

FOR SALE OR FOR LEASE • RETAIL

57 Saco Ave • Old Orchard Beach, ME



1,823± SF BUILDING

- Single tenant open concept space with historic charm
- Located on Saco Ave with traffic counts of 9,930± cars/day (AADT, 2022)
- Walk to downtown, beach & commuter train
- General Business Two Zone is very favorable to a variety of uses including residential (See below for more information)

SALE PRICE: \$650,000

LEASE RATE: \$2,200/MONTH MG



Brandon Mitchell
O 207.358.7057
C 207.415.7982
Brandon@malonecb.com

PROPERTY SUMMARY

57 Saco Ave • Old Orchard Beach, ME



Site Info

OWNER:	57 Saco Ave LLC
DEED:	Book 19350, Page 20
ASSESSOR:	Map 309, Block 10, Lot 5
LOT SIZE:	0.16± AC
SIGNAGE:	Permitted sign permit (previous) and hanging sign frame on building
PARKING:	Parking lot on site
ZONING:	GB2- General Business Two
PROPERTY TAXES:	\$2,301.44± (2026)



Building Info

BUILDING SIZE:	1,823± SF
BASEMENT:	Full basement for extra storage
CONSTRUCTION:	Wood frame
ROOF:	Gable/Hip
SIDING:	Vinyl
FLOORING:	Wood
ELECTRICITY:	Circuit breakers
HVAC:	Hot water, heat pump with Air Cond.; oil
UTILITIES:	Public water & sewer
RESTROOM:	One (1) on the first floor
SPRINKLER:	No
ADDITIONAL INFO:	Handicap accessible ramp

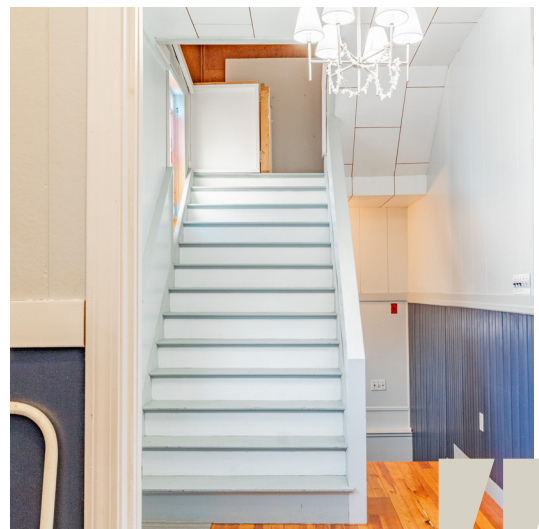


GROUNDS MAINTENANCE: Tenant is responsible for snow removal, lawn cutting, landscaping, and trash removal.



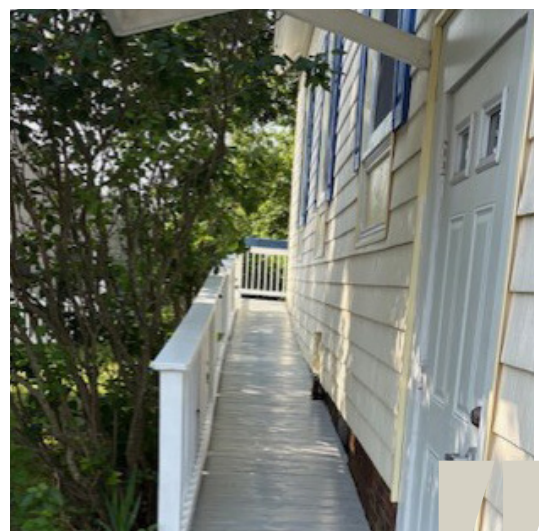
PHOTOS

57 Saco Ave • Old Orchard Beach, ME



EXTERIOR PHOTOS

57 Saco Ave • Old Orchard Beach, ME



PERMITTED AND CONDITIONAL USES

57 Saco Ave • Old Orchard Beach, ME



GENERAL BUSINESS TWO ZONE

Permitted Uses:

- Single-family detached, two-family, and multifamily dwellings.
- Accessory buildings, structures, or uses.
- Business, professional, and governmental offices.
- Retail uses of less than 5,000 square feet of gross leasable area.
- Artist and craftsman studios.
- Lodges and fraternal organizations.
- Lodging establishments.
- Municipal uses.
- Community living arrangements.
- Accessory dwelling unit (see section 78-1383).

