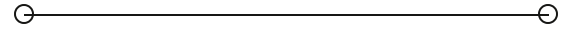


SALE

56 Alfred Road

56 ALFRED RD

Sanford, ME 04073



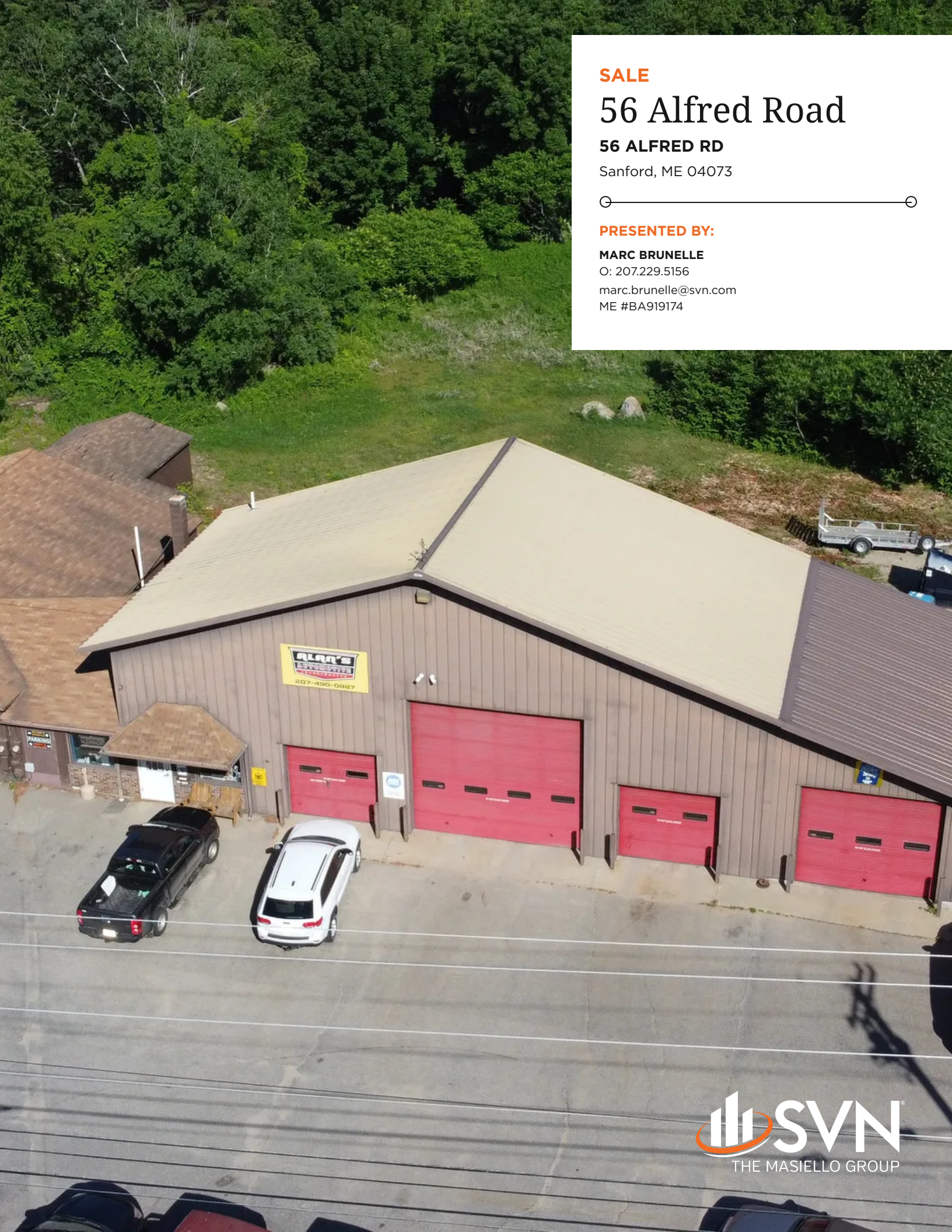
PRESENTED BY:

