

FOR SALE | INVESTMENT PROPERTY

2 Chadbourne Road | Standish, ME



PRICE REDUCTION



HIGHLIGHTS

- 6,187± SF commercial building set on 0.3± AC, consisting of 3 one-bedroom apartments and a fully operational convenience store
- Home to Walkers Landing Pizza and Subs
- Located on a busy intersection with traffic counts of 8,830± cars/day (AADT, 2023)
- Ideal location just minutes away from Sebago Lake

SALE PRICE: \$975,000



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PROPERTY SUMMARY

2 Chadbourne Road | Standish, ME



OWNER: Multivision Investments, LLC

DEED: Book 39989, Page 221

ASSESSOR: Map 41, Block 38

LOT SIZE: 0.3± AC

BUILDING SIZE: 6,187± SF

NUMBER OF UNITS: 3 one-bedroom apartments

YEAR BUILT: Unknown

CONSTRUCTION: Wood frame

ROOF: Gable/Hip and Asph/F
Gls/Cmp

SIDING: Clapboard

FLOORING: Vinyl/Asphalt and carpet

ELECTRICITY: Circuit breakers

HVAC: Hot water; Heat pump; oil

UTILITIES: Public water and sewer

RESTROOM: Two (2)

SPRINKLER: No

SIGNAGE: Pylon on Chadbourne and
on building

PARKING: Ample on-site

ROAD FRONTAGE: 93.2' on Northeast Rd

ZONING: Sebago Lake Village
District

PROPERTY TAXES: \$5,706.54 (2024)