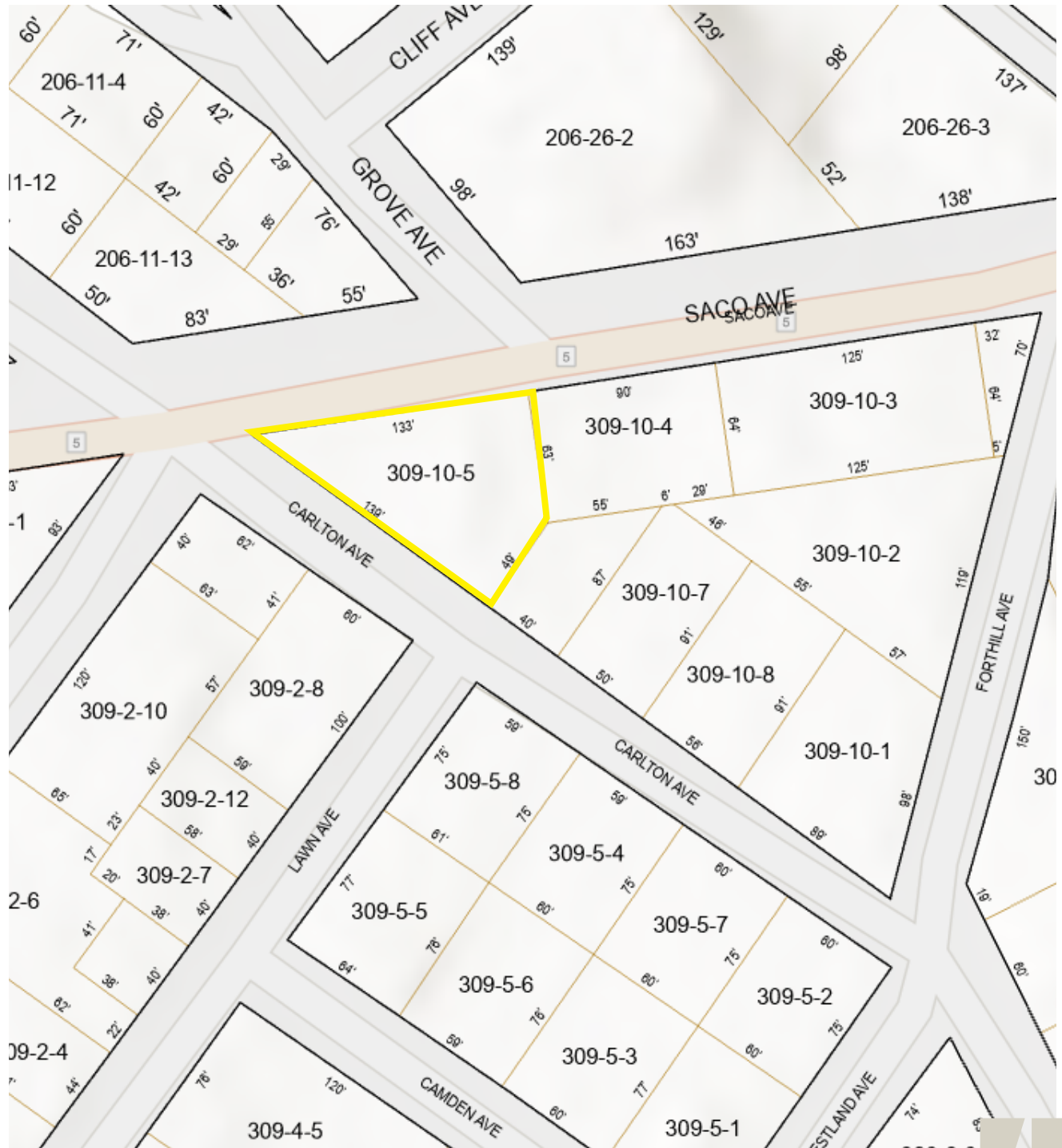
Conditional Uses:

- Automotive service and/or repair.
- Retail uses in excess of 5,000 square feet of gross leasable area.
- Public/private utility facility.
- Wireless telecommunication facilities: architectural siting only.
- Home occupations.
- Cafes.
- Lodging condominium.
- Housing opportunity program (see section 78-1272): Affordable housing density bonus or dwelling unit increase allowance.



