408 ELM STREET - BIDDEFORD

C-STORE/RETAIL BUILDING FOR SALE OR LEASE

SPACE TYPE: *RETAIL/C-STORE*

SPACE SIZE: *1,650+/- SF*

ZONING: *B2 - HIGHWAY BUSINESS*

TRAFFIC COUNT: *10,199 AADT23*

PARKING: *6-8 SPACES*

PRIME LOCATION ALONG BUSY CORRIDOR

RETAIL SPACE WITH SMALL KITCHEN AREA

VALUE ADD RETAIL REDEVELOPMENT OPPORTUNITY AWAITING NEW VISION

SALE PRICE: $599,000

LEASE RATE: $3,500/Mo NNN

For more information contact:

ZACH RESNIKOFF or KIRK BUTTERFIELD
O: 207-879-9800
C: 207-606-9665
zachary.resnikoff@kw.com
kbutterfield@kw.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS
Each Office Is Independently Owned and Operated.

408 ELM ST - BIDDEFORD
PROPERTY DETAILS

OWNER		Emir Raees (Soyeb Patel)
PROPERTY TYPE		Retail
ZONING		B2 - Highway Business
TRAFFIC COUNT		10,199 AADT23
YEAR BUILT		1950
ACREAGE		.22+/- acre
BUILDING SIZE		1,650+/- SF
PARKING		6-8 Spaces
TAXES/YEAR		$5,687.66 (2026)
BOOK/PAGE		16206/0067
MAP/BLOCK/LOT		20/7
NNN Fees		TBD
ROAD FRONTAGE		120+/- Ft
UTILITIES:	ELECTRIC	Circuit Breakers
	GAS	Existing underground tanks; warranty expiration of August 9, 2024. Broker will provide further details upon request*
	SEWER	Public
	WATER	Public
	HEAT SYSTEM	FHA; Oil
	COOLING	A/C Units

OVERVIEW

This 1,650± SF retail building presents a compelling opportunity for an owner-user or tenant seeking to establish a presence in Biddeford's growing commercial corridor. Situated on 0.22± acres with a small on-site parking footprint, the property is ideally located just 2 miles from the Maine Turnpike, offering convenient regional access and strong visibility potential. Formerly operated as a convenience store with fuel service, the building is positioned within the B-2 Highway Business zone—makes it well-suited for a variety of concepts*.

Offered as a true value-add opportunity, this "diamond in the rough" provides a blank canvas for a new owner or tenant to bring their vision to life. Existing infrastructure includes wall-mounted coolers and a small kitchen area, offering a head start for food-related or retail operations. All other remaining furniture, fixtures, and equipment will be removed prior to occupancy.

*Prospective buyers and tenants are encouraged to consult directly with the City of Biddeford to confirm specific permitted uses and explore redevelopment potential and/or underground tank use.

Published 3/25/26

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Biddeford, Maine: A Thriving Coastal Community

Biddeford, Maine's sixth-largest city with a population of over 21,000, is a vibrant community located along the I-95 corridor, just 15 miles south of Portland and 90 miles north of Boston. With a rich history dating back to the early 1600s, Biddeford and its sister city, Saco, have long served as the commercial center of York County. Once a global textile hub, Biddeford's economy today is diverse, featuring manufacturing, technology, and service-based industries. The city is also home to two major institutions—Southern Maine Health Care and the University of New England—both of which continue to grow and contribute to the region's economic strength.

Biddeford's 30 square miles offer a stunning mix of natural beauty, from vast woodlands to a spectacular coastline. Outdoor enthusiasts can explore Clifford Park's 140-acre trail system or enjoy the city's two miles of sandy beaches, framed by rocky cliffs. Surfing at Fortune's Rocks, tide pooling at Biddeford Pool, and visiting the historic Wood Island Lighthouse are just a few ways to experience the coastal charm. The Timber Point Trail, part of the Rachel Carson U.S. Wildlife Preserve, and the East Point Audubon Sanctuary provide additional opportunities for nature lovers.

