

# 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: \$685,000**

**LEASE RATE: \$2,200/MONTH MG**



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# 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)



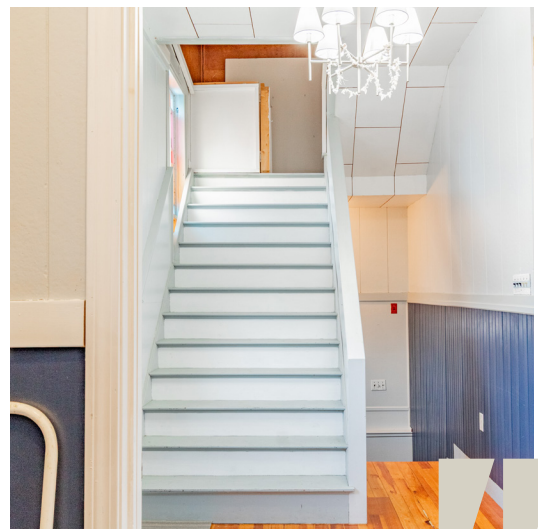
## Building Info

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



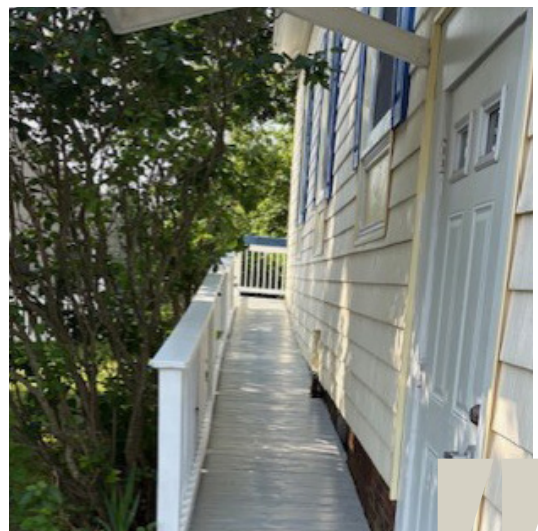
# PHOTOS

57 Saco Ave • Old Orchard Beach, ME



# EXTERIOR PHOTOS

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# PERMITTED AND CONDITIONAL USES

57 Saco Ave • Old Orchard Beach, ME



## GENERAL BUSINESS TWO ZONE

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### 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).

