGE:	At Pylon on County Rd
PARKING:	10± spacees
ROAD FRONTAGE:	250'± on County Rd
TRAFFIC COUNT:	23,430± cars/day (AADT, 2022)
ZONING:	South Gorham Commercial Corridor District (SGCC)
PROPERTY TAXES:	$7,462 (2025)

Building Info

BUILDING SIZE:	2,234± SF
YEAR BUILT:	1940; fully renovated circa 2013
CONSTRUCTION:	Wood-frame
ROOF:	Shingles
SIDING:	Vinyl
FLOORING:	Hardwood
ELECTRICITY:	Electric circuit breakers
HVAC:	Forced hot water 3 electric mini split units
UTILITIES:	Private water and sewer
KITCHEN:	Yes
RESTROOM:	2 bathrooms; 1 shower
SPRINKLER:	Yes, entire building including basement







PHOTOS

61 County Road • Gorham, ME

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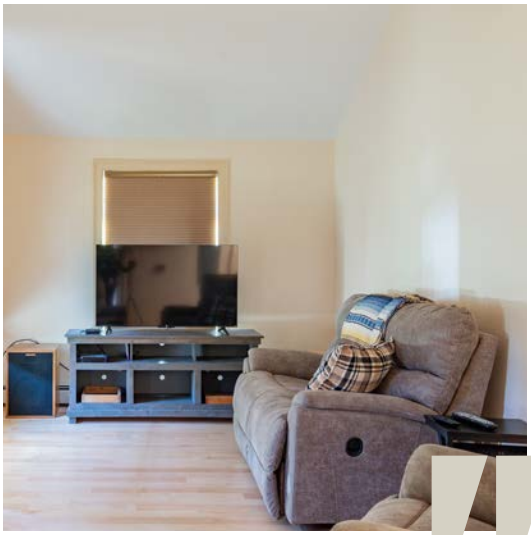












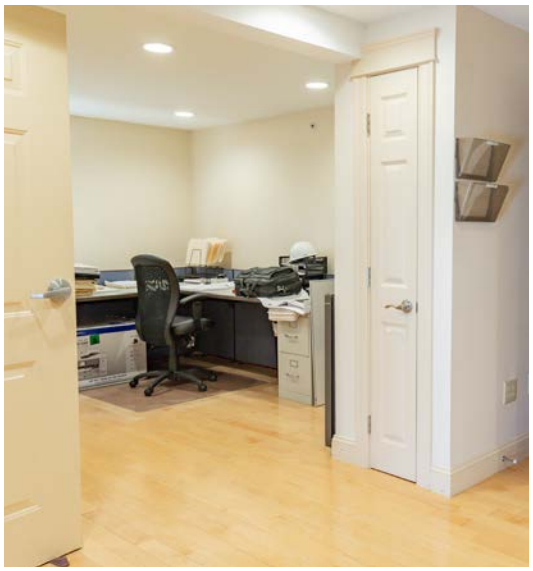
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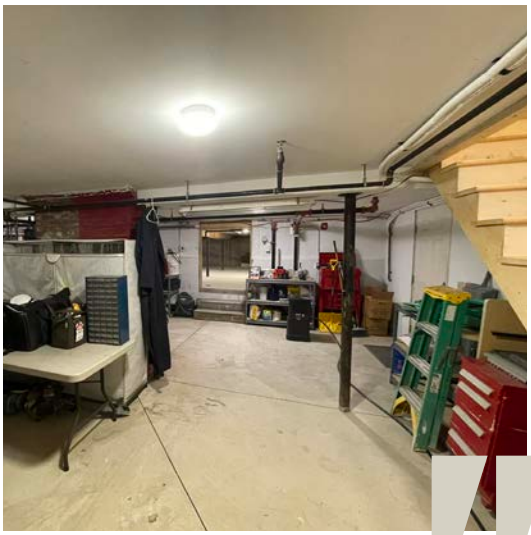