Beyond the beaches, the western part of the city features rolling hills, traditional New England farmhouses, and picturesque pastures. The Saco River, which flows 14 miles through Biddeford before meeting the sea at Hills Beach-Camp Ellis, adds to the city's scenic beauty. The RiverWalk, a downtown trail, offers urban views of the river, while boaters and paddlers can access the water via the Marble Head Boat Launch and Rotary Park

Biddeford's downtown is a dynamic mix of history and innovation. Once-abandoned textile mills have been revitalized into a thriving mixed-use community at the Pepperell Mill Campus, featuring residential apartments, businesses, and the Biddeford Mills Museum. The historic City Theater, first opened in 1896 and restored in the colonial revival style, is the cultural heart of the city, hosting concerts, plays, and performances year-round.

Food lovers will find plenty to enjoy in downtown Biddeford, with an array of restaurants offering everything from quick bites to gourmet dining. Local craft breweries add to the city's growing culinary scene. Heart of Biddeford, the city's Main Street organization, actively promotes downtown vitality and organizes community events like the River Jam Festival and Winterfest, strengthening the city's sense of community.

Biddeford residents benefit from a high quality of life, with access to excellent schools, a modern regional hospital, a public library, parks, and a municipal airport. The city's natural resources, thriving arts and dining scenes, and community traditions—such as the annual La Kermesse Franco-Americaine Festival celebrating its French heritage—make Biddeford a wonderful place to live, work, and explore.

