

ROOMING HOUSE FOR LEASE

Unlock exceptional opportunity at 126 Spurwink Avenue, a 6,680 ± SF versatile property nestled in one of Maine's most desirable coastal towns. Featuring 18 private rooms, multiple bathrooms, updated full kitchen facilities, and soaring open multi-use spaces, this facility is perfectly suited for rooming, boarding, or hospitality concepts under Cape Elizabeth's Residential C District zoning.



126 SPURWINK AVENUE
CAPE ELIZABETH, ME 04107-9610

THE
FLETCHER
GROUP

COMMERCIAL | RESIDENTIAL | MANAGEMENT
AT KELLERWILLIAMS. REALTY

FEATURES & AMENITIES

- Lot Size: 3.27 ± Acres
- Year Built: 1995
- Book / Page: 40815 / 096
- Zoning: RC (Residential C District)
- 18 Individual Rooms
- ADA Accessible
- Municipal water and sewer
- Sprinkler System



Lease Rate:
\$15.00/SF NNN

Building Size:
6,680 ± SF

CONTACT US

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- ✉ info@thefletchergrp.com
- 🌐 www.thefletchergrp.com
- 📍 50 Sewall Street, Portland Maine 04102

PRIME CAPE ELIZABETH LOCATION: 18 ROOMS, EXPANSIVE COMMON AREAS, UNLIMITED POSSIBILITIES.

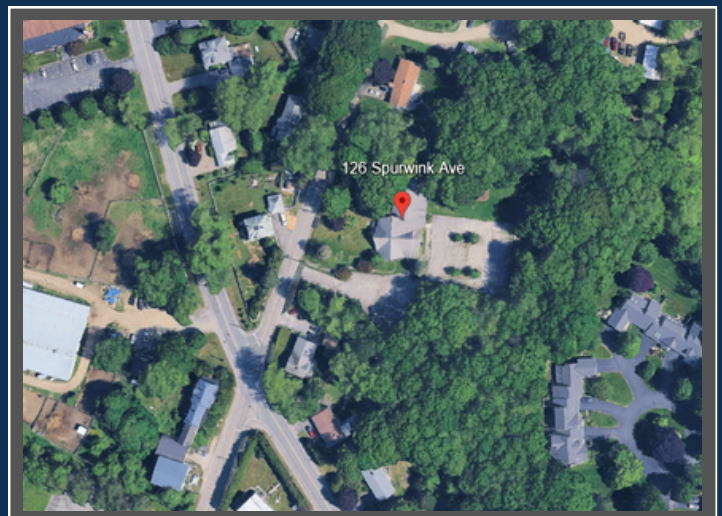


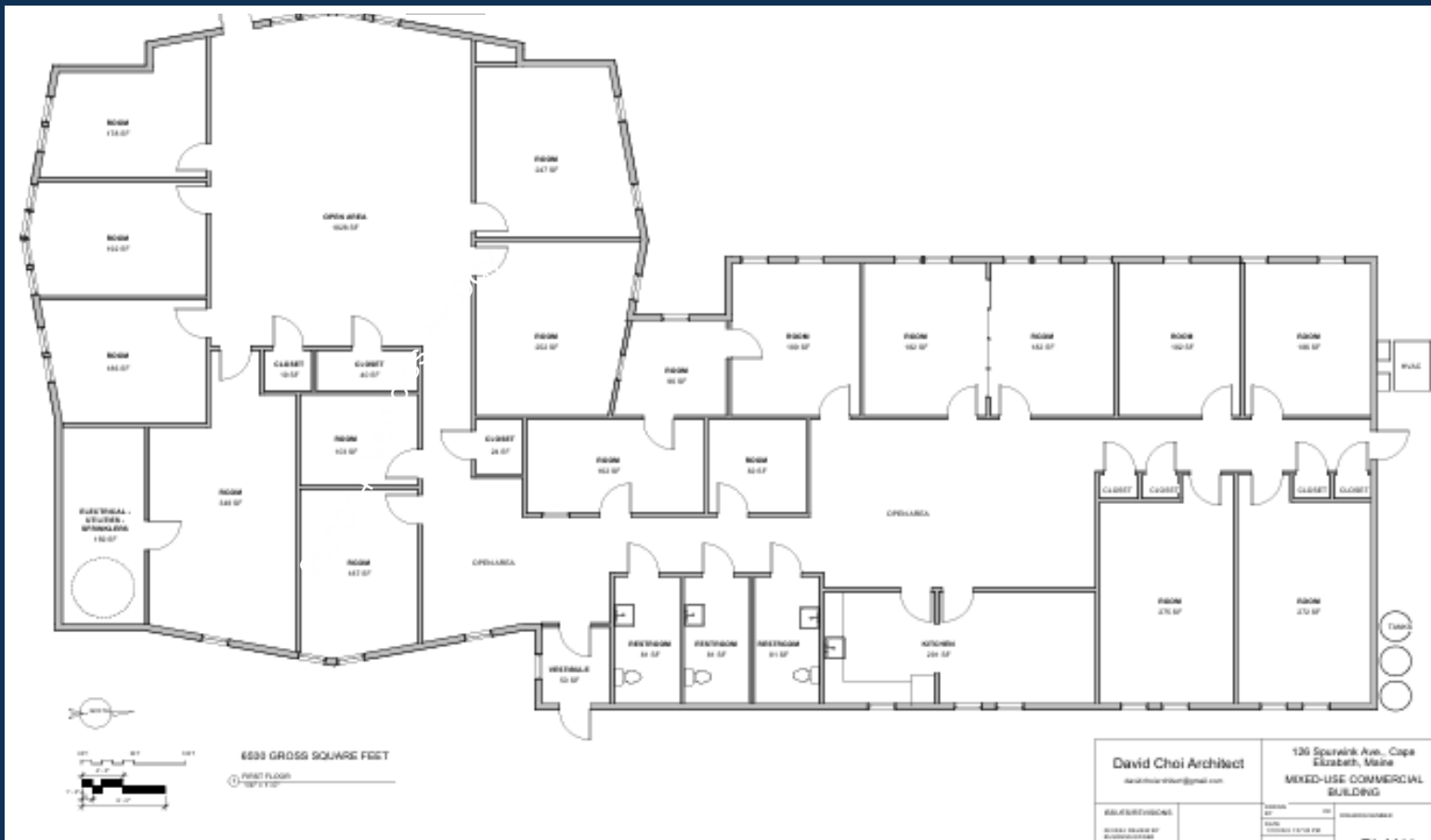
Permitted Uses: Single-family dwelling, rooming/boarding house, home day care, farm/fish market (up to 2,000 SF), Bed & Breakfast, Short-Term Rental, Day Camp, ADU.

