

FOR SALE



2.965± ACRES

MIXED-USE DEVELOPMENT SITE

0 CHINA ROAD, WINSLOW, ME 04901

PROPERTY HIGHLIGHTS

- 2.965± acres in Winslow's primary commercial corridor
- Mixed Use zone allows a broad range of commercial development opportunities including multi-family, retail, and more.
- Public water and sewer along China Road
- Surrounded by national and regional retailers including Walgreens, Bangor Savings Bank, Cumberland Farms, and McDonald's

SALE PRICE: \$175,000




**THE BOULOS
COMPANY**

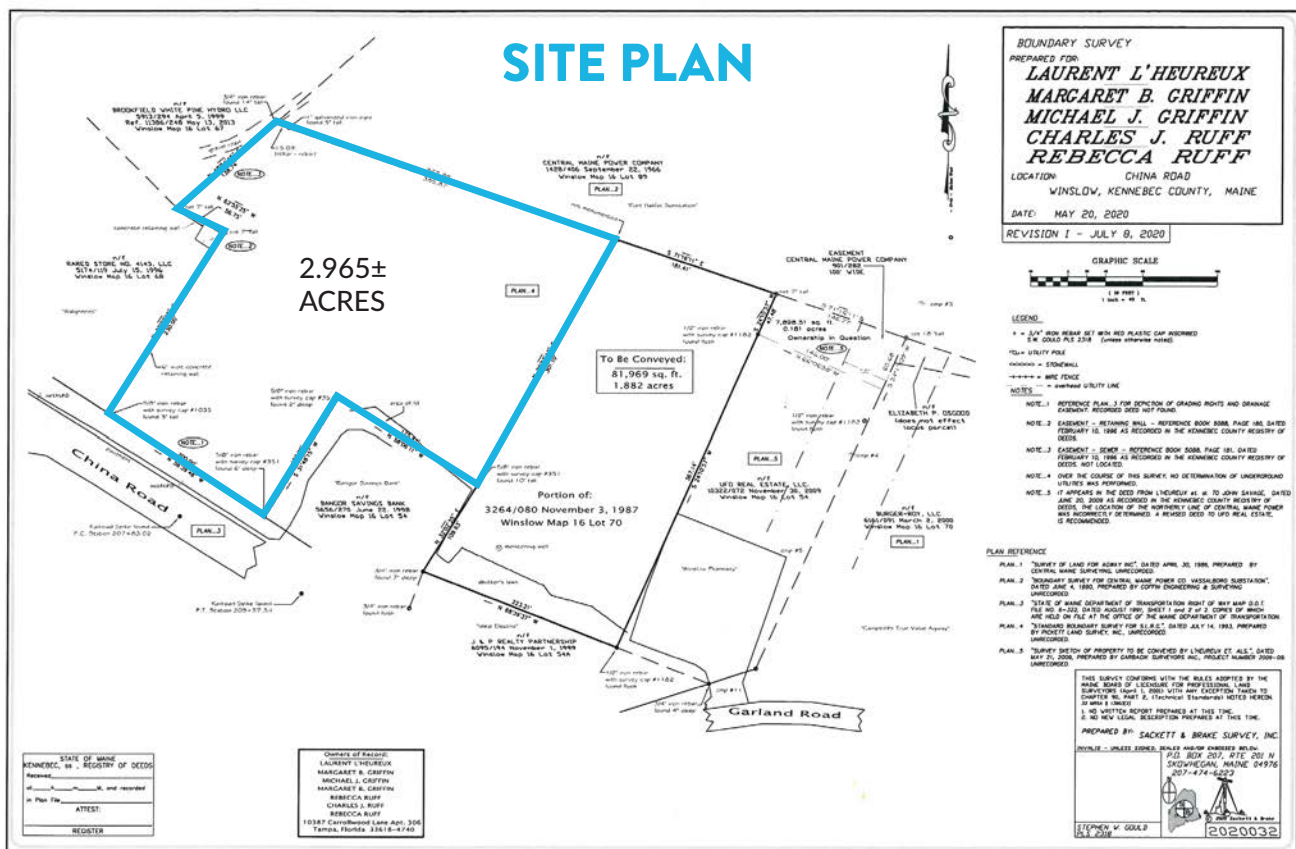
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PROPERTY DETAILS

OWNER	Winslow Community Cupboard
DEED REFERENCE	Book 14784, Page 298-300
ASSESSOR'S REFERENCE	Map 16, Lot 069
LOT SIZE	2.965± Acres
LOT FRONTAGE	200' on China Road
ZONING	MU - Mixed Use
UTILITIES	Municipal water and sewer
ASSESSED VALUE	\$209,100
TRAFFIC COUNT	11,680 ADT (MDOT 2023)
SALE PRICE	\$175,000





ZONING INFORMATION

MU – Mixed Use Zoning, Winslow

Zoning District Overview

The MU – Mixed Use zoning district is designed to encourage a compatible mix of commercial, service, office, and residential uses. The district allows flexibility in site design and use mix, supporting both owner-occupied and income-producing development along major transportation corridors.

Allowed Uses:

- Agriculture
- Bed-and-breakfast
- Boarding home
- Child care center
- Churches
- Congregate housing
- Essential services
- Farmers market
- Fast-food restaurants
- Funeral homes
- Greenhouses
- Home child care
- Home occupations
- Medium-scale principal solar energy systems (MSPSES)
- Minor home occupation
- Mobile home parks
- Motels
- Multifamily dwellings
- Multiplexes as part of a mixed-use development
- Municipal facility
- Open space developments
- Parks and playgrounds
- Printing
- Professional offices
- Restaurants
- Restaurants (max 25,000 square feet)
- Retail (max 20,000 square feet)
- Retail businesses as part of a mixed-use development
- Schools commercial
- Seasonal itinerant vendor
- Single-family dwellings
- Small stores
- Temporary itinerant vendor
- Two-family dwellings
- Veterinary clinics
- Warehouse
- Yard sales

Dimensional Requirements	Multi-Family Residential	
	Single Structure	Multiple Structures
Lot area with sewer	10,000 square feet	See Note ⁴
Lot area without sewer	TBD	TBD
Lot width	100 feet	
Lot frontage	100 feet	100 feet
Building area	600 square feet	600 square feet or as approved by the Planning Board
Maximum building height	35 feet	35 feet
Rear yard	20 feet	20 feet
Street yard	25 feet	25 feet
Side yard all structures ¹	20 feet	20 feet
Building width	20 feet	20 feet
Multifamily density per lot area ²	2,000 square feet per one-bedroom unit, 3,000 square feet per two-bedroom unit	

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LOT LINES ARE
APPROXIMATE



CONTACT US



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