https://www.biddefordmaine.org/2363/In-About-Biddeford

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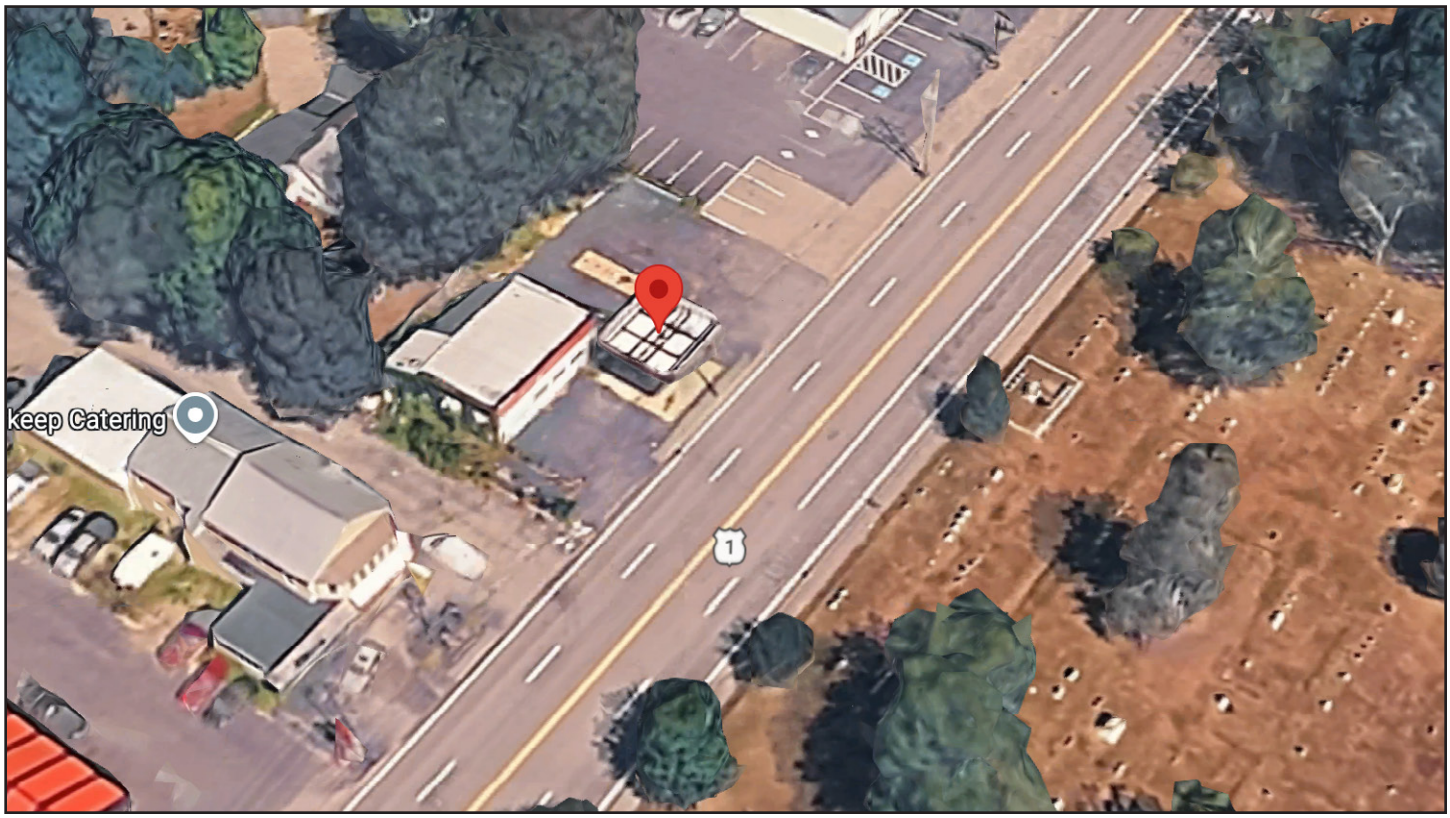
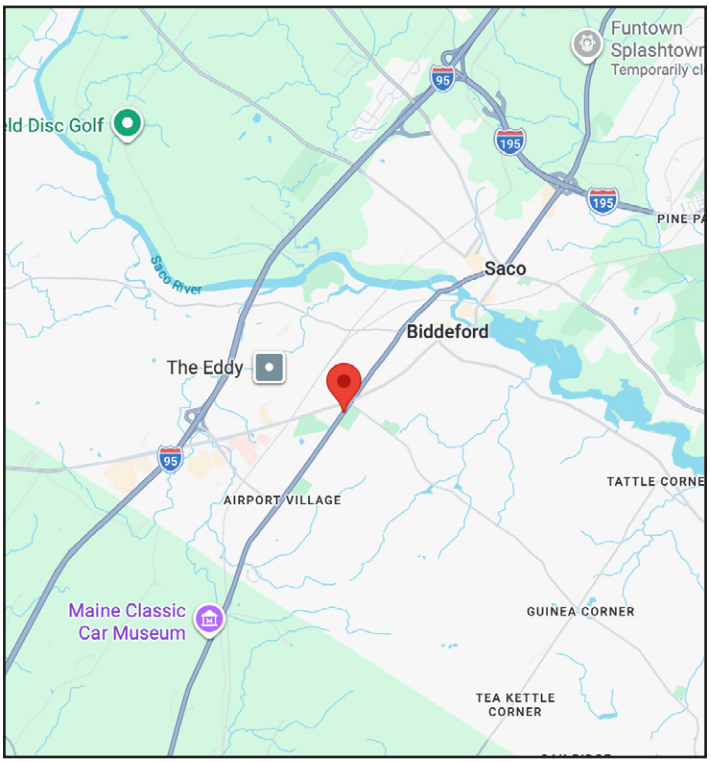
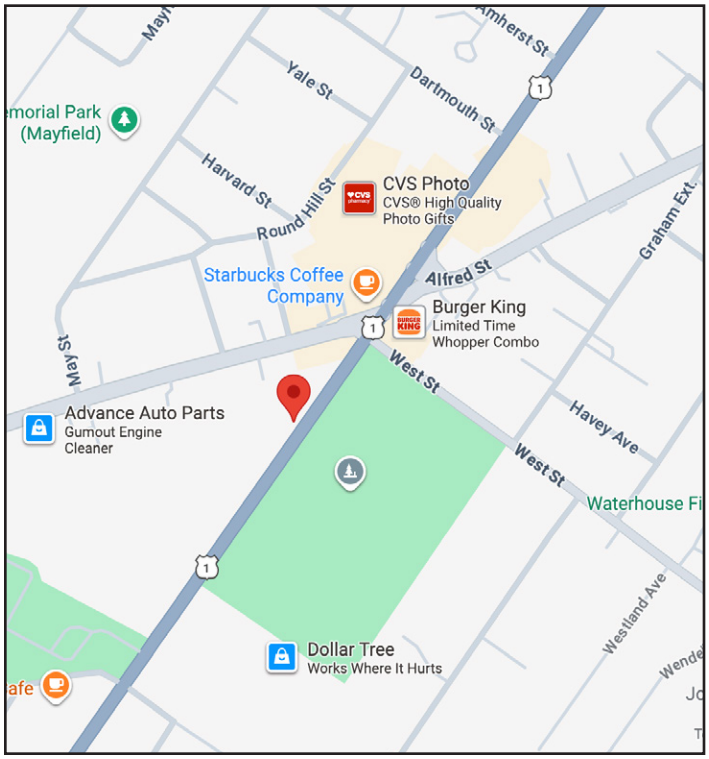
408 ELM ST - BIDDEFORD
LOCATION INFORMATION