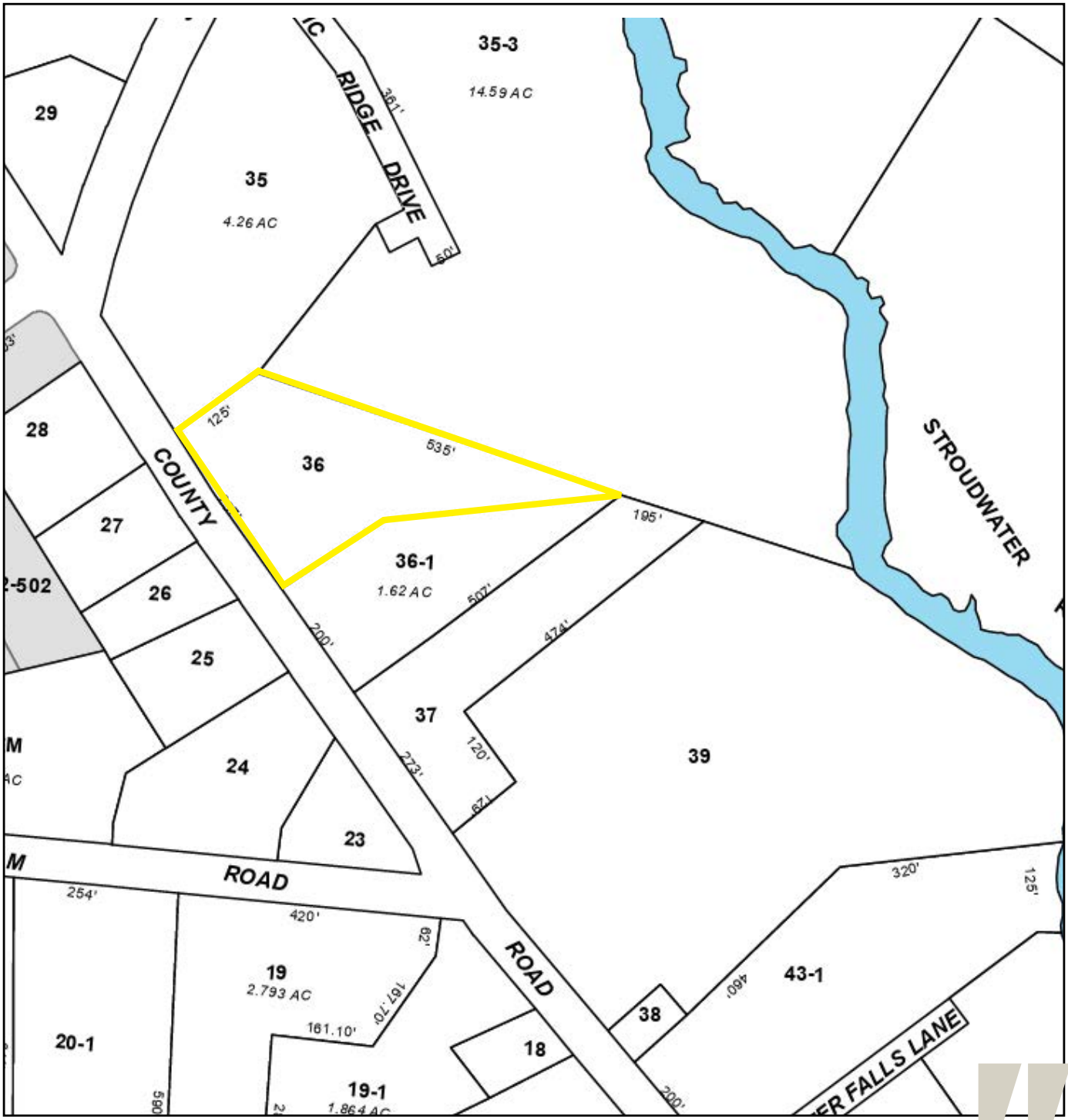




TAX MAP

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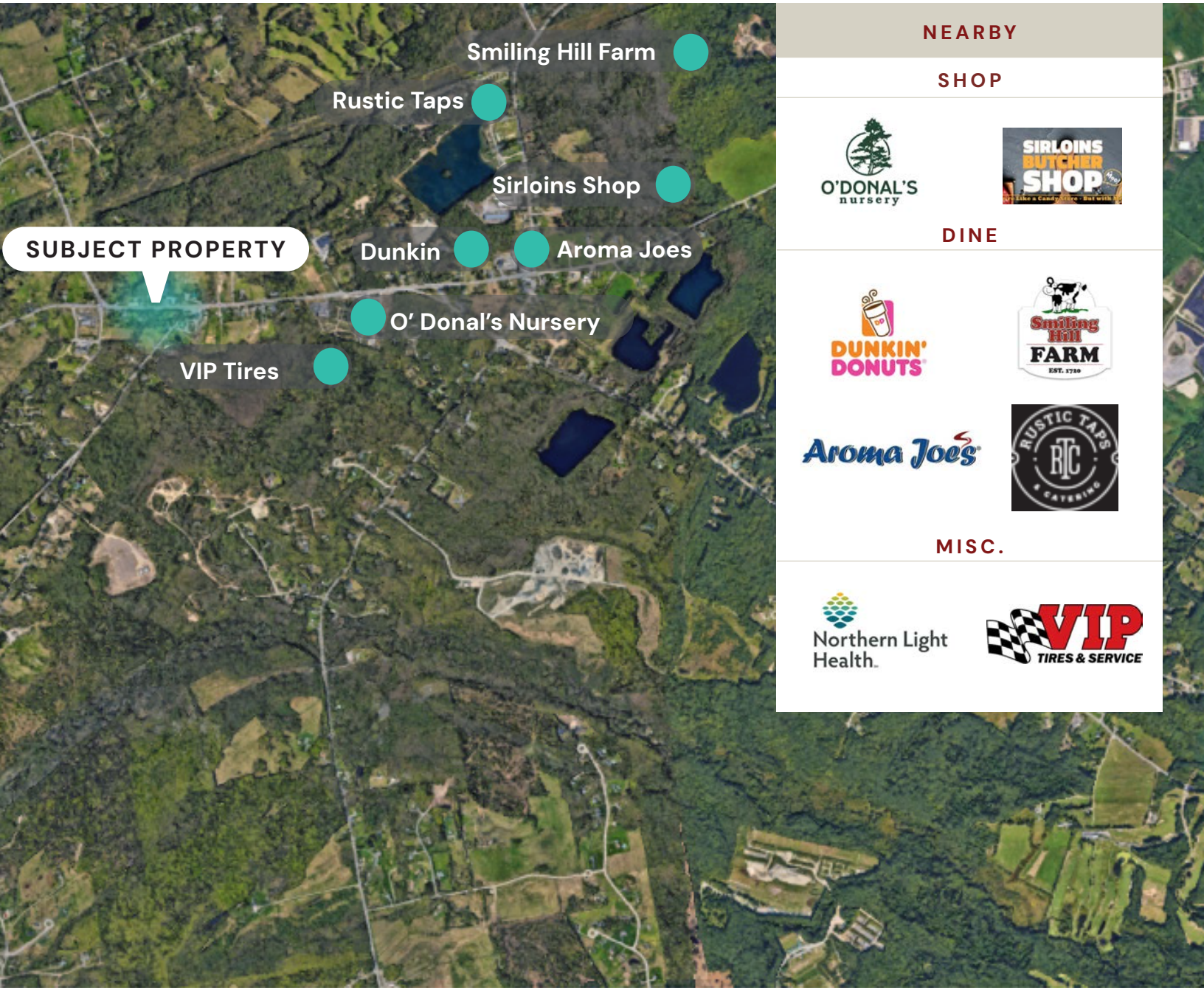
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LOCATION MAP

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NEARBY

SHOP

O'DONAL'S nursery

SIRLOINS BUTCHER SHOP

DINE

DUNKIN' DONUTS

Smiling Hill FARM EST. 1720

Aroma Joe's

RUSTIC TAPS RTC & CATERING

MISC.

Northern Light Health

VIP TIRES & SERVICE

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