

Exceptional Retail/Restaurant/Office/Bank Site—Pre-Approved with Possible Drive-Through at Lighted Intersection



155 Saco Avenue—Old Orchard Beach, Maine

Property Highlights

- Convenient Saco Avenue Location
- Ample On Site Parking
- Great Demographics
- Close Proximity to I-95
- Ideal for Variety of Uses Including Those Requiring Drive-Through
- In Revitalized Area of Old Orchard Beach
- Exceptional Accessibility
- Highly Visible Street Pylon Signage



For more information, please contact:

Danielle Lape
Associate Broker
KING REAL ESTATE
198 Saco Avenue
Old Orchard Beach,
Maine 04064



T. 207.934.7622
F. 207.934.1566
C. 207.730.2476

Email:

danielle@kingrealestate.com



Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

The information contained herein has been obtained from third parties and as such has not been verified. As such, King Real Estate makes not guarantee, warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

155

Saco Avenue offers an excellent opportunity to acquire build to suit office, retail, restaurant or bank space with drive-through potential at a heavily traveled lighted intersection in popular and vibrant Old Orchard Beach with close proximity to area amenities, beach, pier and golf.

The site is pre-approved for a 7,200+/- sf two story building without drive-through or a 5,760+/- sf two story building with drive-through. Ample on site parking & highly visible street pylon and building façade signage will be allowed. This property offers with unsurpassed visibility and accessibility to the surrounding communities of York County as well as the town of Old Orchard Beach which is in dire need of retail, bank, restaurant and office businesses to service the growing non-seasonal population. This will be an excellent site to acquire for newly constructed retail or office space for a variety of permitted uses.

Property Details

Property Address:	155 Saco Avenue, Old Orchard Beach, Maine
Owner:	New Heritage Builders, Inc.
Building Size:	2,880+/- sf footprint on two floors for total of 5,760+/- sf with Drive-Through - or - 3,600+/- sf footprint on two floors for total of 7,200+/- sf without Drive-Through
Acreage:	1.5+/- acres (including land under existing multi-tenanted adjacent building)
Book/Page:	Book 8352, Page 57
Map/Lot:	Map 207, Lot 12
Parking:	Ample on site parking
Signage:	Street pylon & building façade
Zoning:	GB-1 (General Business) - Permitted uses include restaurants, banks, retail uses, nursery, medical clinics, child care centers, personal services, Laundromats, and many others.

Lease & Sale Details

Build-to-Suit Lease Rate:	\$ 15.00/sf NNN—based on builder’s specifications—vanilla shell
NNN Charges:	To be determined
Tenant Pays:	Separately metered HVAC, electricity and premises’ janitorial
Lease Term:	3-5 years preferred
Sale Price:	To be determined