MARC BRUNELLE

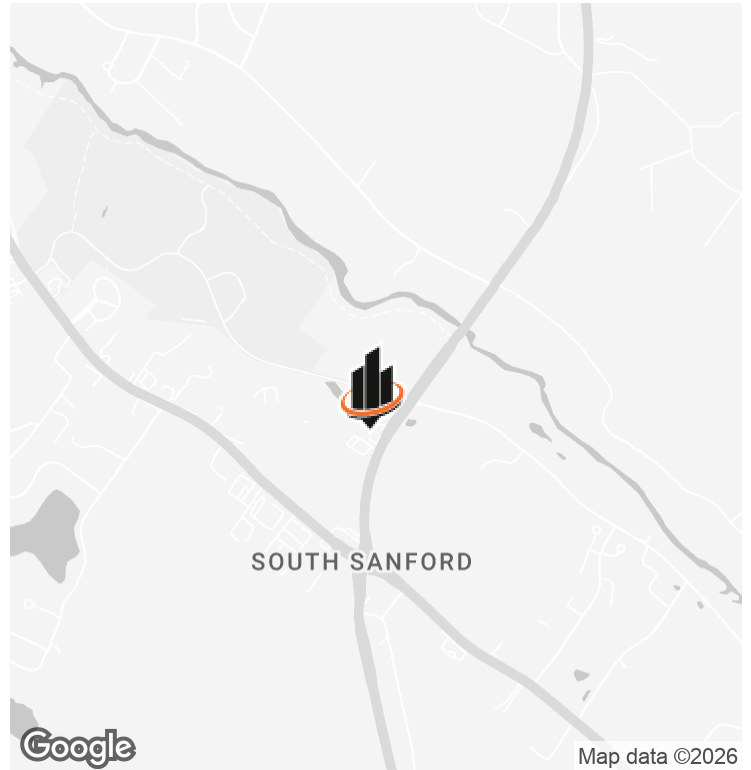
O: 207.229.5156

marc.brunelle@svn.com

ME #BA919174



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	3 Acres
BUILDING SIZE:	5,511 SF

PROPERTY DESCRIPTION

Explore a prime investment opportunity with this impressive 5,511 SF building in Sanford, ME. Currently at 100% occupancy, this property offers a strategic location in a high-traffic area near a newly installed signalized intersection. With ample space for additional development, this investment presents significant expansion potential. The existing tenants provide reliable cash flow, while the high visibility along Route 4 enhances its appeal to savvy investors. Zoned U (Urban) and boasting a strong rental history, this property is a compelling choice for those seeking an auto related property.

PROPERTY HIGHLIGHTS

- 1. High traffic area near newly installed signalized intersection
- 2. Space for additional development or expansion
- 3. Existing tenants providing cash flow
- 4. High visibility along Route 4
- 5. Ideal location for used car sales

