

High-Visibility with Flex-Use Potential

155 Saco Ave, Old Orchard Beach, ME 04064



\$690,000

Property features:

-  High Visibility
-  Ample Parking
-  Next to Traffic Light

About:

Located on Saco Avenue in one of Old Orchard Beach's most visible commercial corridors, 155 Saco Ave offers a well-positioned office investment adjacent to the town's only traffic signal, providing excellent exposure, strong traffic counts, and easy access. This offering includes one owner's interest in a two-owner condo building (6 total units), consisting of three office condo units totaling 6,047± SF on 1.50± acres with ample on-site parking and potential for additional development. Included suites are Unit 2B: 2,228± SF (vacant), Unit 1C: 1,554± SF (owner-occupied), and Unit 2C: 2,265± SF (owner-occupied), creating flexibility for an owner-user, investor, or business seeking a highly recognizable location.



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Property Information:



Population

1 mile: 5,760
3 miles: 21,500
5 miles: 50,241



Median Income

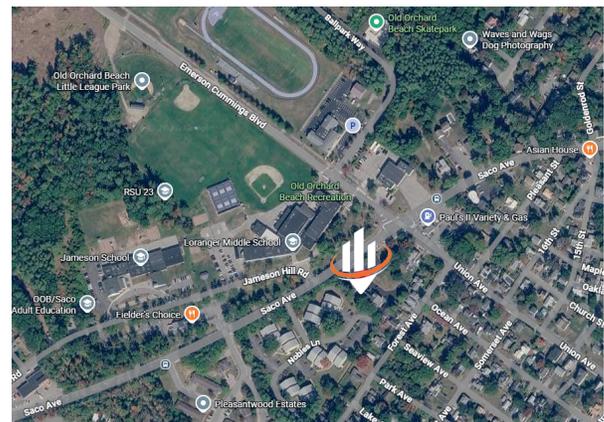
1 mile: \$85,387
3 miles: \$98,601
5 miles: \$104,299



Median Age

1 mile: 52 years
3 miles: 47 years
5 miles: 44 years

PRICE	//	\$690,000
SPACE	//	6,047 SF
LOT	//	1.50 AC
ZONING	//	Mixed-Use Office



Doug Erickson, CCIM

Senior Advisor
207-446-3333
Doug.Erickson@SVN.com



Matthew Narowetz

Associate Advisor
207-838-1027
Matthew.Narowetz@SVN.com