FOR SALE

Retail/Mixed-Use

4,806± SF | $345,000



269 West Street, Biddeford

Property Highlights

- *3,518± SF Retail + 1,288± SF Apartment*
- *Highly Visible Corner Location*
- *Owner-User or Investment Opportunity*
- *Full-Height Basement*



Property Description

We are pleased to offer the former West Street Market, a highly visible mixed-use property with excellent owner-user or investment opportunity. The two-story, wood-frame building, originally constructed circa 1920, features approximately 3,518± SF of first-floor retail space and a 1,288± SF, three-bedroom apartment above. Situated on a prominent corner lot at a four-way stop, the property benefits from strong visibility and convenient access to local schools, Biddeford Pool, and area highways. Additional features include a full basement, attached garage, covered porch, and paved on-site parking.

Bryan Plourde, MAI | bryan@dunhamgroup.com
Tom Moulton, CCIM, SIOR | tmoulton@dunhamgroup.com
207.773.7100 | dunhamgroup.com

The Dunham Group | Commercial Real Estate

269 West Street

Property Overview

Owner	Paganstomb, LLC
Building Size	4,806± SF finished (10,532± SF gross)
Lot Size	0.30± acres
Space Breakdown	1st floor retail - 3,518± SF | 2nd floor 3 BR apartment - 1,288± SF | Garage - 1,332± SF
Zoning	SR1
Assessor's Reference	Map 26, Lot 15 (PID 2033)
Deed Reference	York Cty Registry Book 19113, Page 204
Assessed Value	Land $79,500 - Building $289,600 - Total $369,100
Annual Taxes	$5,846.54 (est. 26-27)
Year Built	1920
Building Construction	Two-story wood frame, vinyl siding; commercial/apartment
Roof	Pitched and flat - asphalt shingle and rubber membrane - 3± years old
Flooring	Linoleum, carpet and tile
Utilities	Public water, private sewer
HVAC	Oil-fired hot water heat; no central A/C
Electrical	Circuit breakers, 200 Amp
Bathrooms	Bathrooms in first floor retail space. 2nd floor apartment has a full bath.
Parking	Paved on-site lot (±11-20 spaces)
Accessibility	Covered front porch w/ stairs; walkout basement
Road Frontage	Corner lot - frontage on two streets at 4-way stop

FOR SALE : $345,000





Zoning Overview : SR-1 Suburban Residential

The property is located within the City of Biddeford's SR-1 (Suburban Residential) zoning district, which primarily accommodates single-family residential uses and certain complementary uses. Pursuant to Article V, Table A of the City's Land Development Regulations, Neighborhood Convenience Store/Service is expressly identified as a conditional use (C^4), subject to Planning Board approval and applicable ordinance requirements.

This classification provides potential for limited neighborhood-oriented commercial uses, including convenience retail, basic grocery and household merchandise sales, prepared foods to go, beauty salons, laundromats, dry cleaners, tailoring, and certain business, educational, and financial services. The ordinance limits this use classification to establishments containing less than 1,500 square feet of total area and requires a minimum separation of 1,000 feet from another similar facility. Other potential uses include residential occupancy, qualifying home occupations, and certain additional conditional uses, subject to the City's requirements.