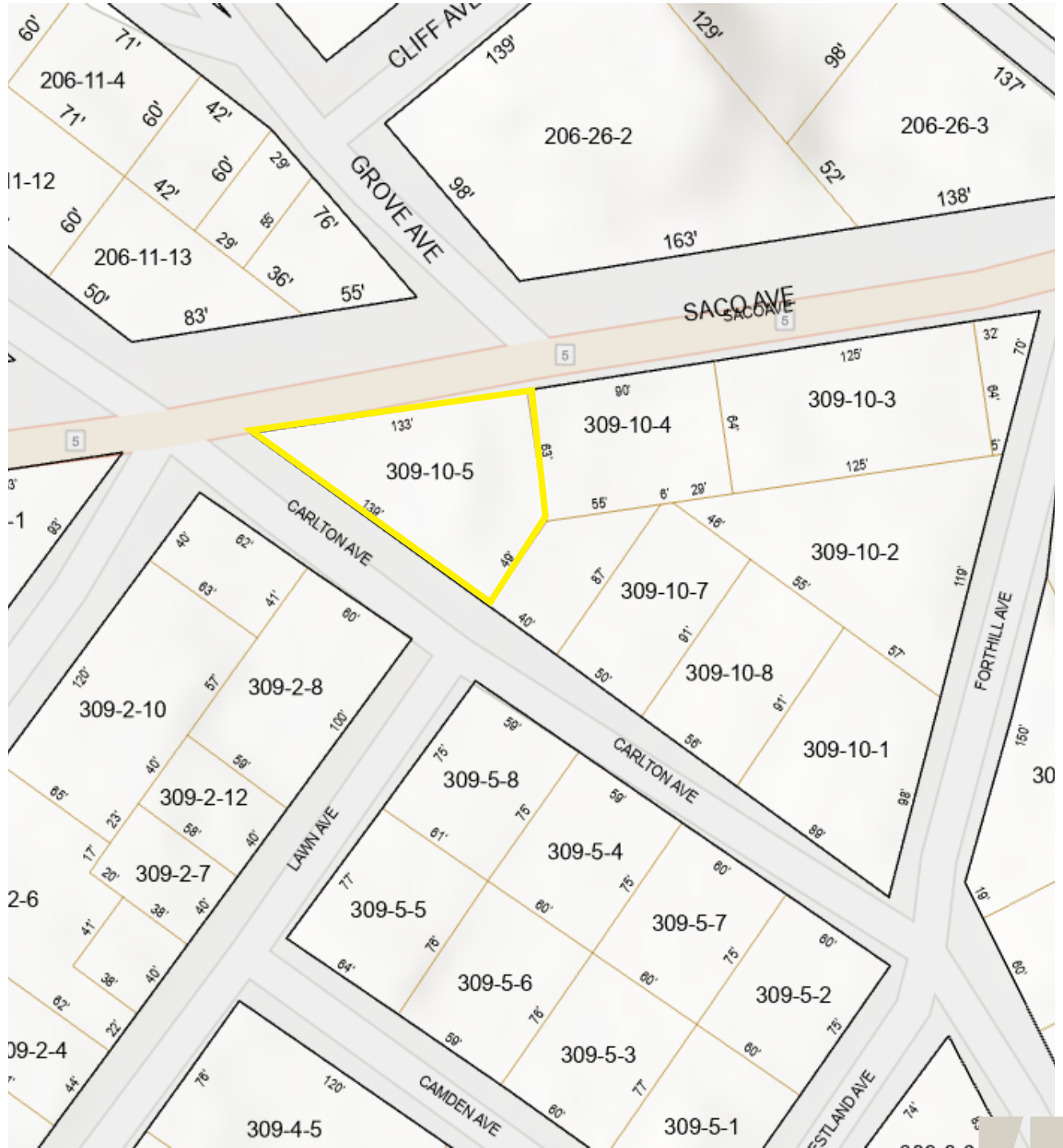
### Conditional Uses:

