MCKECHNIE COMMERCIAL REALTY

FOR SALE



173 PORT ROAD

UNIT 1 | KENNEBUNK, MAINE

Lower Village Mixed-Use Opportunity

$875,000	2,968 SF	2 BEDROOMS	3 SPACES
ASKING PRICE	BUILDING AREA	UPSTAIRS APARTMENT	PAVED PARKING

MLS #1687589 **RETAIL / OFFICE + RESIDENTIAL**

THE OPPORTUNITY

A distinctive mixed-use property in Kennebunk's Lower Village, within walking distance of Dock Square, Kennebunkport, shops, restaurants, galleries and cafes.

The first floor offers two large rooms, a kitchen, bathroom and two enclosed porches. Upstairs, a two-bedroom apartment has been used for seasonal Airbnb and winter rentals, with a privately fenced patio adding outdoor appeal.

PROPERTY HIGHLIGHTS

- Walkable Lower Village location
- Retail / office and residential layout
- Two-bedroom upstairs apartment
- Two enclosed porches
- Updates completed in 2022
- Hardwood floors and tin ceilings
- Grassy backyard + fenced patio
- Public water and sewer



HISTORIC CHARACTER. FLEXIBLE SPACE.

Period details and thoughtful updates create an inviting setting for an owner-user or investor. Financials and pro forma available upon request.

Information is subject to verification and change. Buyers should independently verify areas, condominium boundaries, parking rights, income, zoning and permitted uses. Any change of use is subject to applicable approvals.

MCKECHNIE
COMMERCIAL REALTY

173 PORT ROAD | KENNEBUNK, MAINE

UNIT 1 | MLS #1687589







PROPERTY DETAILS

OFFERING
Mixed-use commercial condominium

BUILDING AREA
2,968 SF per MLS

FIRST FLOOR
Two large rooms, kitchen + bathroom

ADDITIONAL FIRST-FLOOR SPACE
Two enclosed porches

SECOND FLOOR
Two-bedroom apartment

RESIDENTIAL USE HISTORY
Seasonal Airbnb + winter rental

ZONING
LV

UTILITIES
Public water + public sewer

HEATING
Oil / baseboard / hot water

YEAR BUILT
1850

PARKING
3 paved spaces per listing

ANNUAL TAXES
$6,766 (2025)

OWNER-USER + INVESTMENT OPPORTUNITY

Financials and pro forma available upon request.

CHARACTER + LOCATION

Hardwood flooring, tin ceilings, period moldings and wainscoting complement updates completed in 2022. A walkable setting near Dock Square supports a range of potential uses, subject to approvals.

SUZANNE McKECHNIE | OWNER & DESIGNATED BROKER

207-467-5877 | suzanne@mckechnierealty.com
mckechniecommercialrealty.com

Guiding Your Growth Through Commercial Real Estate



Source: MLS #1687589, listing information reviewed November 16, 2026. Photos show property as marketed. All information deemed reliable but not guaranteed; independently verify condominium documents, uses and property details.