

FOR SALE | POTENTIAL HIGH DENSITY | TOWNHOMES

178 ROUTE 236, ELIOT, ME 03903

FOR SALE



178 Route 236

3.10± AC
\$2,395,000

PROPERTY OVERVIEW

The Boulos Company is pleased to present 178 Route 236 in Eliot, Maine for sale. Situated on the Route 236 corridor, the site combines existing improvements with meaningful redevelopment potential. With strong accessibility, the property is well positioned for users looking to capitalize on Eliot's continued growth and mixed-use zoning.

- Strong development potential with conceptals for up to 78 units, inquire for details
- Existing office building. Inquire for existing tenant information. A confidentiality agreement is required.
- Strong location along highly trafficked Route 236 with traffic counts of 17,217± VPD (Beech Rd SE 2018)
- Close proximity to New Hampshire border with easy access to I-95 and Route 1



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PROPERTY DETAILS

LOT SIZE	3.10± acres
ASSESSOR'S REFERENCE	29/20
BOOK/PAGE	18823/301
ZONING	<ul style="list-style-type: none">• C/I• Located within new Mixed Use Zone (Route 236)
YEAR BUILT	1988
EXISTING SF	4,608± SF (lower level not included in SF total)
UTILITIES	<ul style="list-style-type: none">• Public water; public sewer hookup available. Inquire for details.• Oil
PARKING	Ample on-site parking
DEED & EASEMENTS	Inquire for details.
FINANCIALS	Inquire for details. A confidentiality agreement is required.
ASSESSED VALUE	Land: \$267,100 Building: \$617,500 Total: \$884,600
ESTIMATED TAXES (2026)	\$9,951.75
SALE PRICE	\$2,395,000

DEMOGRAPHICS (5 Miles)



POPULATION

40,173



MEDIAN AGE

44.9



AVERAGE HOUSEHOLD SIZE

2.2



MEDIAN HOUSEHOLD INCOME

\$98,148



MEDIAN HOME VALUE

\$483,628



BUSINESSES

5,039



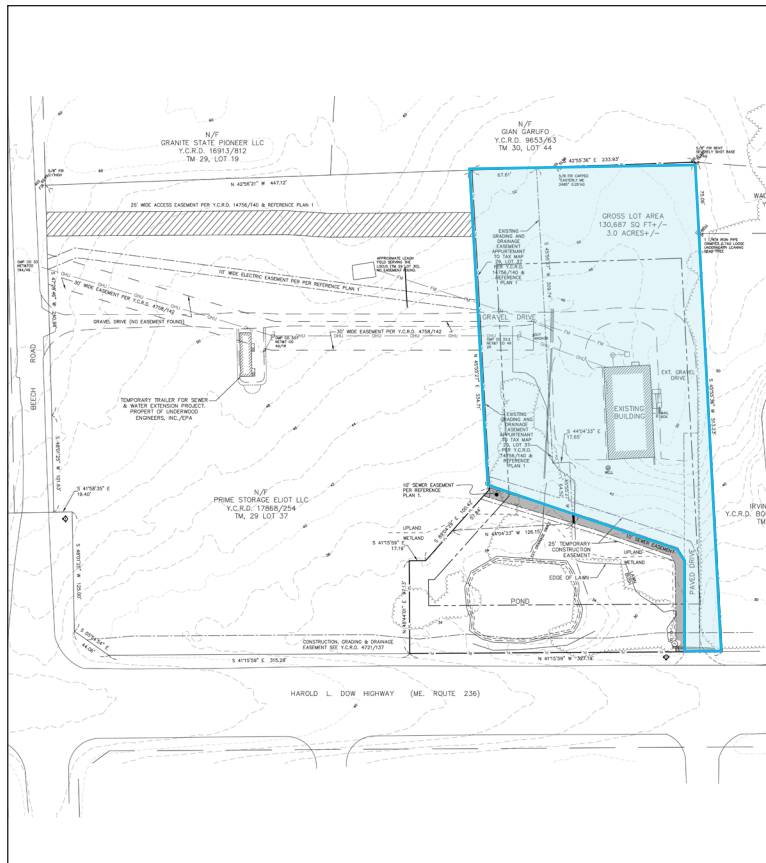
EMPLOYEES

39,868



EXISTING & CONCEPTUAL SITE PLANS

EXISTING



CONCEPTUAL



HIGHLIGHTS

- Located in the new Mixed-Use Zoning District (Route 236)
- Concept Design
 - Total AC: 3.10±
 - 78 units
 - (3) 70' x 100' buildings and (1) 70' x 80' building
 - 100 parking spaces (1.28 spaces/unit)
- Currently on private septic but potential to connect to public via sewer extension project
- Inquire about multi-family, single homes, duplexes, and commercial

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LOCATION OVERVIEW

Eliot, Maine presents a strong opportunity for thoughtfully designed residential development within one of southern Maine's most desirable and strategically located communities. Known for its small-town character, scenic riverfront landscapes, and high quality of life, Eliot attracts a mix of year-round residents, commuters, and buyers seeking quieter living.

Situated along the Piscataqua River and bordering Portsmouth, New Hampshire, Eliot offers excellent regional connectivity while maintaining a distinctly residential and community-oriented atmosphere.

The town benefits from direct access to U.S. Route 1 and nearby Interstate 95, allowing convenient travel to Portsmouth, Dover, and other employment hubs within the Seacoast region, as well as Portland, Maine and the Greater Boston metropolitan area.

DISTANCE & DRIVE TIMES

	MILES	DRIVE TIME
BOSTON, MA	62	1 hr. & 10 mins.
PORTLAND, ME	50	55 mins.
PORTSMOUTH, NH	5	10 mins.
MANCHESTER, NH	48	55 mins.

CONTACT US



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