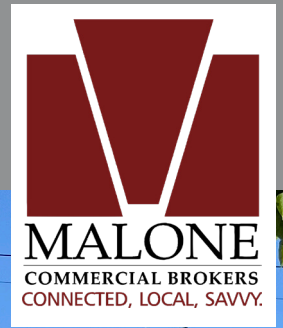


FOR SALE | MIXED-USE

2 - 4 Scott Dyer Road | Cape Elizabeth



OFFICE/RESIDENTIAL MIXED-USE

- 4,000± SF four-unit commercial building
- Two commercial units and two residential units
- Hardwood floors and quality construction throughout
- Ample on-site parking
- Great location at highly visible corner

SALE PRICE: \$949,900



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PROPERTY SUMMARY

2 - 4 Scott Dyer Road | Cape Elizabeth



OWNER: Heidrich

DEED: Book 33633, Page 48

ASSESSOR: Map U21, Lot 11

LOT SIZE: 0.30± AC

BUILDING SIZE: 4,000± SF

YEAR BUILT: 1950

CONSTRUCTION: Two-story

ROOF: Asphalt Shingles

SIDING: Wood Shingle

FOUNDATION: Full Basement, Quartered for private tenant storage

FLOORING: Hardwood

CEILING HEIGHT: 8±

ELECTRICITY: Circuit Breakers

HVAC: Forced Hot Water

UTILITIES: Separately Metered

RESTROOM: Two full and three half baths

SIGNAGE: On building

PARKING: Ample on-site paved parking

ZONING: Commercial

TAXES: \$5,741.38 (2024)

FINANCIALS: Rental income and expense information available upon request. See Broker for details.



PHOTOS

2 - 4 Scott Dyer Road | Cape Elizabeth



FOR SALE | MIXED-USE

2 - 4 Scott Dyer Road | Cape Elizabeth



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