TAX MAP

57 Saco Ave • Old Orchard Beach, ME

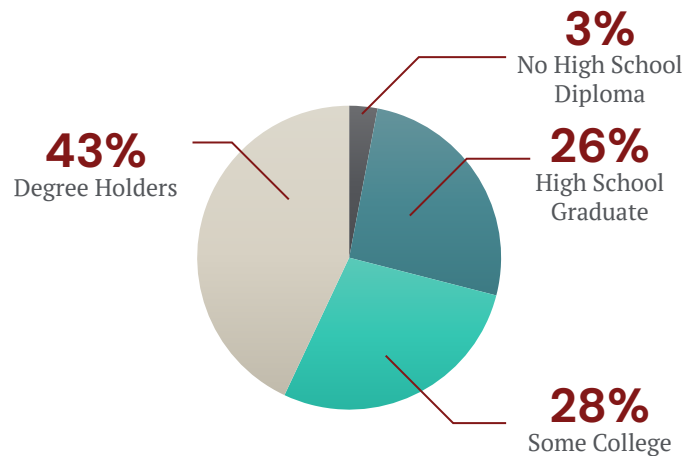


5-MILE DEMOGRAPHICS

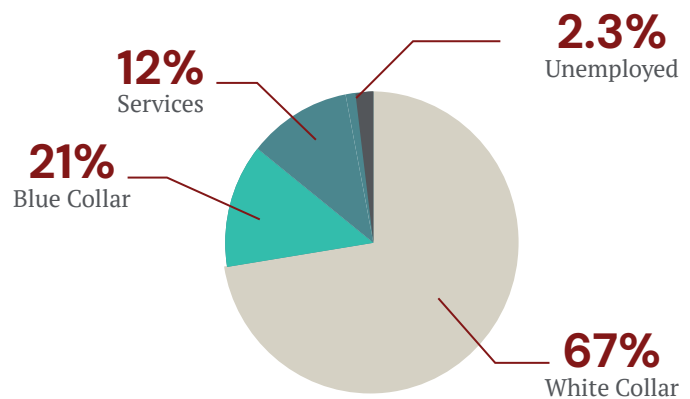
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Education



Employment



1,960
Total Businesses

18,738
Total Employees



52,157
Population

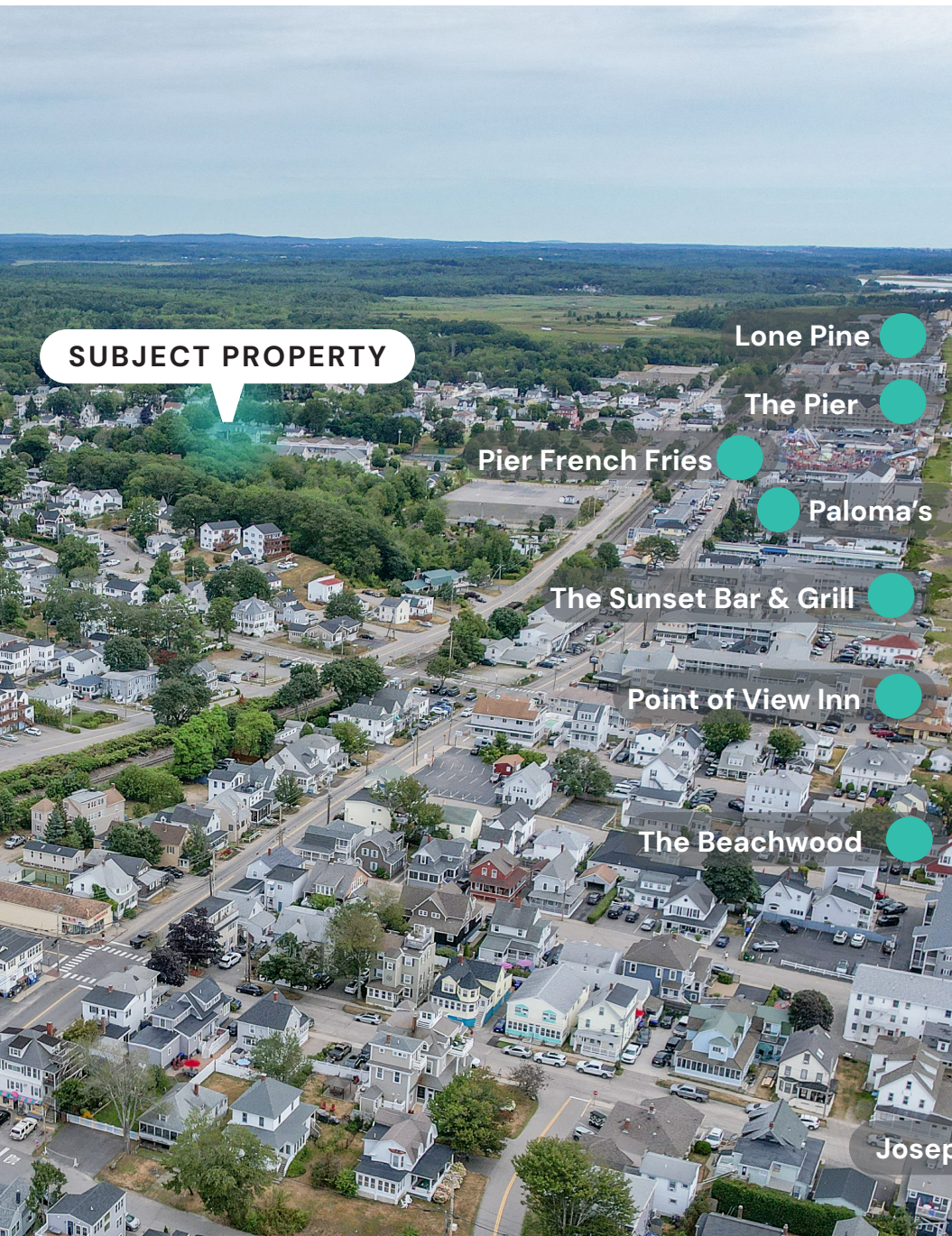
2.1
Average Household Size

43.8
Average Age

\$80,164
Average Household Income

LOCATION MAP

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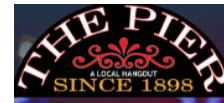


NEARBY

STAY



DINE



Pier French Fries

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