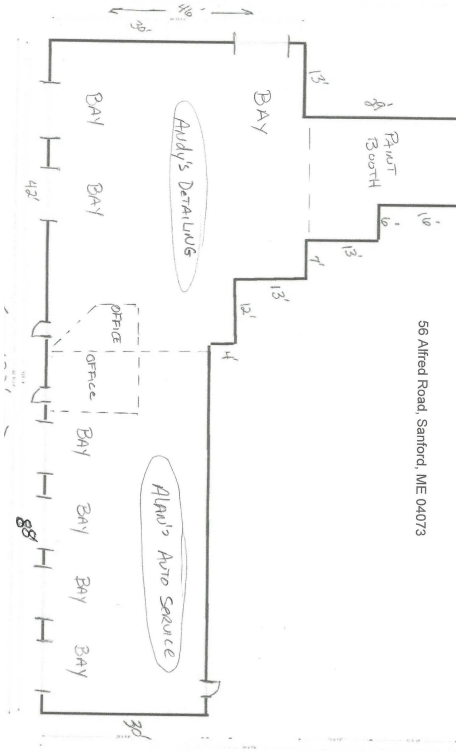
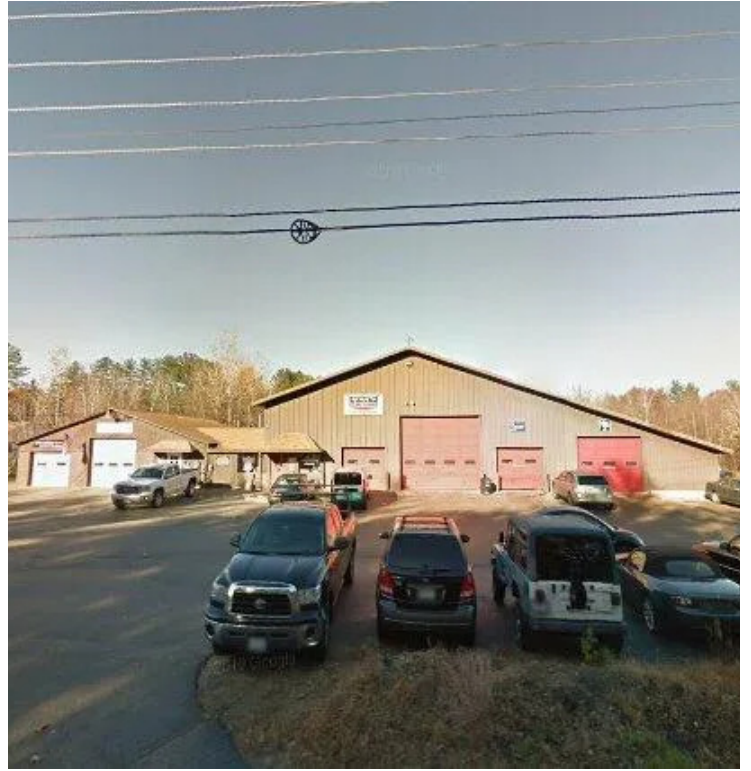
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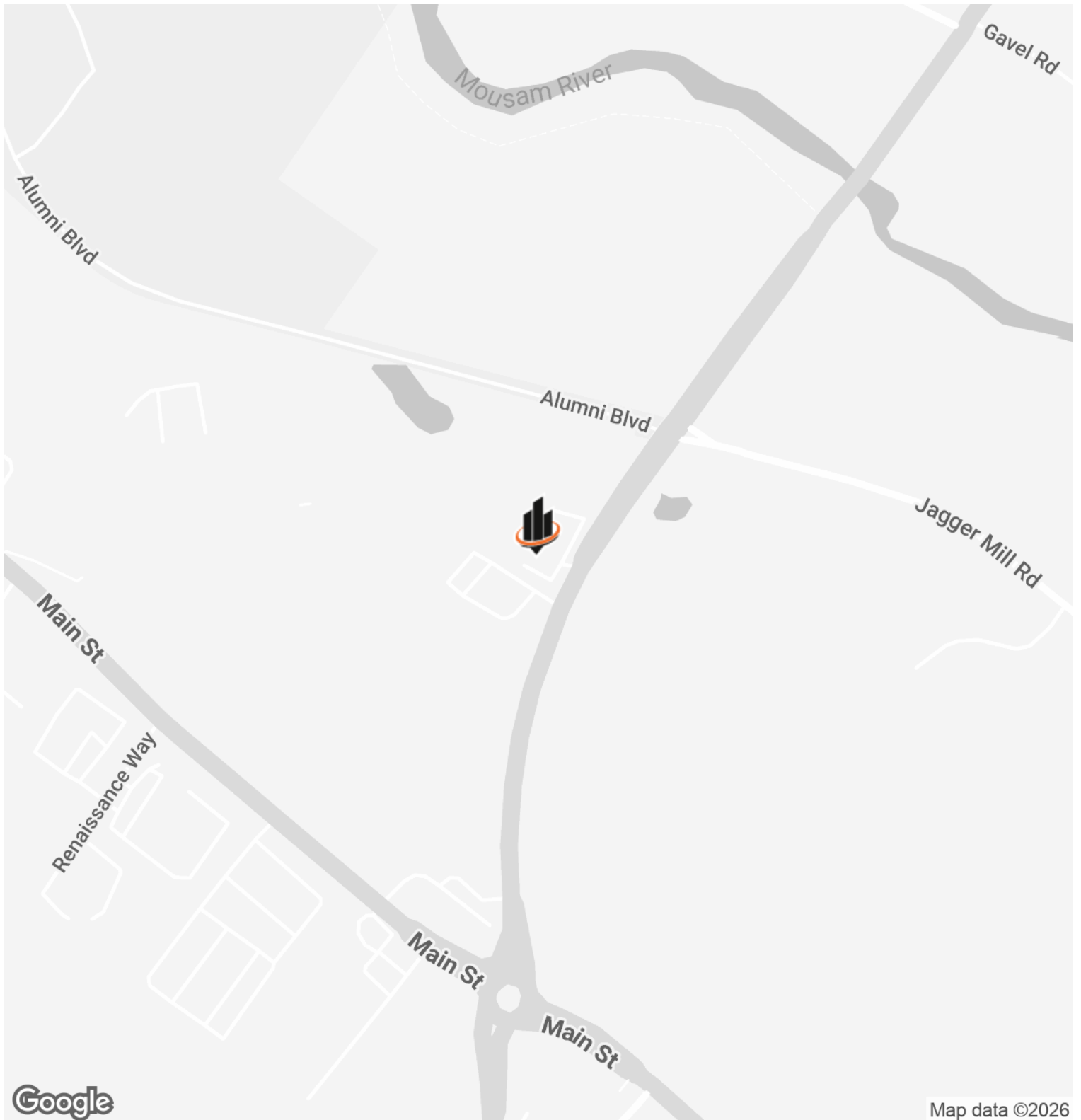
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ADDITIONAL PHOTOS



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LOCATION MAP



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