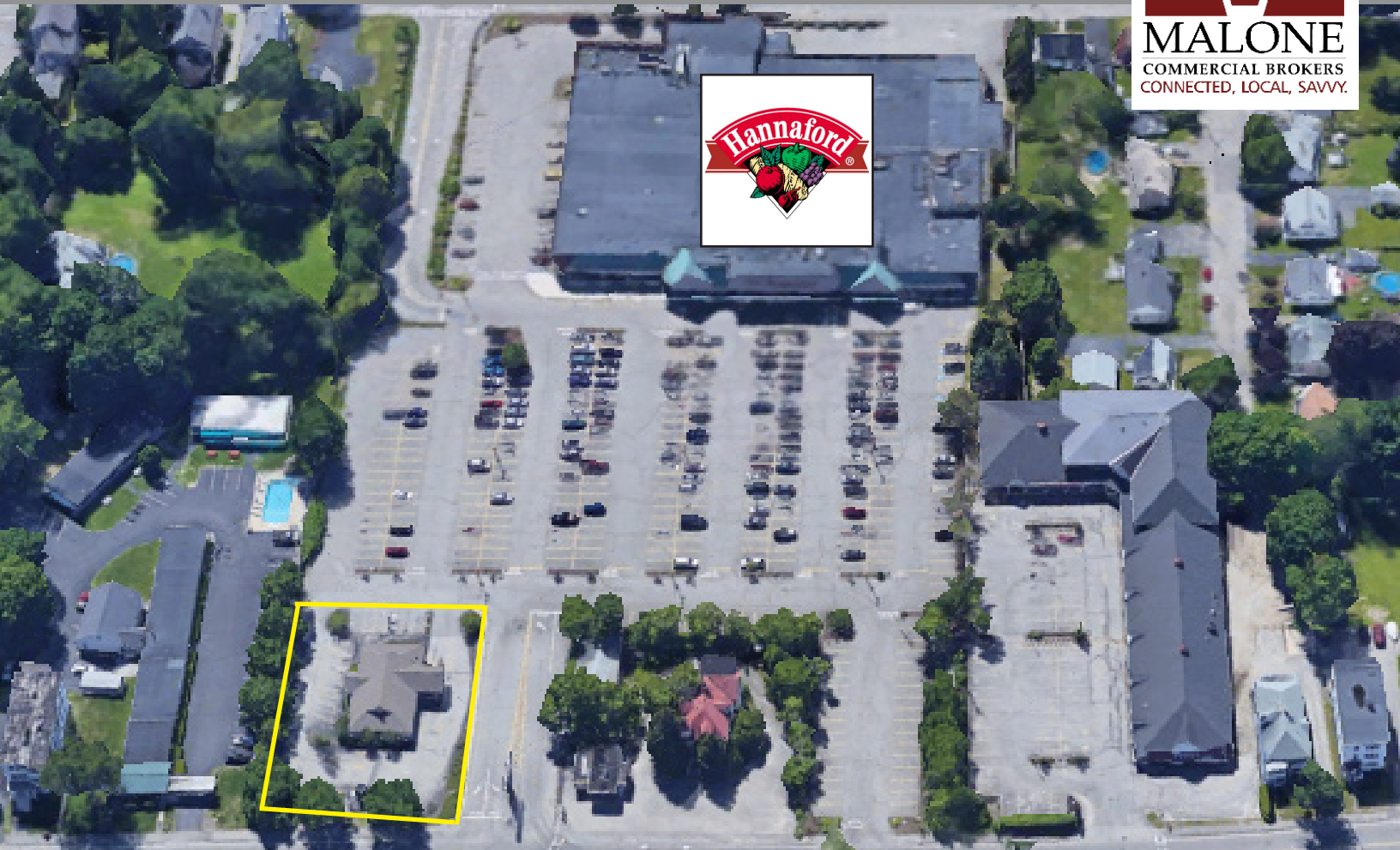


FOR LEASE | OUT PARCEL

299 Elm Street | Biddeford, ME



GROUND LEASE OPPORTUNITY

- 0.4± AC out parcel with former 2,500± SF building with drive-thru to be renovated or cleared for a new building to be built
- Join Hannaford at this highly visible location along a stretch of Route 1 with traffic counts of 12,420± cars/day (AADT, 2022)
- Ideal for a variety of retail, service retail, office, etc.

LEASE RATE: \$60,000/yr NNN



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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

299 Elm Street | Biddeford, ME



OWNER: Hannaford Bros Co.