NOI: See Broker for details

SALE PRICE: \$975,000



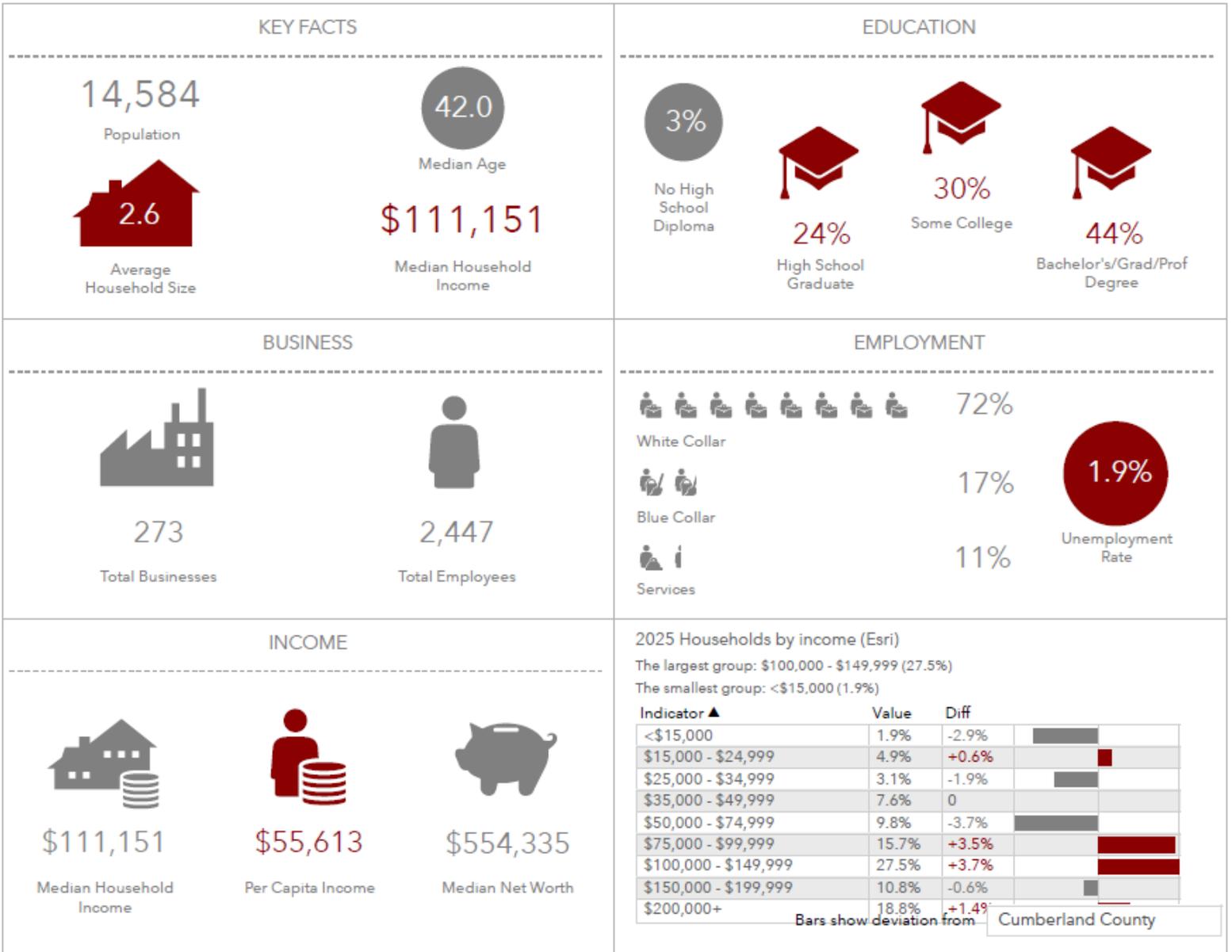
PHOTOS

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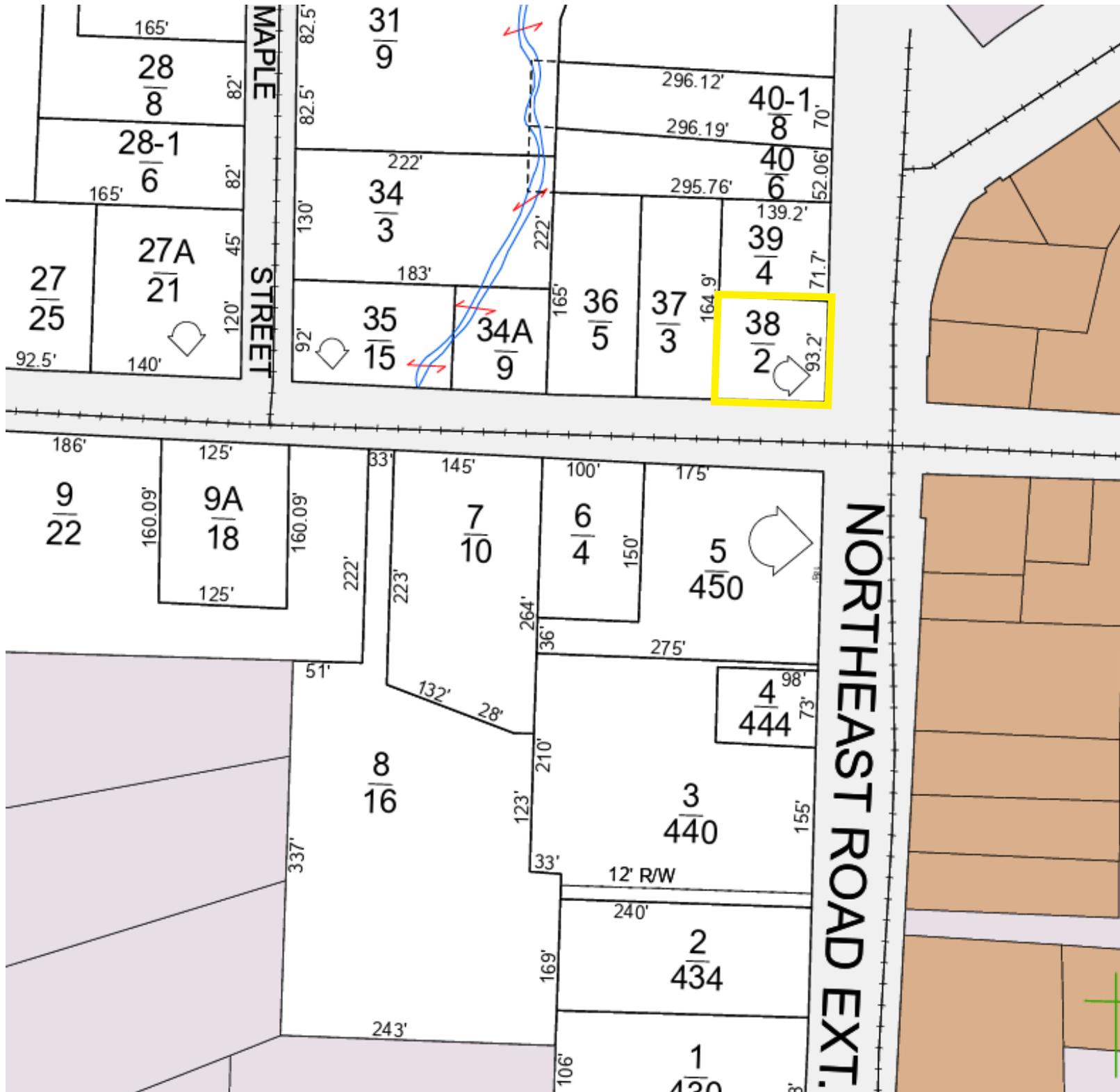
5-MILE DEMOGRAPHICS