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408 ELM ST - BIDDEFORD
PHOTOS

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408 ELM ST - BIDDEFORD
TAX MAP

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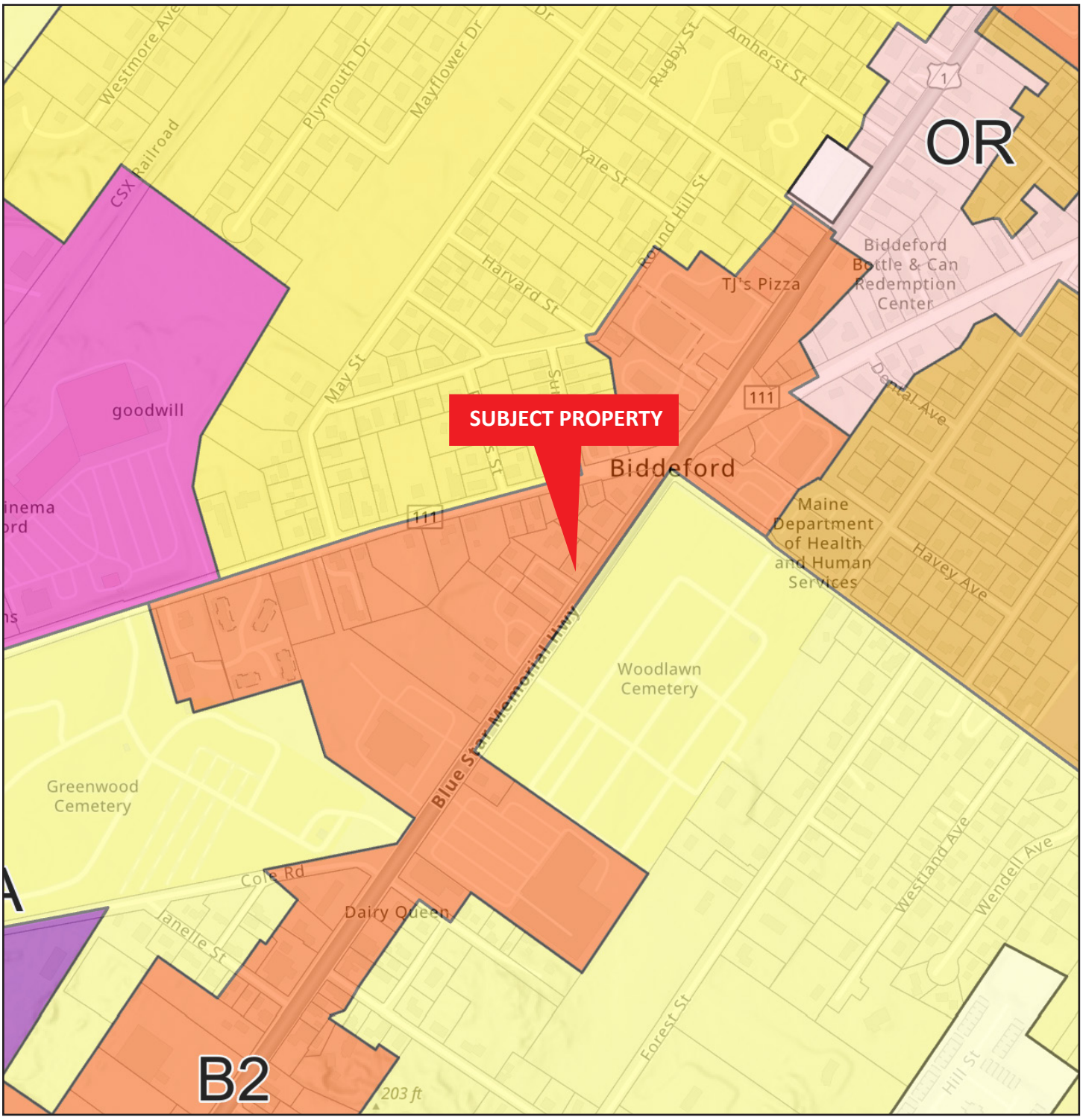
408 ELM ST - BIDDEFORD
ZONING MAP



