

PORTA & CO.

COMMERCIAL REAL ESTATE

The Landing at Pine Point

353 Pine Point Road, Scarborough, Maine

FOR SALE



\$500K Price Reduction



Offering Summary

Investment Summary

The Landing at Pine Point presents an exceptional opportunity to acquire a well-positioned, large-scale commercial property in the vibrant coastal community of Scarborough, Maine. Situated on 3.22 ± acres and improved with a 11,799± SF premier event venue. This asset is ideally suited for investors seeking hospitality, restaurant, event venue, or redevelopment potential in a high-demand seasonal and year-round market.

The facility accommodates up to 250 guests for dinner and up to 400 for cocktail-style receptions, making it suitable for weddings, galas, corporate events, and live performances.

Signature Property

The Landing at Pine Point redefines event space with its soaring cathedral ceilings, dramatic oakwood stage, and elegant stone patio. Set against Scarborough's scenic coastline, this venue blends modern amenities with timeless style, creating a vibrant backdrop for unforgettable gatherings.



Property Description

Site & Building Information

Address:	353 Pine Point Road, Scarborough, ME
Construction:	Wood-frame
Year Built:	1980
Acreage:	3.22 ± acres
Utilities:	Water - TBD Sewer - TBD Electricity - TBD Natural Gas - TBD
Floors:	2
Elevator(s):	N/A
Zoning:	REST/CLUB MDL-94 (Zone 22)
First Floor RSF:	10,122 ± sf
Second Floor RSF:	1,677 ± sf
Listing Price:	\$2,850,000 \$2,350,000





Location Aerial





Investment Highlights

Location



Ideally situated just steps from Scarborough's renowned Pine Point Beach, The Landing offers easy access to the area's scenic coastline and vibrant local attractions. Only 20 minutes from downtown Portland and major highways, this prime location combines coastal charm with convenience, making it a sought-after destination for events of all kinds.

Value



The Landing at Pine Point delivers strong value through its versatile, high-quality event space and premium amenities, attracting a steady stream of weddings, corporate functions, and community gatherings. Its sought-after coastal location and turnkey event services position the property for consistent demand and revenue growth, offering investors a compelling opportunity in Maine's expanding event market.

Amenities & Flexibility



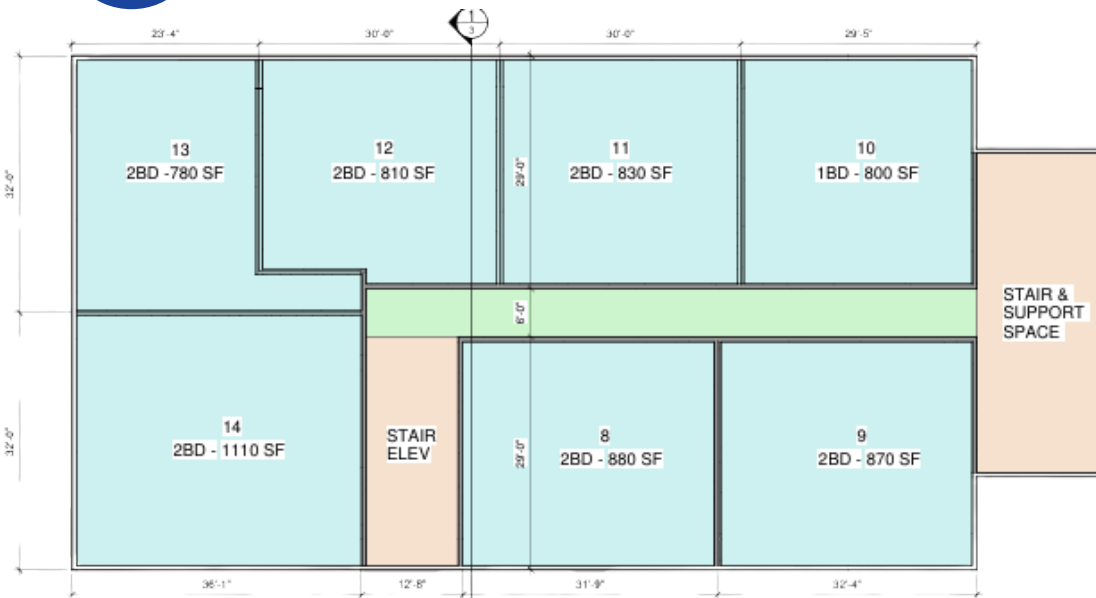
The Landing at Pine Point offers a versatile layout and premium amenities designed to accommodate events of all sizes and styles. Highlights include a dramatic oakwood stage, soaring cathedral ceilings, private suites, a spacious stone patio, and advanced sound and lighting systems. Indoor and outdoor spaces can be tailored for weddings, corporate events, or performances, providing clients with unmatched flexibility and a truly customizable experience.



