

644 Main Street & 0 Portland Road, Saco, ME

15.62 +/- acres available, ideal for multi-family, hospitality and retail
 2.28 +/- acres improved with 10,550 SF building, pad site and two-unit
 0.75 +/- acre pad site



Portland Road District
 1,000 SF elder housing density
 3,000 SF affordable housing density*
 Qualified Opportunity Zone

* Requires majority affordable housing
 60' maximum height
 ** 200' frontage (150' shared)

644 Main - 12.25 +/- acres
 0 Portland - 3.37 +/- acres
 15.62 +/- acres
 Pad site - 0.75 +/- acre
 16.37 +/- acres
 List price based on door-count.

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Source: Saco website.

Boundary lines are approximate and for modeling purposes only.

644 Main Street
 42-010
 15.28 +/- acres
 Leon M. Foster
 5086 & 345

644 Main St (partial)
 2.28 +/- acres
 10,550 SF building
 2-unit
 Cabins & garage
 Public water
 Public sewer at street
 150' +/- Rt. 1 frontage**
 List \$2.3M

650 Main Street
 0.93 acre
 Vacant 20-key motel
 Sold April 29, 2022
 \$750,000



0.5 +/- acre
 \$700,000

Buyer will install 4-way lighted intersection, private road and utilities.

Proposed shared private road & new entrance

0.75 +/- acre @ \$700,000 if sold separately or can combine with larger tract.

0 Portland Road
 aka 642 Main Street
 42-09-01
 3.37 +/- acres
 L&M Properties, Inc.
 10482 & 44



180.86' Plan

Ross Road
 22AADT: 3,410

Natural gas 1,000' +/- south at Moody Street



Blue Star Memorial Hwy

3-way lighted intersection

22AADT: 21,010

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