

FOR SALE | DEVELOPMENT LAND

197 Gray Road | Cumberland, ME

PRICE REDUCTION



1.38± ACRE DEVELOPMENT LOT

- Zoning allows for a wide array of uses from retail, restaurants, offices, auto repair, gas stations, hotels, warehousing, etc.
- Located in West Cumberland, close to I-95
- Proposed development package available. See Broker for details

SALE PRICE: ~~\$900,000~~ \$549,000



JOE MALONE, CCIM

207.773.2554 D

207.233.8000 C

joe@malonecb.com



LUKE MALONE

207.358.0475 D

207.939.0155 C

luke@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

PROPERTY SUMMARY

197 Gray Road | Cumberland, ME



OWNER: Urbane Capital, LLC

ROAD FRONTAGE: 167'± on Gray Rd

DEED: Book 40799, Page 58

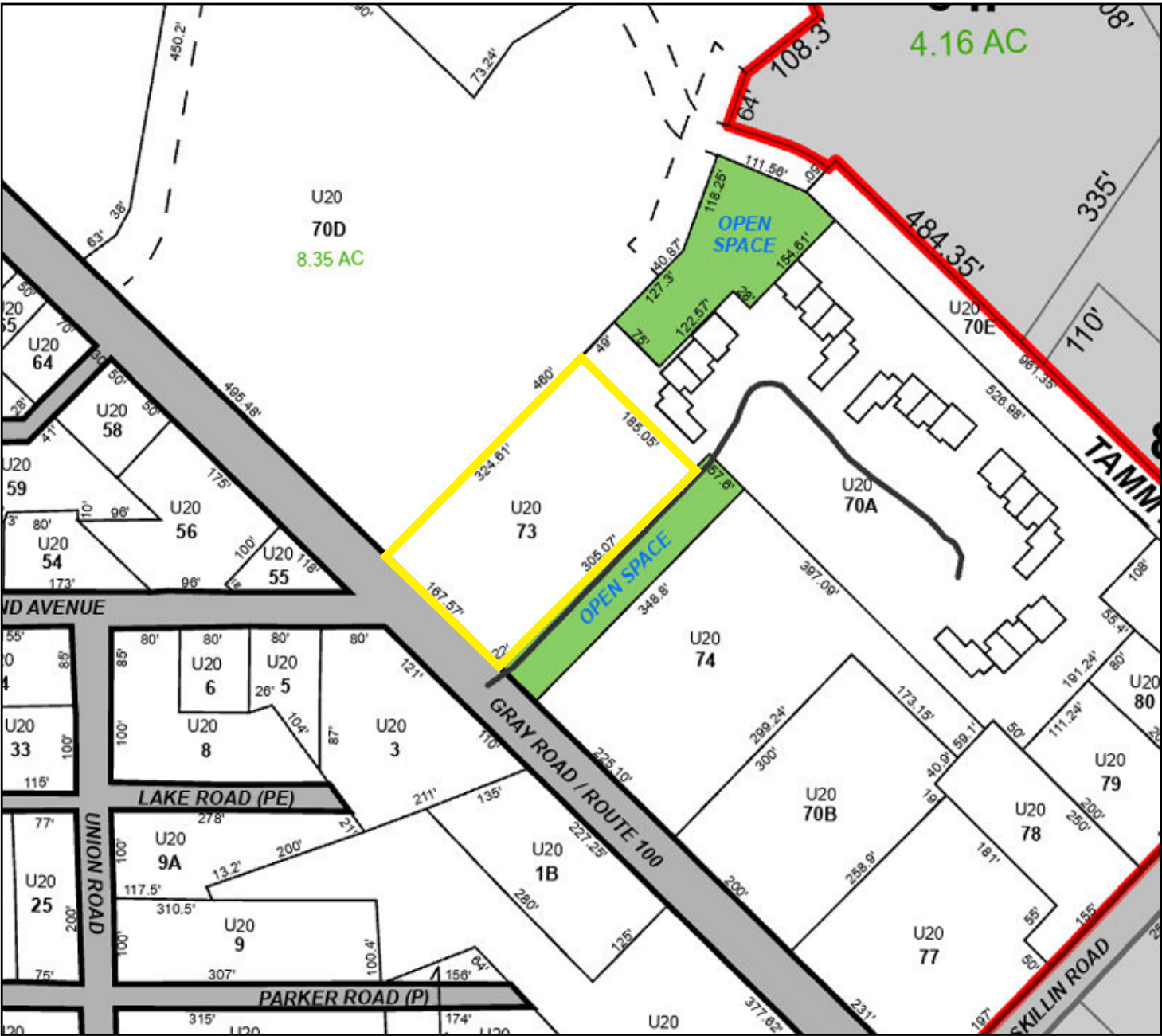
ZONING: VCC

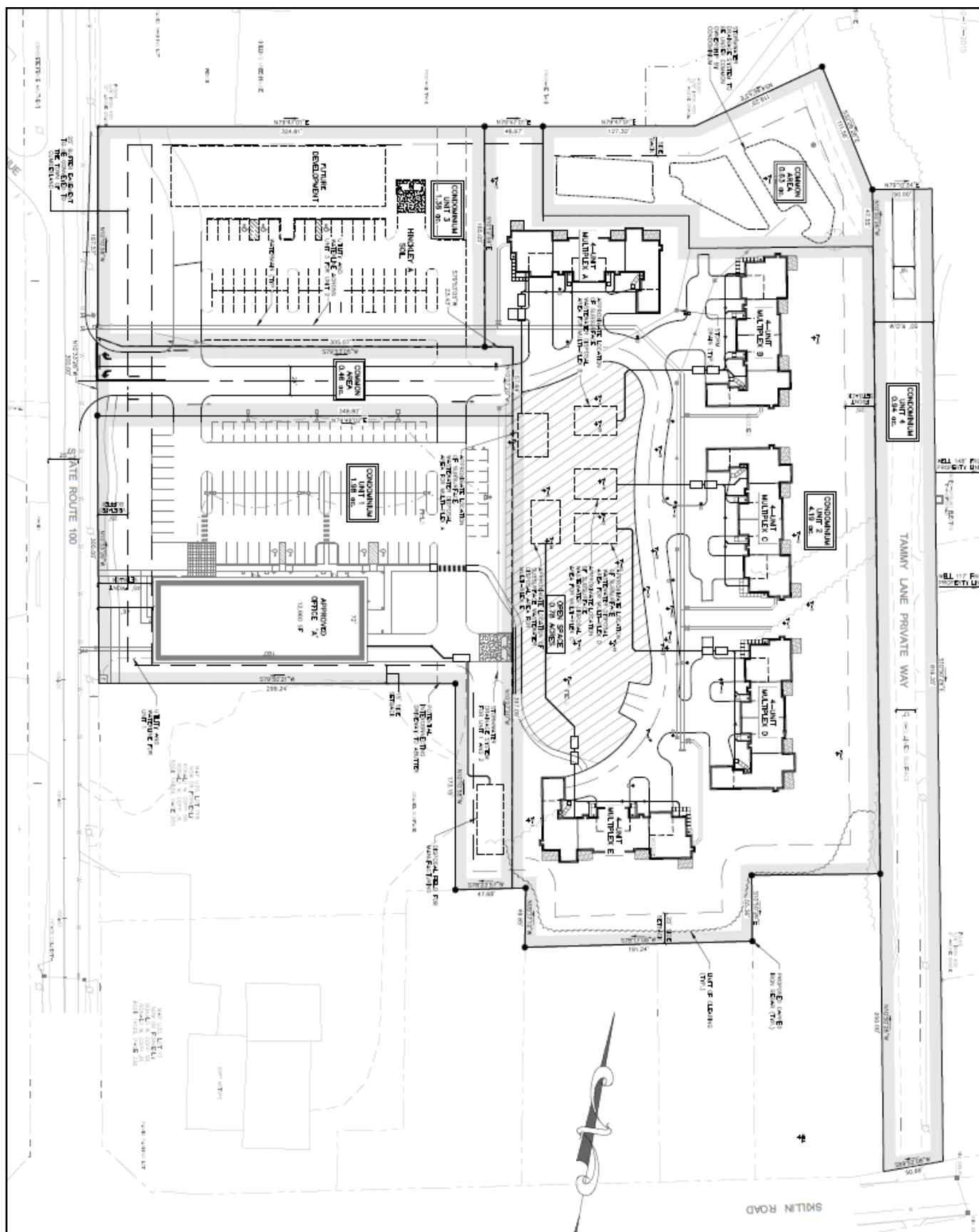
ASSESSOR: Map U20, Lot 73

PROPERTY TAXES: \$9,650 (2024)

LOT SIZE: 1.38± AC

SALE PRICE: \$900,000 \$549,000





FOR SALE | DEVELOPMENT LAND

197 Gray Road | Cumberland, ME



SUBJECT PROPERTY

This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



JOE MALONE, CCIM

207.773.2554 D

207.233.8000 C

joe@malonecb.com



LUKE MALONE

207.358.0475 D

207.939.0155 C

luke@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com