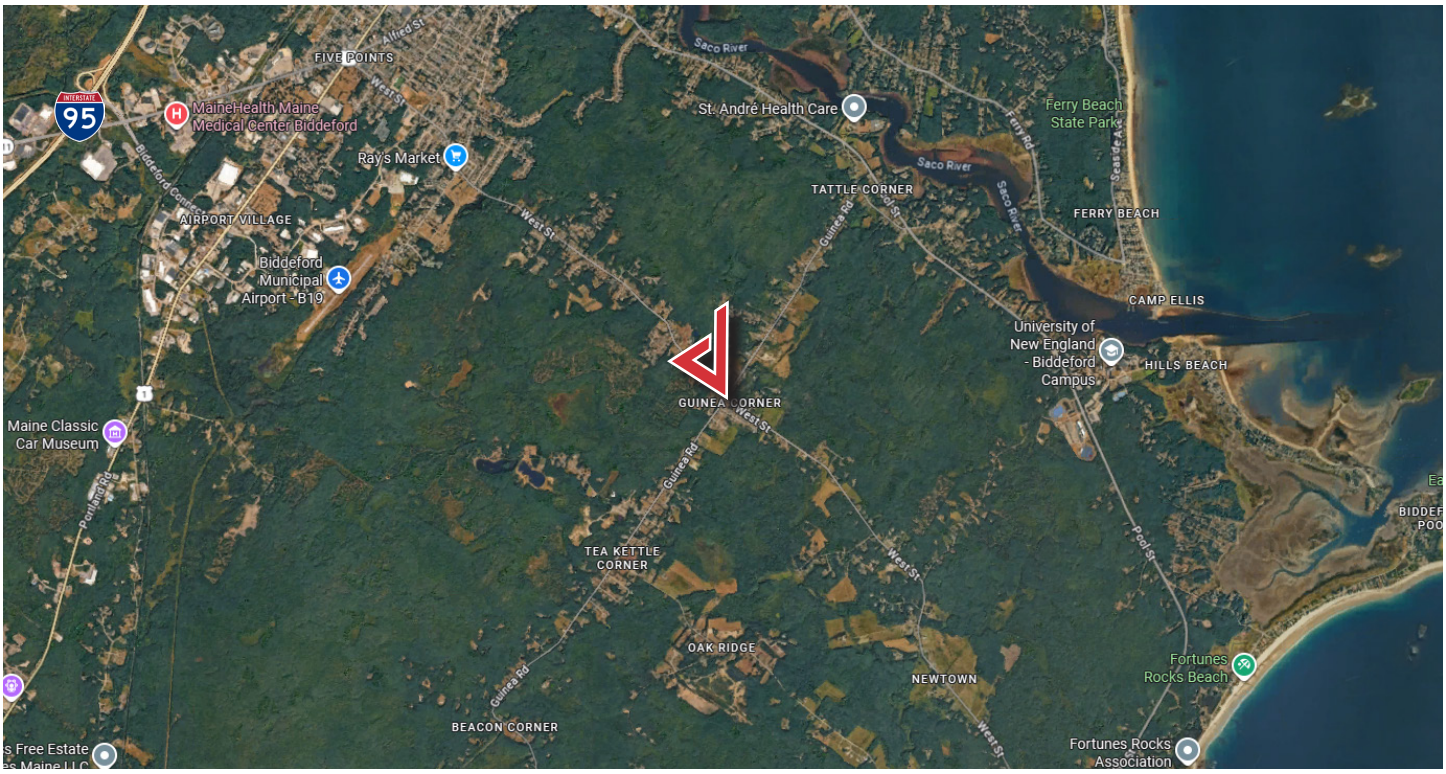
Potential Use | Zoning Classification

Accessory Dwelling Unit | Permitted, subject to standards
Neighborhood Convenience Store/Service | Conditional Use (C^4)
Beauty Salon / Tailoring / Dry Cleaning | Potential Conditional Use (C^4)
Small Neighborhood Grocery/Market | Potential Conditional Use (C^4)
General Retail/Standalone Restaurant | Not Permitted as Separate Principal Uses

Single-Family Residence | Permitted
Two-Family Residence | Conditional Use
Home Occupation | Conditional Use
Commercial Greenhouse | Conditional Use

ZONING DISCLAIMER

Buyer should contact the City of Biddeford to verify permitted uses and confirm whether any proposed use is allowed under current SR1 zoning. Neighborhood convenience store use permitted in this zone subject to Conditional Use approval by the City of Biddeford Planning Board. Approval is not guaranteed. Buyer/tenant to verify all zoning, permitting, and use requirements with the City.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.