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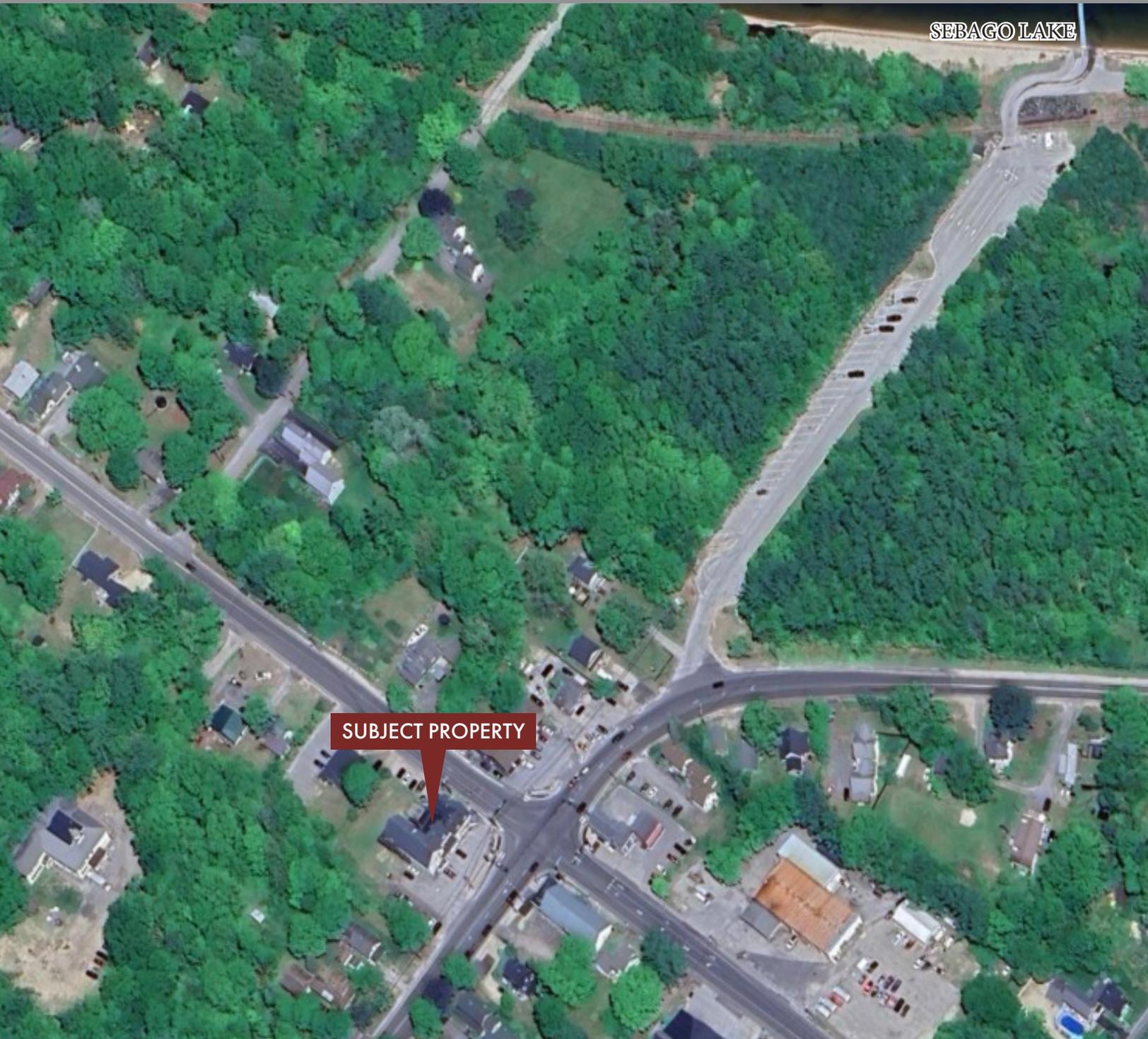
TAX MAP

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SUBJECT PROPERTY

SEBAGO LAKE

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