

# RARE 36± ACRE DEVELOPMENT PARCEL

173R NEW YORK AVENUE, SOUTH PORTLAND, ME 04106



Lot lines are approximate.

# FOR SALE

## PROPERTY HIGHLIGHTS

- Located in the established Sunset Park neighborhood in South Portland
- Zoned for Residential Development
- Ideally situated near major transportation routes, education, restaurants, retail, and entertainment
- Boundary survey, preliminary wetlands, concept plan and vernal pool/significant wetlands determination available
- Priced to sell at \$995,000

# PROPERTY DETAILS

<b>OWNER</b>	Theresa M. Desfosses Revocable Trust & Tinamarie Smith
<b>TOTAL LAND AREA</b>	36.15± AC
<b>LOT FRONTAGE</b>	50' frontage on Massachusetts Ave, Concord Street, & New York Ave
<b>WATER/SEWER ACCESS</b>	Yes
<b>AREA BUSINESSES</b>	Maine Mall, Costco, Hannaford
<b>AREA AMENITIES</b>	Near South Portland schools, numerous restaurants, retail and entertainment establishments. Near Portland's world famous Old Port, marinas, and beaches
<b>ANNUAL R.E. TAXES</b>	\$15,902 (estimated)
<b>SALE PRICE</b>	\$995,000

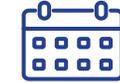
## DEMOGRAPHICS



POPULATION



HOUSEHOLDS



MEDIAN INCOME



TOTAL BUSINESSES

**3 MILE RADIUS**

29,469

12,580

\$85,713

2,513

**5 MILE RADIUS**

112,404

52,099

\$80,800

8,119

**10 MILE RADIUS**

197,419

87,891

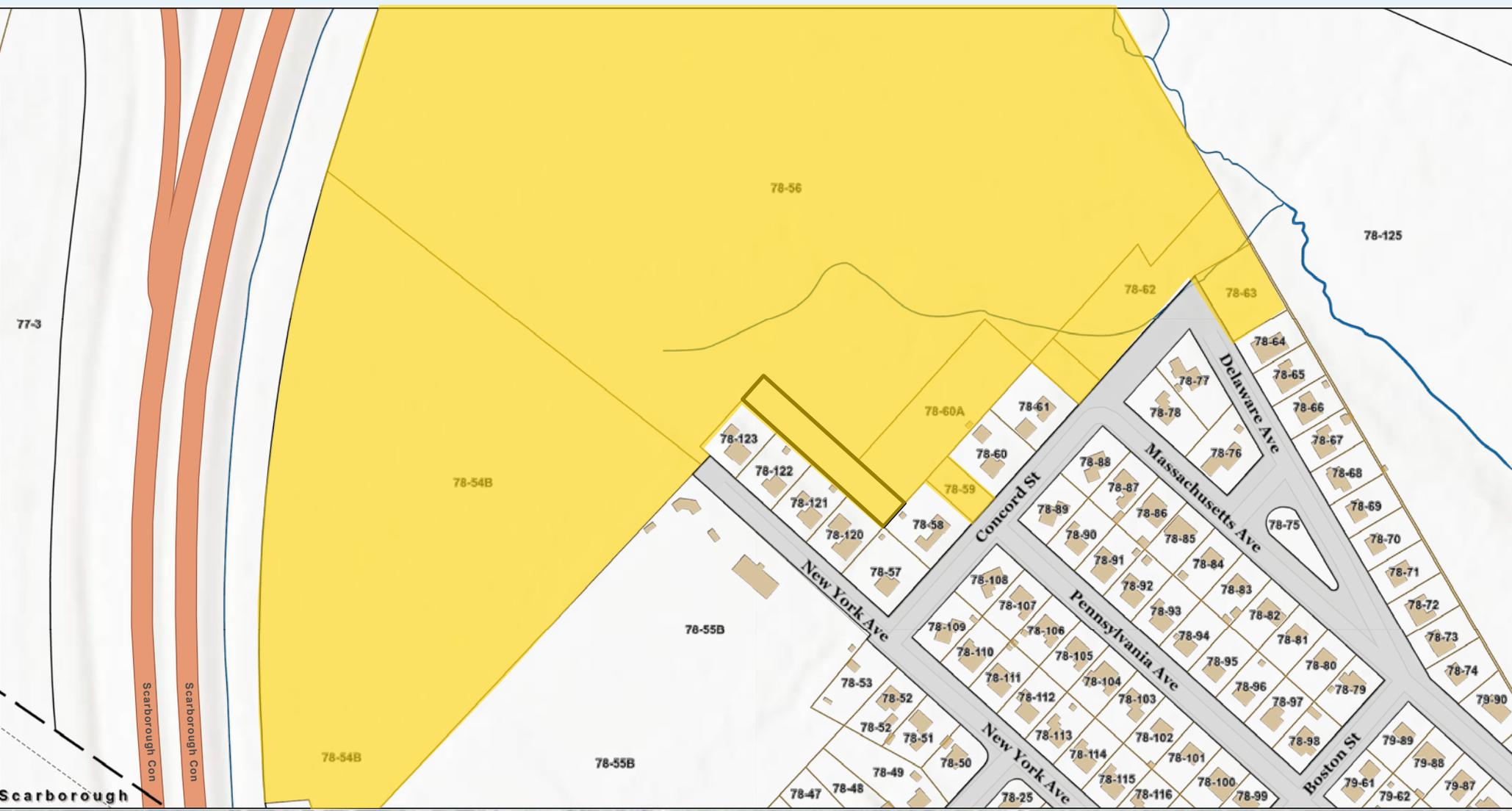
\$88,378

11,238

## PARCEL BREAKDOWN

LOCATION	MAP	LOT	BOOK	PAGE	LAND (± AC)	ZONE
5 Concord Street	78	62	11462	201	0.68	A
49 Delaware Avenue	78	63	11462	201	0.28	A
173R New York Avenue	78	124	11462	201	0.34	A
200 New York Avenue	78	54B	32591	124	9.77	A
199 New York Avenue	78	56	32591	124	24.15	A
49 Concord Street	78	59	32591	124	0.11	A
31R Concord Street	78	60A	32591	124	0.69	A
15 Concord Street	78	62A	32591	124	0.13	A

# PROPERTY SURVEY





THORNTON HEIGHTS

ROUTE ONE CONNECTOR

SUNSET PARK

SCARBOROUGH CONNECTOR

EIGHT CORNERS

THE MAINE MALL

SOUTH PORTLAND GARDENS



THE BOULOS COMPANY



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