

FOR SALE | LAND

Lot 1 Ocean Ave | Old Orchard Beach, ME



***LOT LINES ARE APPROXIMATE**



ONE HALF ACRE DEVELOPMENT LOT

- 0.52± AC parcel of land located steps from the public beach access in the heart of OOB
- Currently utilized as a professionally managed 50+ space parking lot and partially leased to the City of OOB for public facilities
- Beachfront Resort District is very favorable to a variety of uses, or continue current use

SALE PRICE: \$500,000



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PROPERTY SUMMARY

Lot 1 Union Ave | Old Orchard Beach, ME



OWNER: Multivision Investments, LLC

DEED: Book 19192, Page 815

ASSESSOR: Map 315, Block 16, Lot 1

LOT SIZE: 0.52± AC

PARKING: 50+ parking spots

**PROPERTY
MANAGEMENT:** Park Thrive

**PARKING
INCOME:** Parking income split 75/25 with
Park Thrive

CITY LEASE: \$6,000.00 annually

**ROAD
FRONTAGE:** 87' on Union Avenue

EGRESS: Union Avenue

SIGNAGE: On Union Avenue

ZONING: BRD-Beachfront Resort District

PROPERTY TAXES: \$1,094.50 (2025)

NOI: See Broker for details

PERMITTED & CONDITIONAL USES

Lot 1 Ocean Ave | Old Orchard Beach, ME



PERMITTED & CONDITIONAL USES FOR BEACHFRONT RESORT DISTRICT

Permitted Uses:

- Single-family dwellings, detached
- Two-family dwellings
- Accessory buildings, structures or uses customarily incidental or subordinate to a conforming or legally nonconforming principal building or use
- Multifamily dwelling unit buildings and apartment houses
- Lodging establishments
- Overnight cabins, detached and attached
- Restaurants, cafeterias
- Municipal uses
- Community living arrangements
- Accessory dwelling unit

Conditional Uses:

- Housing opportunity program (see section 78-1272): Affordable housing density bonus or dwelling unit increase allowance
- Home occupations
- Convenience stores
- Retail sales as an ancillary use to lodging establishments
- Public/private utility facility
- Wireless telecommunication facilities: architectural siting only
- Lodging condominium including overnight cabins

TAX MAP

Lot 1 Ocean Ave | Old Orchard Beach, ME

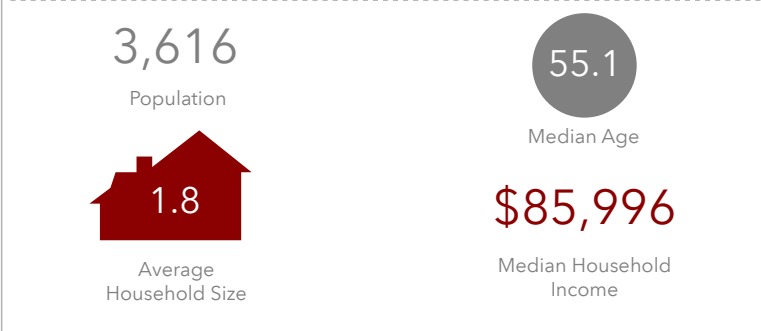


THREE MILE DEMOGRAPHICS

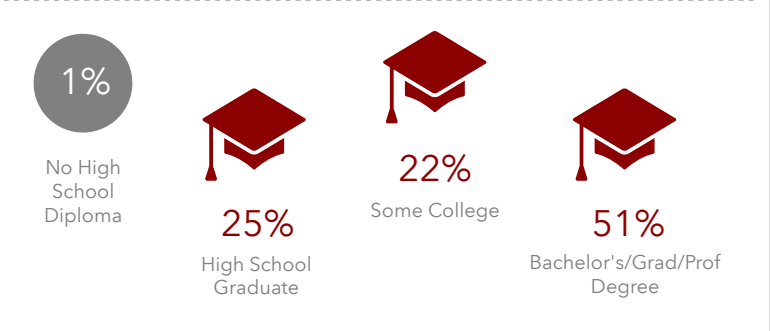
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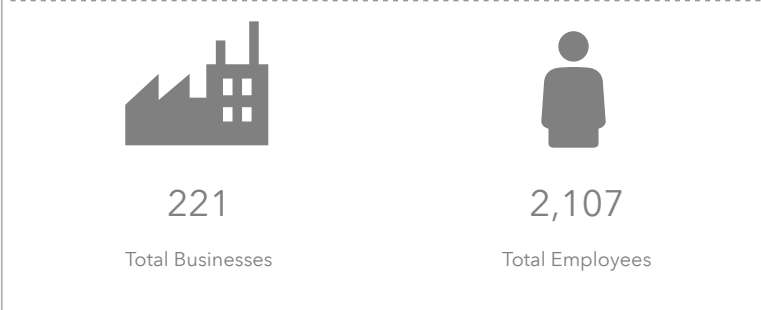
KEY FACTS



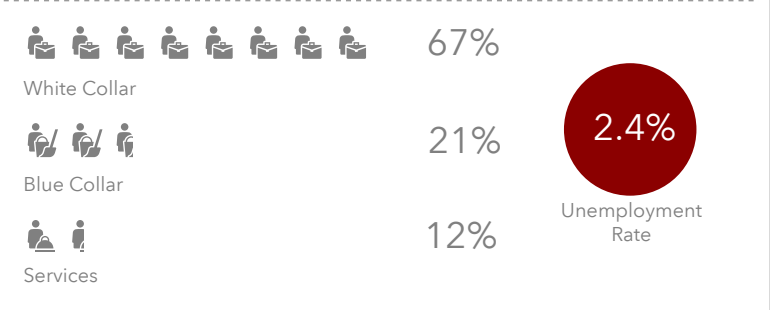
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (27.3%)

The smallest group: \$15,000 - \$24,999 (6.6%)

Indicator ▲	Value	Diff	
<\$15,000	8.1%	+2.6%	
\$15,000 - \$24,999	6.6%	+1.6%	
\$25,000 - \$34,999	7.5%	+2.8%	
\$35,000 - \$49,999	8.1%	-1.4%	
\$50,000 - \$74,999	13.2%	-2.4%	
\$75,000 - \$99,999	12.8%	+1.1%	
\$100,000 - \$149,999	27.3%	+4.0%	
\$150,000 - \$199,999	7.6%	-3.3%	
\$200,000+	8.8%	-4.9%	

Bars show deviation from — York County

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

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