

# FOR SALE



**PRICE REDUCED**

**11 LITCHFIELD ROAD  
BOWDOIN, ME 04287**




## PROPERTY HIGHLIGHTS

- 22± acre gravel pit. See broker regarding licensing status.
- Estimated to provide over 800,000 cubic yards of materials above ledge
- Raw materials include sharp septic sand, course gravel, dead sand, and loam
- Five minutes to I-295 and easy access to Route 201, next to Bowdoin Aggregate Sales
- Sale Price: ~~\$795,000~~ **\$495,000**

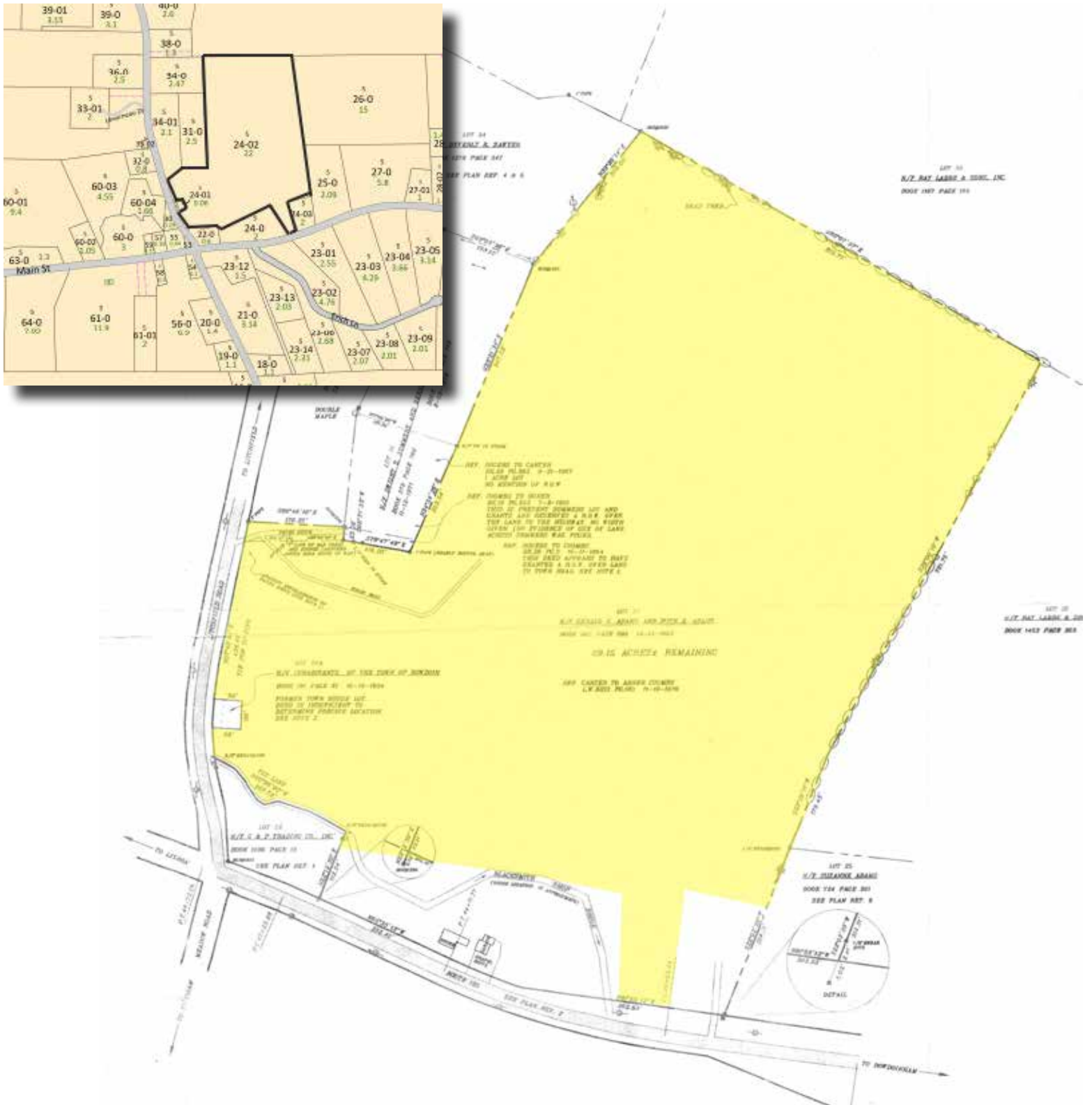
PROPERTY DETAILS

|                      |                                       |
|----------------------|---------------------------------------|
| OWNER                | Randy Cyr & Scott Poirier             |
| ASSESSOR'S REFERENCE | Map 5, Lot 24-2                       |
| BOOK/PAGE            | 2022R/4302                            |
| LOT SIZE             | 22± Acres                             |
| ZONING               | Subject to Site Plan Review           |
| HIGHWAY ACCESS       | Less than 5 minutes to I-295, Exit 37 |
| REAL ESTATE TAXES    | \$1,212.92 (2023)                     |
| SALE PRICE           | <del>\$795,000</del> <b>\$495,000</b> |

