

# Mixed Use Building for Sale or Lease

## 1456 US Route 1, Freeport, ME 04032



**\$575,000 (owner financing available)**

**1.15 acres**  
**4800SF Built Out**  
**Built: 1987**  
**Zoning: MDA**  
**Private Water/Sewer**  
**Map: 18 Lot: 35A**  
**48KW Generator Kohler (2018)**  
**22KW Generator Generac**  
**Attic Insulation (2021)**  
**New Roof (2021)**  
**New Well 440ft (2017)**  
**800 AMP single phase (2017)**  
**Wood Frame**  
**21+ Parking Spaces**  
**Mini split heating/cooling (2016, 2018, 2022)**  
**Fire Alarm system**  
**ADT Security System**  
**Unify Video Surveillance**  
**Two sheds**

**Notes: Turn key cannabis cultivation/extraction/manufacturing. Licensed with State and Town for Adult Use. Anden & Quest dehumidification. Daikin and Mitsubishi mini split cooling and heat. Bottled propane and CO2.**

For more information contact Peter Ingram 207-400-6393 [peter@mainehomeownership.com](mailto:peter@mainehomeownership.com)