- 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

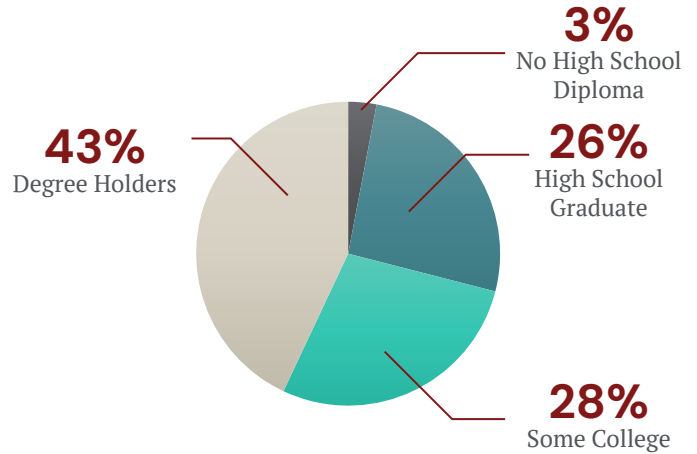
57 Saco Ave • Old Orchard Beach, ME



**1,960**  
Total Businesses

**18,738**  
Total Employees

## Education



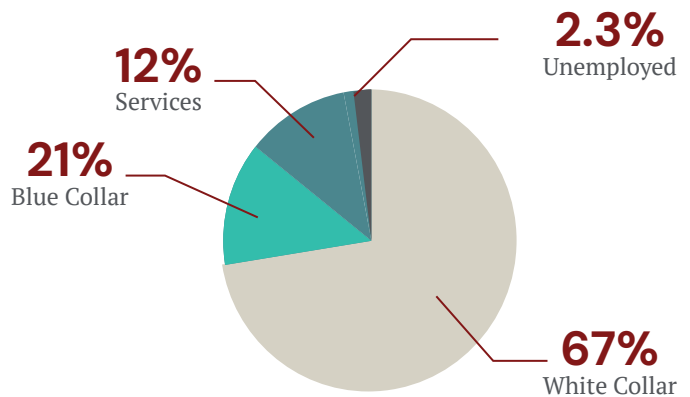
**52,157**  
Population

**2.1**  
Average Household Size

**43.8**  
Average Age

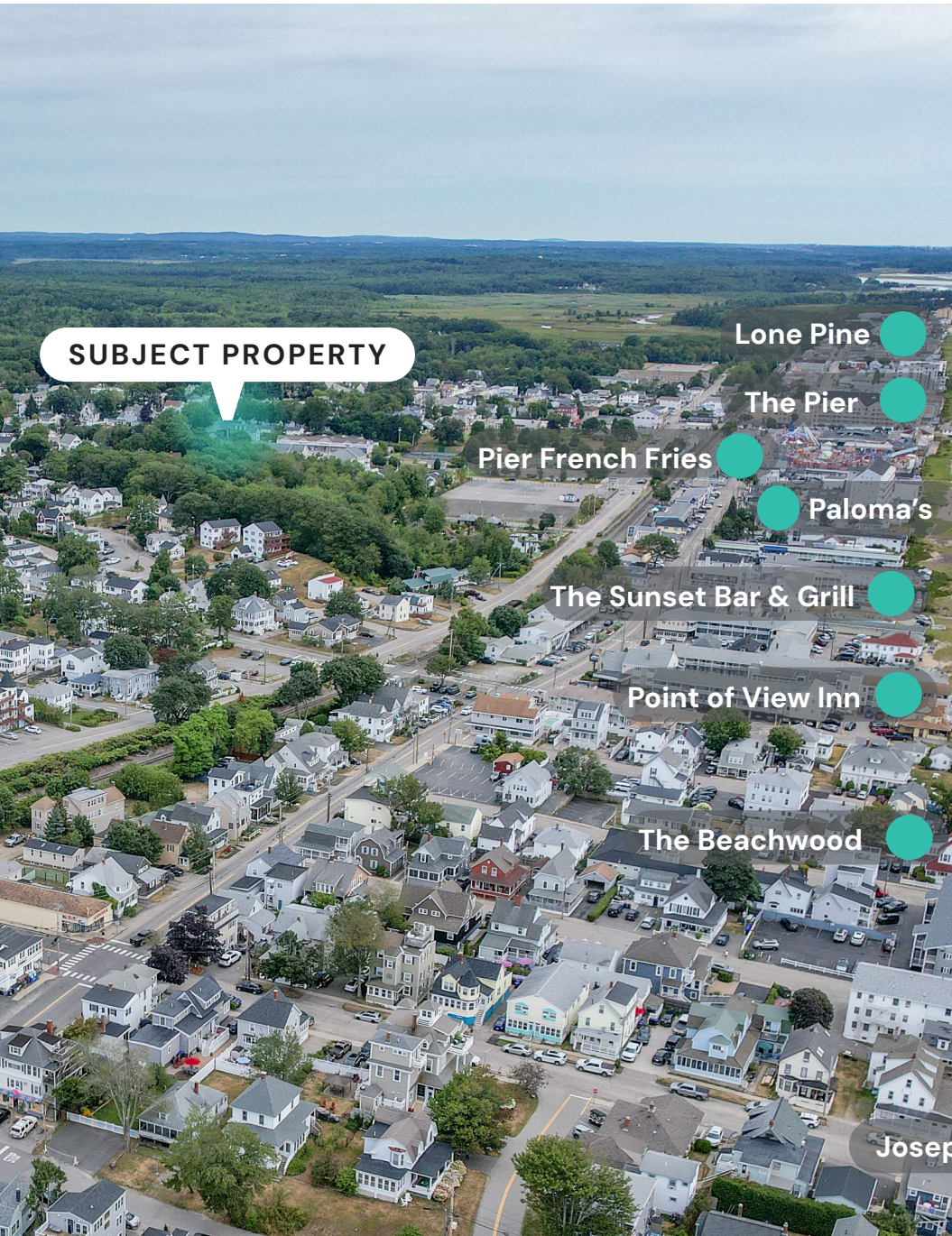
**\$80,164**  
Average Household Income

## Employment



# LOCATION MAP

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SUBJECT PROPERTY

Lone Pine

The Pier

Pier French Fries

Paloma's

The Sunset Bar & Grill

Point of View Inn

The Beachwood

Joseph's By The Sea

**NEARBY**

**STAY**

Point Of View Inn

**DINE**

**Pier French Fries**

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