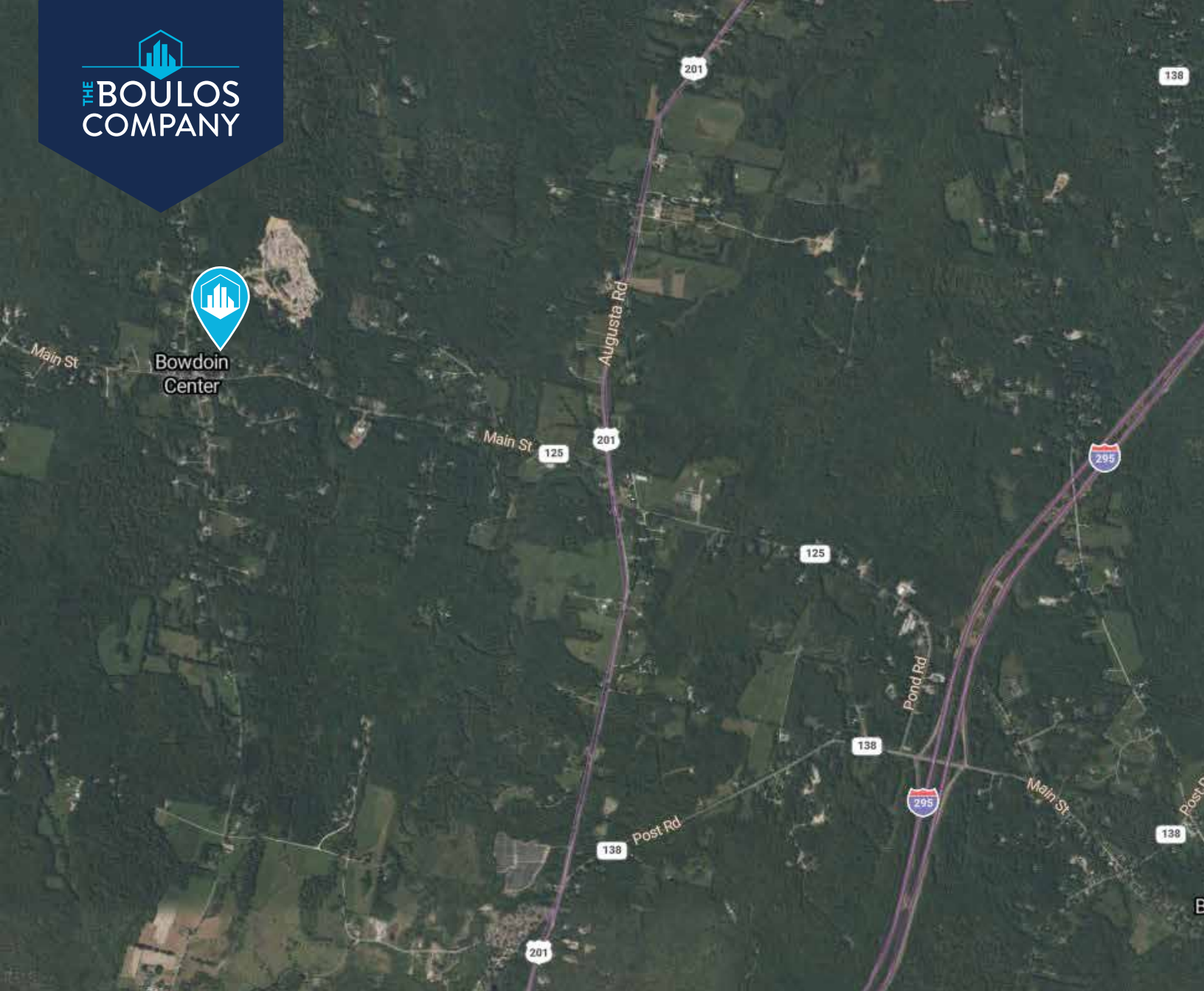


**Bowdoin  
Aggregate Sales**

## SITE PLAN



\* Note: Survey is not accurate and needs to be updated. Provided for informational purposes only.



## CONTACT US



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