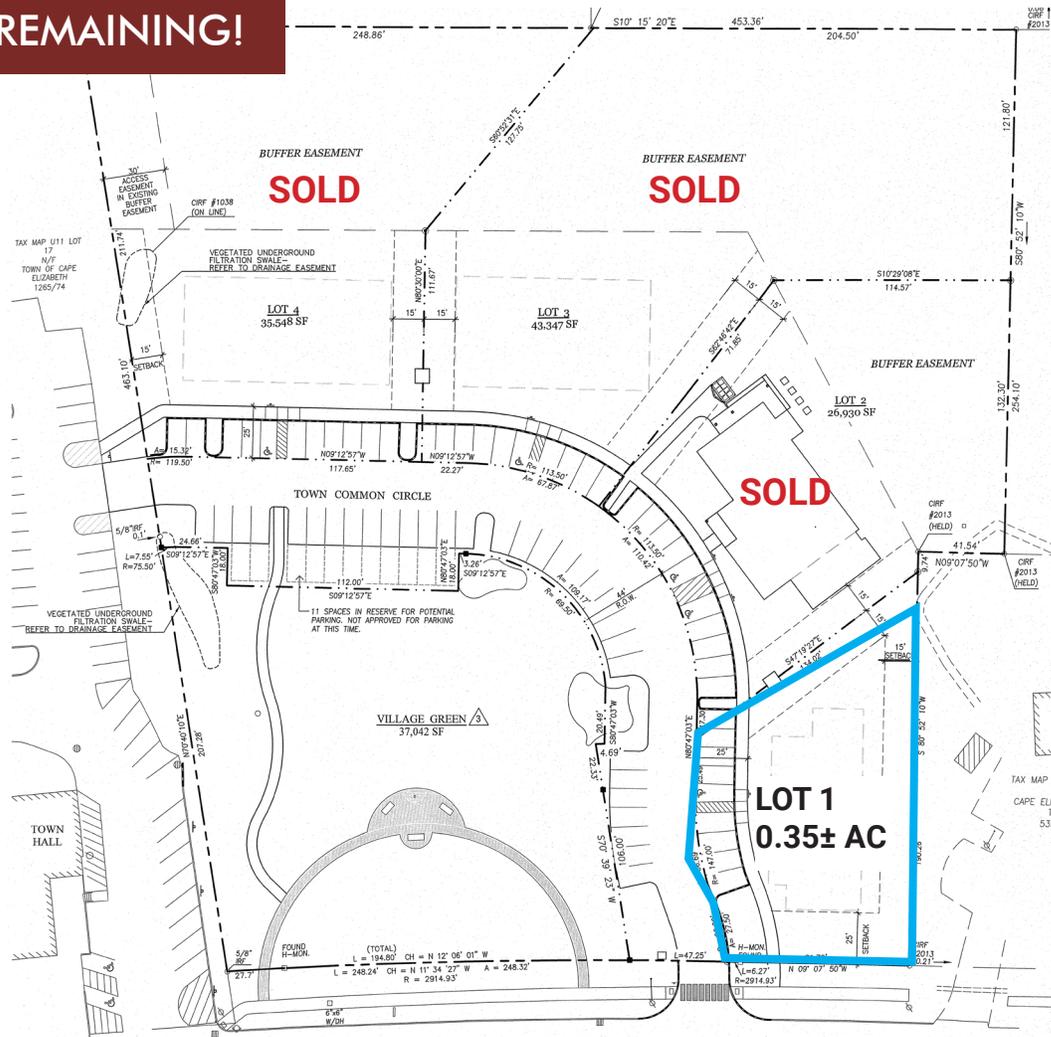


FOR SALE | COMMERCIAL DEVELOPMENT SITE

326 Ocean House Road | Cape Elizabeth, ME



LAST LOT REMAINING!



SHOVEL-READY DEVELOPMENT SITE

- 0.35± AC site located within the newly developed Town Common Circle
- Zoning allows for commercial and multi-family development
- Direct frontage on US Route 77 with traffic counts of 10,589± cars/day AADT
- Located in the heart of downtown near the Pond Cove Shopping Plaza, City Hall, Middle and High Schools and Police and Fire Departments among others

SALE PRICE: \$385,000



BRANDON MITCHELL
207.358.7057 D
207.415.7982 C
brandon@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com

PROPERTY INFORMATION

326 Ocean House Road | Cape Elizabeth, ME



OWNER: Frank W. Murphy LLC

DEED: Book 36013, Page 244/245

PLAN BOOK: Book 220, Page 119 - Lot 1

ASSESSOR: Map R02, Lot 4

UTILITIES: Stubbed to site

PARKING: 14± on-site parking spaces

ROAD FRONTAGE: 81'7"

ZONING: Town Center

PROPERTY TAXES: To be determined

LOT #1

LOT SIZE: 0.35± Acre

SALE PRICE: \$385,000



FOR SALE | COMMERCIAL DEVELOPMENT SITES

326 Ocean House Road | Cape Elizabeth, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



BRANDON MITCHELL
207.358.7057 D
207.415.7982 C
brandon@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com