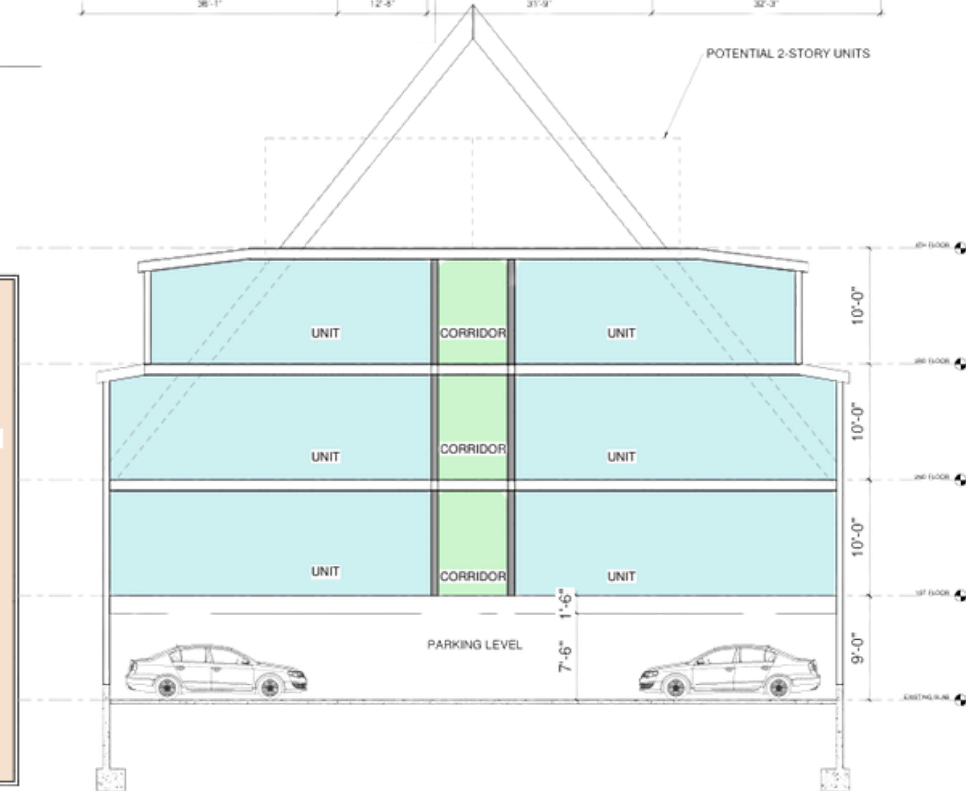
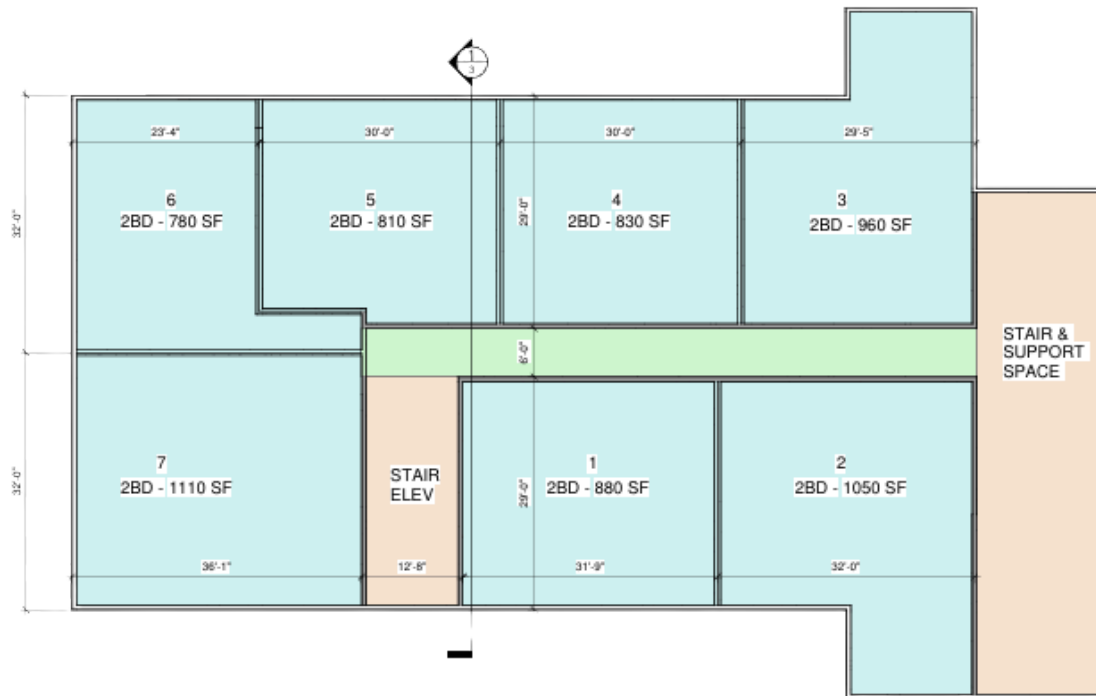
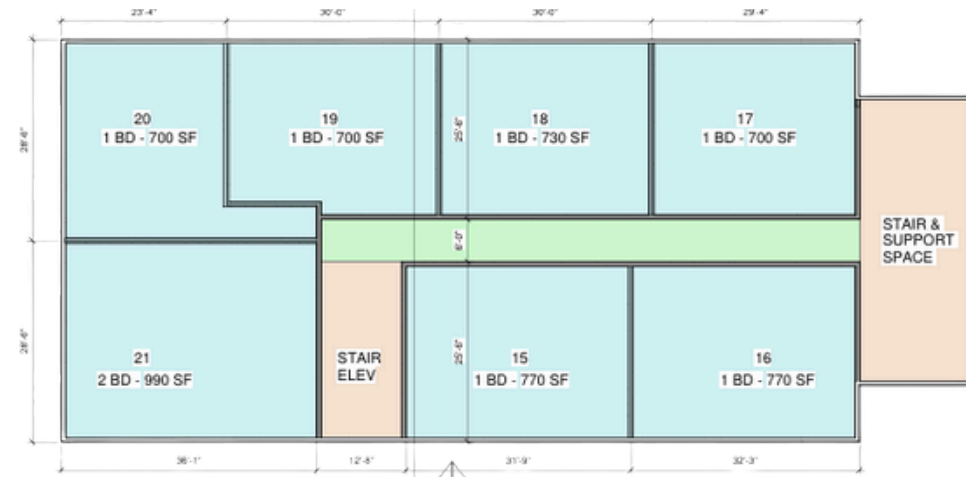
Condo/Apartment Plans

