

FOR SALE

FORMER AUTO DEALERSHIP WITH SERVICE BAYS

1340 ATLANTIC HIGHWAY, WALDOBORO, ME 04572



PROPERTY HIGHLIGHTS

- Longstanding auto dealership location along Route 1 in Waldoboro
- 7,000± SF main building with five (5) service bays
- 450' of road frontage, 1.5± acres of cleared laydown/ parking area
- Former Chevrolet dealership, opportunity to capitalize on limited local competition

PRICE: \$1,395,000



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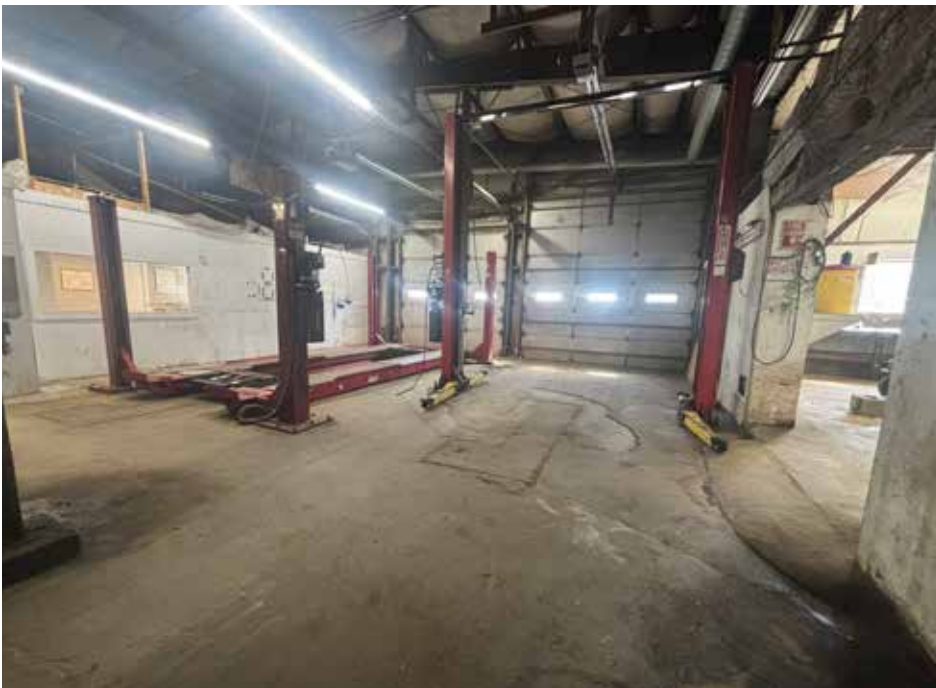
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PROPERTY DETAILS

OWNER	Carl B. Erickson Jr.
ASSESSOR'S REFERENCE	Map U-12, Lot 5
REGISTRY OF DEEDS	Book 2428, Page 104
YEAR BUILT	1960
BUILDING SIZE	7,000± SF (showroom, service bays) 3,000± SF (storage)
SPACE AVAILABLE	10,000± SF
# OF STORIES	One (1)
TOTAL LAND	4± Acres
SPACE AVAILABLE	10,000± SF
ZONING	Route 1 Commercial A
HEATING/COOLING	Oil HWBB, waste oil and #2
WATER/SEWER	Public
POWER	Three-phase at the street
RESTROOMS	Two (2)
LOT FRONTAGE	450' along Route 1
TRAFFIC COUNT	11,370 (MDOT, 2025)
DATE AVAILABLE	Immediately
AREA BUSINESSES	Family Dollar, Dunkin Donuts, Hannaford, 4x Gas Stations
ANNUAL RE TAXES	\$11,203.60 (2026)
PRICE	\$1,395,000



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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.