

Landmark Investment Property



FOR SALE
234 Middle
Road, Falmouth,
ME 04105

Sale Price: \$1,495,000.00

Compass Commercial Brokers is pleased to offer for sale 234 Middle Road in Falmouth, Maine. This mixed use investment property consists of retail/office space, and a stunning tri-level townhouse at the intersection of Middle and Bucknam road, minutes away from the US Route 1 corridor of Falmouth, Falmouth Schools, and I-295/I-95. With the current owner utilizing the residential unit in the off season, this property has been fully leased making it perfectly suited for the buyer looking to owner occupy in the heart of Falmouth's growing community. With recently renovated interior and exterior spaces, coupled with its ample greenspace, and well curated landscaping, 234 Middle Road truly stands out as one of Falmouth's most recognized properties. This is a rare opportunity to own a landmark property.



COMPASS
COMMERCIAL BROKERS

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PROPERTY DETAILS:

OWNER: Falmouth Fire House LLC

ASSESSOR: Map 23, Block 2.

LOT SIZE: .31 +/- Acres

ADDRESS: 234 Middle Road, Falmouth, ME 04105

DEED: Book 26581 | Page 342

ZONE: MRSD—Middle Road Special District

BUILDING SIZE: 4,280 +/- SF

YEAR BUILT: 1889

PARKING: On-Site Parking Lot.

CONSTRUCTION: Wood Frame

STORIES: Two (2)

ROOF: Asphalt Shingle / Rubber Membrane

FLOORING: Carpet, Vinyl, Hardwood.

RESTROOMS: Private Bathrooms.

SPRINKLER: No

UTILITIES: Public Water & Sewer

HVAC: Heat pump/mini split system

ELEVATOR: No

REAL ESTATE TAXES: \$6,026.75

SALE PRICE: \$1,495,000



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234 Middle Road—Falmouth

Exterior Photos

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234 Middle Road—Falmouth

Residential Tri-Level Townhome
3 Bedroom / Two Baths

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234 Middle Road—Falmouth

Commercial Space
Interior Photos

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Falmouth Spur

I-295

The Offices
at Lunt Road

Growing Learners
Where children go to grow

Subject Property