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ESTABLISHMENT OF ZONES

V Attachment 1

City of Biddeford

Table A
Table of Land Uses

[Amended 2-2-2010 by Ord. No. 2009.98; 8-3-2010 by Ord. No. 2010.70; 9-21-2010 by Ord. No. 2010.93; 6-21-2011 by Ord. No 2013.24; 3-18-2014 by Ord. No. 2014.16; 9-6-2016 by Ord. No. 2016.74; 1-17-2017 by Ord. No. 2016.87; 6-20-2017 by Ord. N 2018.44; 10-2-2018 by Ord. No. 2018.110; 3-5-2019 by Ord. No. 2019.15; 3-5-2019 by Ord. No. 2019.16; 1-19-2021 by Ord. No 2024 by Ord. No. 2024.136]

KEY:
* Subject to Article VI, Performance Standards, of this ordinance.
P Permitted use.
Not permitted.
C Conditional use. See Article VII for specific standards.
A Accessory use.

	Article VI Section[a]	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Residential uses:												
Accessory dwelling units* 27	78	P	P	P	P	P	P					
Accessory structure*	2	P3	P3	P3	P3	P3	P3	P	P	P	P	P
Boarding, rooming house*	10					C	C					
Bed-and-breakfast*	9		C			C						
Cluster development*	18	C	C	C	C	C	C					
Congregate housing*	19					C	C					
Duplex/two-family	24	C	C	P	P	P	P					
Home occupation*	38	C	C	C	C	C	C	C				
Manufactured housing*												See Article VI, Se
Mobile home park*												See Article VI, Se
Multifamily dwelling*	47					P	P	P				P28
Planned unit development*	73					C	C					
Single-family dwelling 11	2	P	P	P	P	P	P					
Commercial uses:												
Adult business	3								C17			
Amusement center*	5							C	C			
Art gallery			C					P				
Art studio			C					P				
Auto body shops										C		C
Automobile graveyard, automobile recycling business, junkyard*	7									C		
Automobile repair, sales									P	P		C

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408 ELM ST - BIDDEFORD
LAND USE TABLE

BIDDEFORD CODE

	Article VI Section[a]	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Boat building, repair, marine services, sales, boat livery, marina, yacht club								P	P			C
Building materials retail sales								P	P	P		P
Carwash*	14							C	C	C		A
Commercial gardening, commercial greenhouse*	17	C	C	C	C				P			
Commercial recreation*	18							C	C	C		C
Commercial school*	53							P	P			P
Drugstore/medical supply								P	P			P
Financial institution								P	P	C		P
Firewood processing*	33											
Fisheries processing, storage*	34											
Funeral parlor								P	P	P		P
Gasoline service station*	36							P	P	P		C
Hotel/motel*	40							P	P	P		P
Indoor theater								P	P	P		P
Kennel, veterinary hospital*	42								P	P		P
Marijuana caregiver retail store	77									C	C	C
Marijuana store, adult use	77									C	C	C
Marijuana cultivation facility	77									C	C	C
Marijuana testing facility	77									C	C	C
Marijuana products manufacturing facility	77									C	C	C
Neighborhood convenience store/service		C4	C4	C4	C4	P	P	P	P			P
Off-street loading and parking lot and facilities, commercial parking garage	49					C	P	P	P9	P		A
Offices, business and professional*	52							P	P	P	P	P
Planned unit developments*	73							C	C			
Publishing, printing								P	P	P	P	P
Restaurant*	56							P	P	P		P
Retail store								P	P	P		P
Sawmill*	33											
Services								P	P	P		P
Shopping center								C	C	C		C