First Floor: 7 - 2BD
Second Floor: 7 - 2 BD
Third Floor: 1 - 2BD, 6 - 1BD

Total: 21 Units



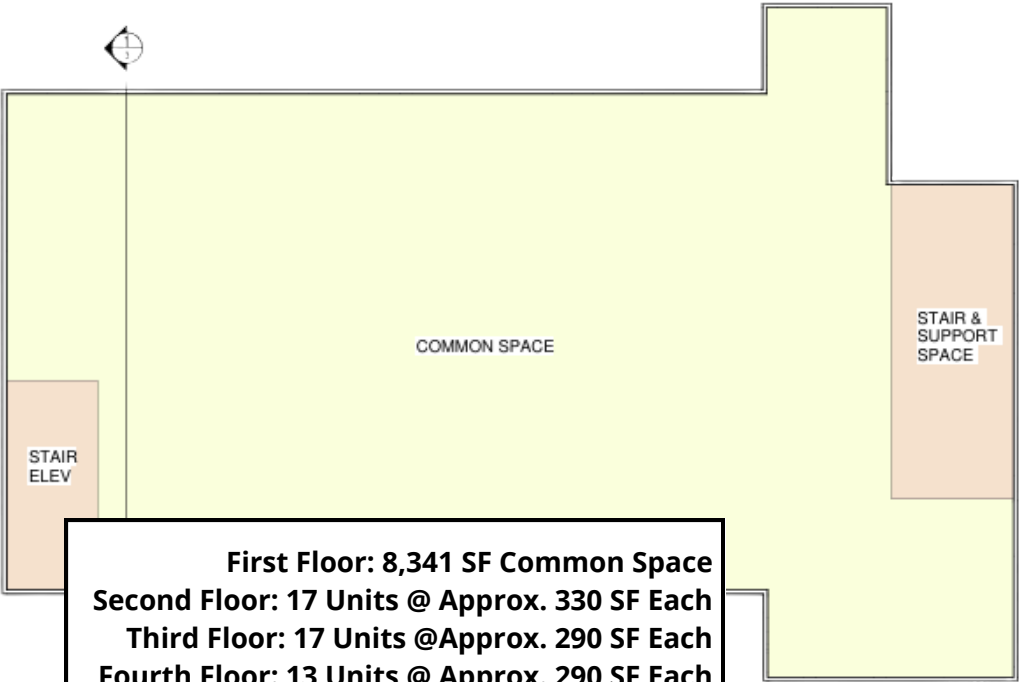
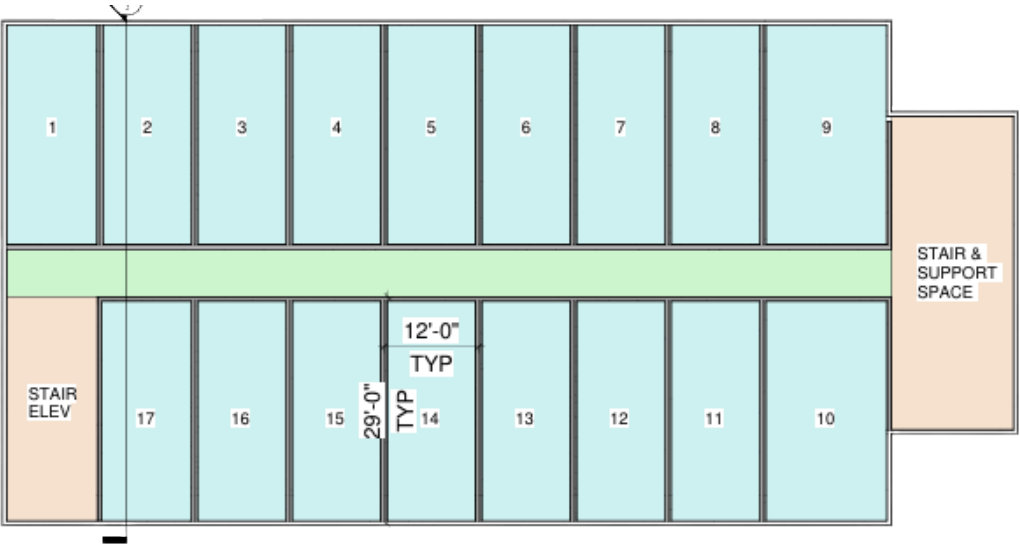
1 | 2ND FLOOR
1/8" = 1'-0"



