

MLS #: 1565231

County: Oxford

List Price: \$350,000

Status: Expired

Property Type: Commercial

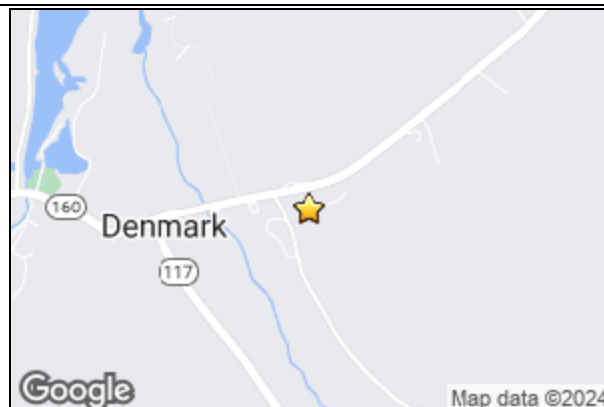
Original List Price: \$350,000

Directions: The Village Center of Denmark is accessed from many routes including Routes 160 and Rout 117. This property sits on a private lot across from the Denmark Town Hall.



67 E Main Street,
Unit #: 27
Denmark, ME
04022

List Price:
\$350,000
MLS#: 1565231



General Information

Year Built +/-: 1960 Lot Size Acres +/-: 4.35 Sqft Fin Total +/-: 5,000
Sub-Type: General Commercial

Land Information

Leased Land: No Waterfront: No Zoning: General Purpose
Surveyed: Unknown Zoning Overlay: Unknown
Lot Size Acres +/-: 4.35 Bank Owned REO: No

Interior Information

Office SqFt +/-: 5,000 Total # Floors: 2 Year Built +/-: 1960
Total SqFt: 5,000 Year Renovated +/-: 1975
Retail SqFt: 5,000

Property Features

Utilities: Utilities On: Yes	Basement: Partial; Walkout Access	Heat System: Forced Air
Parking: 21+ Spaces; Off Street; On Site	Construction: Wood Frame	Heat Fuel: Oil
Location: Historic District; Other Location; Rural	Foundation Materials: Poured Concrete	Water: Private; Well Existing on Site
Electric: Circuit Breakers; On Site	Exterior: Wood Siding	Sewer: Private Sewer; Septic Design Available; Septic Existing on Site
Gas: No Gas	Roof: Metal	

Tax/Deed Information

Book/Page/Deed: 5538/528/All Full Tax Amt/Yr: \$3,121/ 2023 Map/Block/Lot: 30//27
Deed/Conveyance Type Offered: Warranty Tax ID: 67EMAINESTREETDENMARK04022
Deed Restrictions: Unknown

Remarks

Remarks: Denmark Commercial/Investment Property ready to occupy with Excellent Development Potential! Embrace the versatility of this 5,000 SF commercial building situated on a beautiful 4.35-acre parcel with over 900 feet of road frontage located across from the Town Hall, athletic fields and the general store (JimBobs) in the Village of Denmark, Maine. This investment property presents a compelling opportunity for tradesmen, retail, storage, real estate developers, auto repair, light manufacturing, 1031 exchange transactions etc.. With over 900 feet of road frontage, heat, and 3 phase power to the building, the building also features an oversized garage door attached to a spacious warehouse and offices with bathrooms/sinks as well. The basement, also with a garage entry could also be used for storage as boats and equipment have been stored there in the past. Check out the Village Zoning land use ordinances attached for allowed uses on this 40,000 sf minimum lot size zone. The building as well as the land offers abundant space for multiple investment opportunities. Its strategic location ensures a steady flow of traffic and exposure to potential customers and/or residents while also offering privacy. Whether you have a specific project in mind or are seeking an investment with long-term potential, this property provides the ideal foundation for short- and long-term success. The location of this property offers easy access to a multitude of recreational activities, amenities and businesses close by including but not limited to the Sebago Lakes Region, Greater Portland, Maine and North Conway New Hampshire. Residents can enroll in renowned Fryeburg Academy.

LO: Better Homes & Gardens Real Estate/The Masiello Group

Listing provided courtesy of:

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