V Attachment 1:2

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408 ELM ST - BIDDEFORD
LAND USE TABLE

ESTABLISHMENT OF ZONES

	Article VI Section[a]	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Telecommunications facilities	71											C
Wholesale business									P	P	P	P
Industrial uses:												
Air transportation related use											C	
Air transportation dependent use*										C	C	
Airport	4									C	C	
Bulk oil terminal*	41									C		
Contractor's storage yard										C	C	
Demolition disposal*	23											
Experimental research and testing laboratory	29								C	C	C	C
Light manufacturing*	41								C	P	P	P
Light trucking dependent industry*	41								C	P	P	C
Manufacturing*	41									C	C	C
Planned unit developments*	73									C	C	C
Resource recovery facility												
Recycling facilities	76									C	C	
Redemption centers									C	P		
Storage of bulk gaseous fuels*	41									P	P	P
Transportation facilities										P		C14
Trucking, distribution terminal*									C	P	P	C
Warehousing and storage*	60								P	P	P	A
Self-storage facilities*	60							C16	C25, 26	P		C
Educational, institutional public uses:												
Addiction treatment facility 22												
Church, synagogue*		C	C	C	C	C	C		C			
Civic, convention centers								C	C			C
Community centers, clubs						C	C	C	C			C
Day-care center, adult	22	C	C	C	C	C	C	C	P	P	P	P
Day-care home, adult	22	C	C	C	C	C	C		C			
Day-care home, children's	22	C	C	C	C	C	C		C			
Day-care center, children's	22	C	C	C	C	C	C	C	C	C	C	C
Essential services	27	C	C	C	C	C	C	C	C	C	C	C
Fire, police station						C	C	P	P			P
Group homes, hospice	19	C	C	C	C	P	P	P	P			

V Attachment 1:3

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408 ELM ST - BIDDEFORD
LAND USE TABLE

BIDDEFORD CODE

	Article VI Section[a]	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Hospital*	39											
Municipal use	47.1	C	C	C	C	C	C	P	P	P	P	P
Museum, library			C					P	P			C
Nursing home*	39	C				P	P					
Public and private schools*	53			C	C	P	P		C			
Public facility		C	C	C	C	C	C	P	P	C	C	P
Rehabilitation facility												
University/college*		C	C									C
University uses*		C										C
Water supply system	27	C	C	C	C	C	C	C	C	C	C	C
Outdoor, resource-based uses:												
Agriculture*	3, 31											
Agricultural products processing and storage*	3, 31									P		
Animal breeding or care	42											
Campground*	13											
Cemetery	14.1	C	C	C	C	C	C					
Extractive industry*	30								P2	P2		
Farm stands* 13	31											
Timber harvesting	64		C									
Golf course excluding miniature golf		P	P	P	P							
Parks and recreation*		P	P	P	P	P	P	P	P	P	P	P
Marijuana use classifications												
Marijuana caregiver retail store	77									C	C	C
Marijuana store, adult use	77									C	C	C
Marijuana cultivation facility	77									C	C	C
Marijuana testing facility	77									C	C	C
Marijuana products manufacturing facility	77									C	C	C

NOTES:

[a] This column has been provided to serve as an aid in finding specific performance standards but does not address all standards that may apply. Please consult Article VI for subsequent s standards that may apply to a particular project.

All uses cited above are subject to specific lot and setback, height, and performance requirements, as well as specific notes below:

1. Multifamily use shall not exceed 10 units per structure.
2. Requires Planning Board approval.
3. Accessory structures shall be limited to:
   (a) Private detached garages for the storage of no more than three automobiles.
   (b) Private greenhouses less than 200 square feet in floor area.
   (c) Private swimming pools.