YEAR BUILT: 1989

DEED: Book 04924, Page 0171

CONSTRUCTION: Wood Frame

ASSESSOR: Map 34, Lot 139

ROOF: Shingle

BUILDING SIZE: 2,456± SF plus 1,140± SF basement

SIDING: Vinyl

LOT SIZE: 0.4± AC

SIGNAGE: Pylon & On building

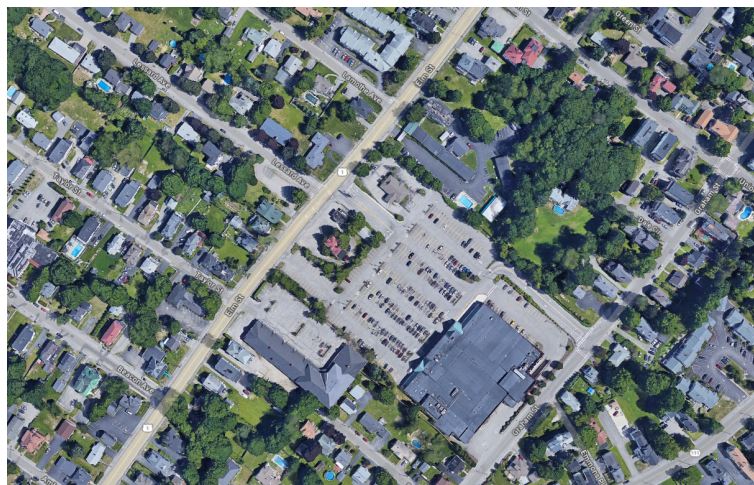
UTILITIES: Public Water & Sewer

ZONING: B2 - Highway Business

PERMITTED USES PER B2 ZONE*

- Automobile Repair, Sales
- Building Materials Retail Sales
- Drugstore/Medical Supply
- Financial Institution
- Kennel, Veterinary Hospital
- Offices, Business and Professional
- Publishing, Printing
- Restaurant
- Retail Store
- Services
- Wholesale Business

* Hannaford may have restricted uses. See Broker for details.



BIDDEFORD, MAINE

Biddeford is a vibrant, thriving community that blends historic charm with modern opportunity. Nestled along the scenic Saco River and just minutes from the stunning Maine coastline, Biddeford offers a unique opportunity. With its revitalized downtown, growing arts scene, and strong local economy, Biddeford presents an array of possibilities for business growth and development.

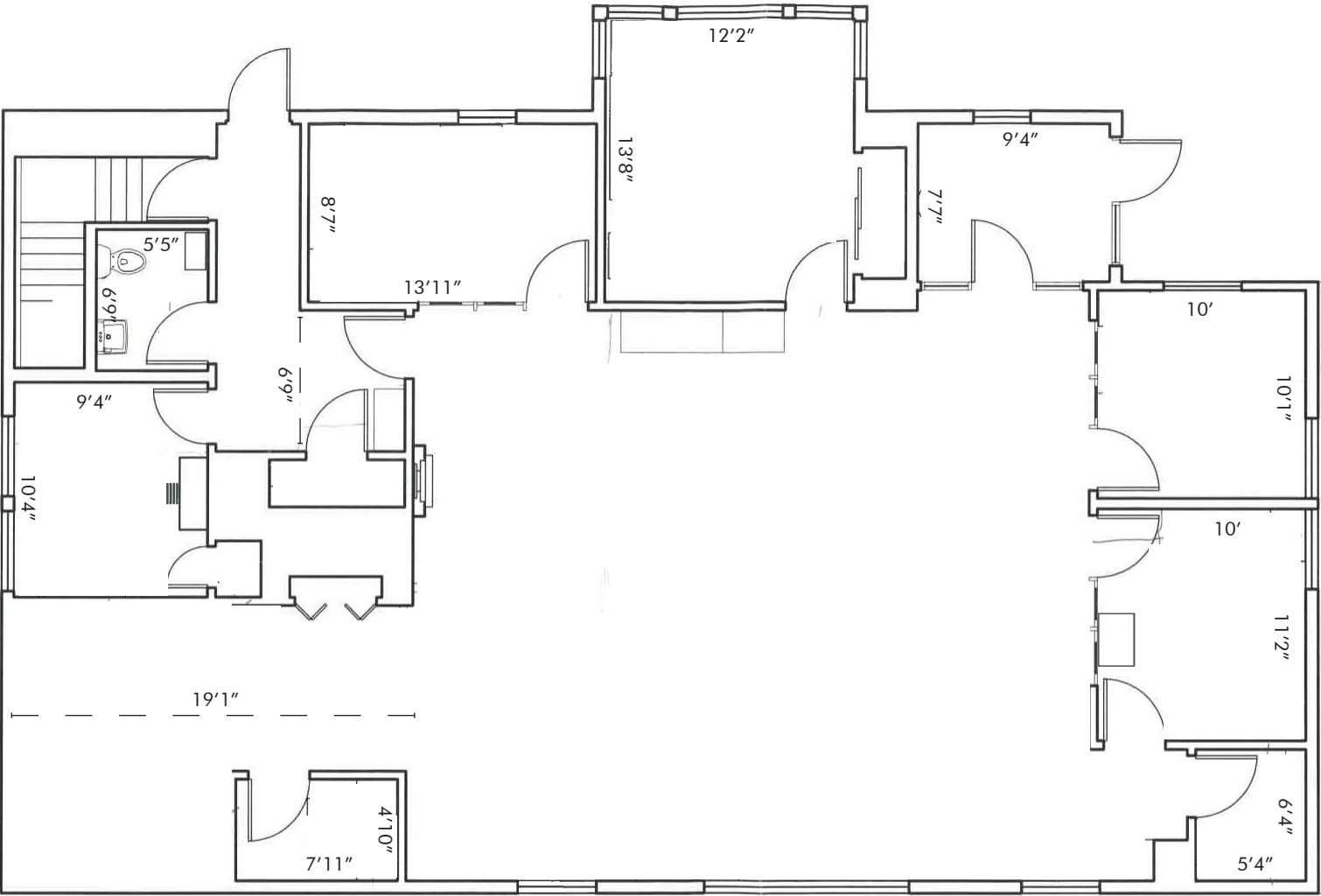
PHOTOS

299 Elm Street | Biddeford, ME



FLOOR PLAN

299 Elm Street | Biddeford, ME



FOR LEASE | OUT PARCEL

299 Elm Street | Biddeford, ME



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