

AVAILABLE | DEVELOPABLE LAND

613 Roosevelt Trail | Windham, ME



Boundaries are approximate



## 1.62± ACRE DEVELOPMENT LOT

- Highly visible location with traffic counts of 13,770± cars/day on busy Roosevelt Trail
- Level lot with 245'± of Route 302 frontage
- Commercial zone allowing for a wide variety of uses

**SALE PRICE: \$1,300,000**



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# PROPERTY SUMMARY

613 Roosevelt Trail | Windham, ME



**OWNER:** Ronald A Glantz

**LOT SIZE:** 1.62± AC

**DEED:** Book 35879, Page 265

**ZONING:** C-1 - Commercial 1

**ASSESSOR:** Map 51, Lot 5

**FRONTAGE:** 245'± on Roosevelt Trail



# ZONING INFORMATION

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## ZONING PERMITTED USES

- Adult business establishment
- Adult use marijuana store
- Agriculture
- Assisted living facility
- Automobile gas station
- Automobile repair services
- Bank
- Building, accessory
- Business and professional office
- Child-care facility
- Child care, family home
- Club
- Contractor services
- Contractor services, landscaping
- Contractor storage yard
- Construction services, heavy, major
- Construction services, heavy, minor
- Convention center
- Distribution center
- Drive-through facility
- Dwelling, two-family
- Dwelling, multifamily
- Dwelling, mixed-use
- Fitness center
- Forestry
- Funeral home
- Home occupation 1
- Home occupation 2
- Hospital
- Hotel
- Housing for older persons
- Industry, light
- Industry, heavy
- Marijuana cultivation facility
- Marijuana manufacturing facility
- Marijuana registered dispensary
- Marijuana testing facility
- Medical marijuana registered caregiver
- Medical marijuana registered caregiver (home occupation)
- Medical marijuana caregiver retail store
- Medical office
- Mineral extraction
- Motel
- Nursing home
- Place of worship
- Public building
- Public utility facility
- Recreation facility, outdoor
- Recreation facility, indoor
- Research laboratory
- Restaurant
- Retail sales
- Retail sales, automobile sales
- Retail sales, convenience
- Retail sales, minimart
- Retail sales, nursery
- Retail sales, outdoor
- Sawmill, temporary
- Service business, commercial
- Service business, personal
- Small engine repair
- Solar energy system – roof-mounted, small, medium, and large scale
- Solar energy system – ground-mounted, small scale
- Solar energy system – ground-mounted, medium scale
- Solar energy system – ground-mounted, large scale (see Subsection F, District standards, below)
- Theater
- Use, accessory
- Warehousing, private
- Wireless telecommunications tower and facility



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SUBJECT PROPERTY

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