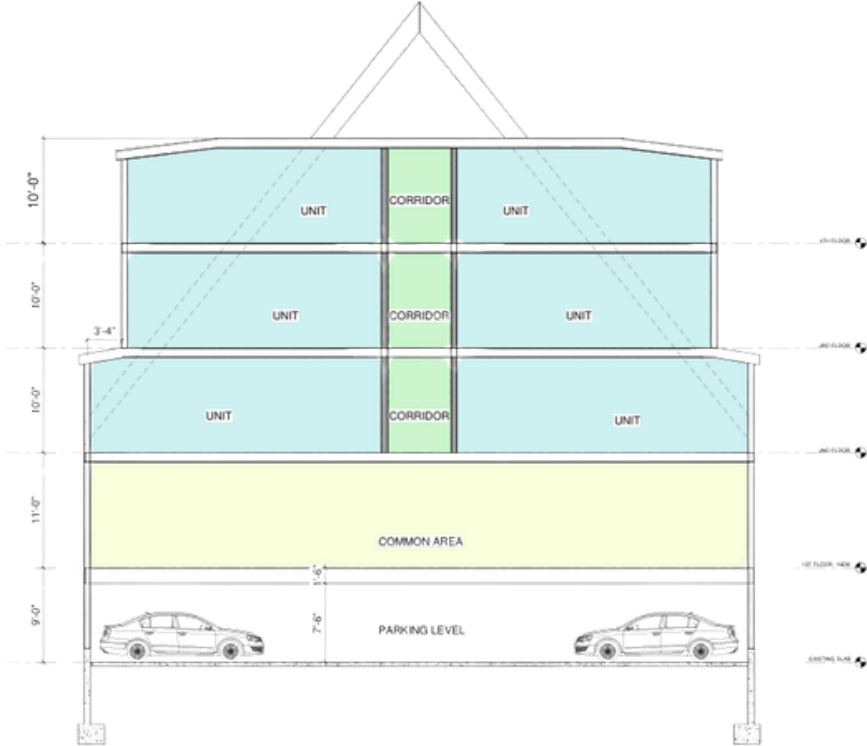
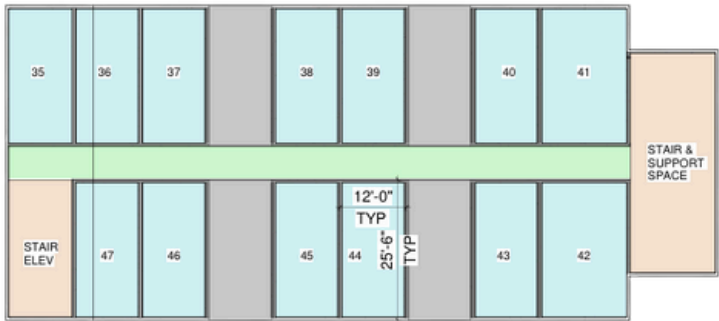
1 | BUILDING SECTION
1/4" = 1'-0"



Hotel Plans



First Floor: 8,341 SF Common Space
Second Floor: 17 Units @ Approx. 330 SF Each
Third Floor: 17 Units @ Approx. 290 SF Each
Fourth Floor: 13 Units @ Approx. 290 SF Each
Total: 47 Units





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