Conditional Uses: Day care facility, educational/philanthropic institution, fraternal/social institution, park/playground.

KEY SPECS:

- Over 1/2 acre of paved parking (ample on-site spaces).
- Set on 3.27± acres of scenic, wooded land providing privacy and flexible grounds usage.
- Large central common area with high, vaulted wooden post-and-beam ceilings.
- Modern, fully equipped kitchen facility with updated cabinetry, appliances, and countertops.
- Multiple dedicated restrooms/bathrooms.
- Built with sturdy wood-frame construction.





ZONING (RC - RESIDENCE C DISTRICT)

Permitted Uses (Non-residential)

- Home day care
- Farm and fish market, with a maximum floor area of two thousand (2,000) square feet for retail sales or products
- Bed & Breakfast, where the operator owns the structure and maintains it as his/her primary residence
 - Short Term Rental
 - Day Camp
- Essential services, major
- Accessory dwelling unit

Permitted Uses (Residential)

- Single family dwelling
- Manufactured housing on an individual lot
- Manufactured housing park, subject to the provisions of Sec. 19-7-7
- Rooming or boarding home

Conditional Uses

- Day care facility
- Fraternal or social institution
- Institution of an educational, religious, or philanthropic nature, including school, hospital, church, municipal use, or similar facility
- Playground or park

Listed By:



KEVIN FLETCHER, CCIM

Broker

BR 929648

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PROFESSIONAL BACKGROUND

Kevin is the Founder of The Fletcher Group at Keller Williams Realty and Northeast Real Estate Management, LLC. He has 30 years of experience in the industry. Kevin has an extensive knowledge of the Maine Real Estate Market and has completed commercial transactions from Bangor, ME to Seabrook, NH, sold over 450 separate apartment buildings, and conducted investment transactions ranging from small neighborhood strip malls to investment deals with national tenants. Kevin has also assisted in, and consulted on, a wide range of commercial and residential developments throughout Maine. Kevin brings a down-to-earth approach to his business backed by a hard driving work ethic to help satisfy his client's needs. Kevin believes in "ethical entrepreneurship" with a strong belief that his fiduciary responsibility is to his client's checkbook and not his own.

Areas of Expertise

- Extensive background in multi-family investment sales having sold over 450 apartment buildings in his career.
- Extensive background in site research and development, as well as leasing of Industrial, Office and Retail space throughout Maine.

Activities & Affiliations

- Licensed Real Estate Agent since 1997
- CCIM (Certified Commercial Investment Member) since 2002
- US Army Combat Veteran having served from 1992-1996
- President-Maine Commercial Association of Realtors from 2016-2018
- Commercial Committee Member-National Association of Realtors 2017-2019
- 2007 Realtor of the Year, Maine Commercial Association of Realtors
- Board of Directors-Auburn Business Development Corporation
- KW Commercial "Newcomer of the Year" 2019

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CONTACT US NOW

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WEBSITE VISIT

www.thefletchergrp.com