V Attachment 1:4

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Doc# 2011049418
Bk 16208 Pg 67 - 68
Received York SS
11/22/2011 3:13PM
Debra L. Anderson
Register of Deeds

Maine R.E. Transfer Tax Paid

WARRANTY DEED

STEVEN R. MORRIS and LOUISE M. MORRIS, husband and wife, both of Waterboro in the County of York and State of Maine, for consideration paid, grant to SOYEB PATEL, whose mailing address is 56 Presidential Way, Westbrook, ME 04092, with WARRANTY COVENANTS, the following property:

A certain lot or parcel of land, together with all the buildings and improvements thereon, situated in the City of Biddeford, County of York and State of Maine, and lying Northwesterly of Elm Street at number 408 Elm Street in the present numbering of said street; said certain lot or parcel of land being the same lot or parcel of land conveyed by George A. Roy and Therese T. Roy to Steven R. Morris and Louise M. Morris, as joint tenants, by deed dated October 6, 1982 and recorded in the York County Registry of Deeds in Book 2995, Page 16; the verbatim description of said certain lot or parcel of land according to the grantors' aforementioned title deed being as follows:

> BEGINNING at a point on the northwesterly side of Elm Street at the southerly corner of land now or formerly of Perrault; thence southwesterly by said side of Elm Street, one hundred twenty (120) feet, to land now or formerly of Lambert; thence northwesterly by said Lambert land and making an interior angle of 90 degrees eighty (80) feet to a point; thence northeasterly by land of Ormand M. Trask, et ux, one hundred twenty (120) feet to aforementioned Perrault land; thence southeasterly by last mentioned land eighty (80) feet to the point of beginning.
>
> Being the same premises conveyed to the Grantors herein from Ormand M. Trask, Sr., et ux, by warranty deed dated February 17, 1969, and recorded in the York County Registry of Deeds in Book 1833, Page 201.
>
> Excepting and reserving to Ormand M. Trask, Sr., et ux, the right to maintain, use, repair and replace, as necessary, the existing telephone and power lines over said premises and the existing sewer and water lines beneath the surface of said premises.

Benefits and burdens - the property hereinbefore described is hereby conveyed: (1) subject to such utility service and other easements on, over, under or across said property as may now have any legal existence; (2) with the benefit of all appurtenant utility service easements and all appurtenant rights of way; and (3) subject to and with the benefit of applicable municipal, state and federal zoning, land use and conservation ordinances, regulations and statutes.

Title reference - with respect to sources of title to the hereinabove described property reference may be had to the following deeds recorded in the York County Registry of Deeds, viz: (1) Book 2995, Page 16, aforementioned deed from George A. Roy and Therese T. Roy to Steven R. Morris and Louise M. Morris dated October 6, 1982; (2) Book 15001, Page 107, deed from Steven R. Morris and Louise M. Morris to Ricki D. Long dated November 1, 2006; and (3) Book 15951, Page 397, deed in lieu of foreclosure from Ricki D. Long to Steven R. Morris and Louise M. Morris dated September 21, 2010.

WITNESS our hands this 18th day of November, 2011.

Robert B Woodman
Witness

to both
Witness

Steven R. Morris
STEVEN R. MORRIS

Louise M. Morris
LOUISE M. MORRIS

STATE OF MAINE
COUNTY OF YORK, SS.

November 18, 2011

Then personally appeared the above named Steven R. Morris and Louise M. Morris and acknowledged the foregoing instrument to be their free act and deed.

Before me, Robert B Woodman
~~Notary Public~~ / Attorney at Law
Print Name: Robert B. Woodman

2P

S: realest/deeds/morris-patel

WOODMAN EDMANDS DANYLIK AUSTIN
SMITH & JACQUES, P.A.
P.O. BOX 468
BIDDEFORD, ME 04005-0468
(207) 284-4581

End of Document

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

_____

by_____
Licensee's Name

on behalf of_____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing.
Inactive licensees may not practice real estate brokerage.