

# 170 & 190 Ossipee Trail West, Standish, ME

## SALE LEASE-BACK & DEVELOPMENT OPPORTUNITY



SALE PRICE : \$1,100,000  
NOI : \$80,000



- Excellent Investment Opportunity
- Includes Separate Land Parcel for Development
- NOI \$80,000
- Sale Price \$1,100,000

The Dunham Group is pleased to offer this sale lease-back opportunity with Steep Falls Building Supply in Standish, Maine. The real estate is a  $13,236\pm$  SF building on  $9.63\pm$  acres.  $2.7\pm$  acres is a separate land parcel prime for development.

Steep Falls Building Supply was founded in 1973, supplying building materials and supplies to the area contractors and do-it-yourself homeowners. Located in Standish, Maine on Route 25/Ossipee Trail West - a major artery connecting the westerly towns and cities of the Greater Portland area. Its primary trade area encompasses a 20-mile radius which includes some of the Maine's higher income demographics. Today, the business is a thriving full-service hardware and building supply that provides a full line of building products that cater to the professional contractor. Steep Falls Building Supply is a member of the True Value whole sale cooperative.

### Broker Contact

Frank O'Connor, CCIM, SIOR  
Broker | Partner  
[frank@dunhamgroup.com](mailto:frank@dunhamgroup.com)  
207.773.7100

# STEEP FALLS BUILDING SUPPLY

Established in 1973, Steep Falls Building Supply in Standish, Maine is your locally owned, family run, building supply, lumber and hardware store. We are proud to be a member of the True Value family, we're here to serve our community. Whether you're a pro or taking on a DIY home improvement project for the first time, we're right here with the expert advice, tools, equipment and the products you need to get the job done. Steep Falls Building Supply in Southern Maine, we're here to help. Come on in and see us today, browse our website or give us a call. At Steep Falls Building Supply, the customer always comes first.

📍 190 Ossipee Trail West, Standish, ME, 04084-6127

📞 (207) 642-2211

🕒 MON - FRI 7:00am - 5:00pm

SAT 8:00am - 3:00pm / SUN Closed



Scan to visit website



Building Size	13,236± SF
Space Breakdown	Retail Sales Area & Back Office 5,176± SF Attached Warehouse 4,540± SF Mezzanine 3,520± SF
Lot Size	9.63± acres
Lot Breakdown	2.7± acres : 170 Ossipee Trail; Development Parcel 6.93± acres : 190 Ossipee Trail; Steep Falls Building Supply
Assessor's Reference	170 Ossipee Trail - Map 6, Lot 32D 190 Ossipee Trail - Map 6, Lot 32
Zoning	SCD
Real Estate Taxes	170 Ossipee Trail - \$405.00 190 Ossipee Trail - \$6,004.50
Building Age	1970
Building Construction	Woodframed
Roof	Metal and shingle
Floors	Laminate
Loading Doors	One (1) drive-in door
Electrical	200 amp breakers
Utilities	Private water and sewer
HVAC	Oil, forced hot air. Plus 3 new heat pumps
Road Frontage	839.41'
Parking	Ample on-site parking and laydown area

## OTHER FEATURES

- Two (2), 10x84 storage canopies
- Two (2), 14x17 attached storage sheds
- Two (2), 12x30 attached product display porches
- 8x14 gasoline containment shed
- 16x18 lumber shed
- 6x50 shingle storage
- 6x36 shingle storage

There are plans for a 6,880 SF storage building with integrated material storage racks.



# Tax Map

Standish, Maine



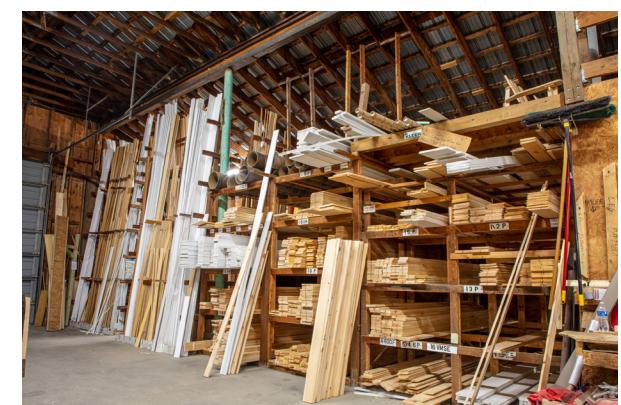
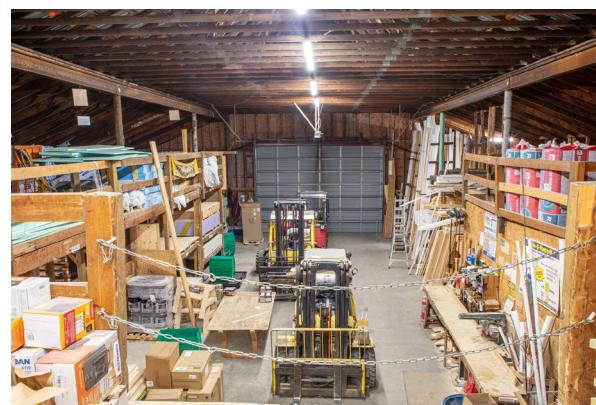
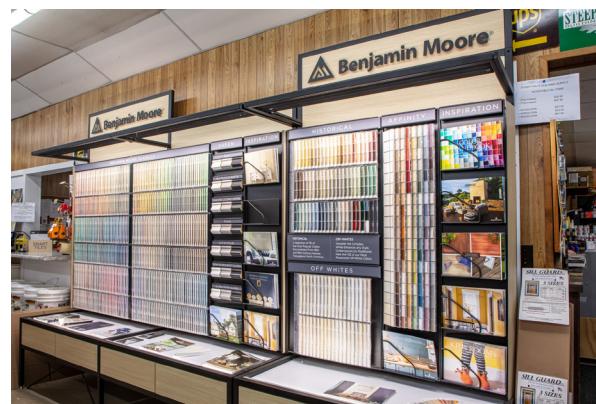
# 170 & 190 Ossipee Trail West

## Photographs



# Photographs

Standish, Maine





Standish is a town in Cumberland County, Maine. The population was 10,244 at the 2020 census. It includes the villages of Standish Corner, Sebago Lake Village and Steep Falls, and the localities known as Richville, Elmwood, Standish Neck and Two Trails. Standish is part of the Portland-South Portland-Biddeford, Maine metropolitan statistical area.

**Saint Joseph's College** is located on the banks of Sebago Lake in the White's Bridge area of Standish.

It is a private Catholic, liberal arts college with both on-campus and online students.

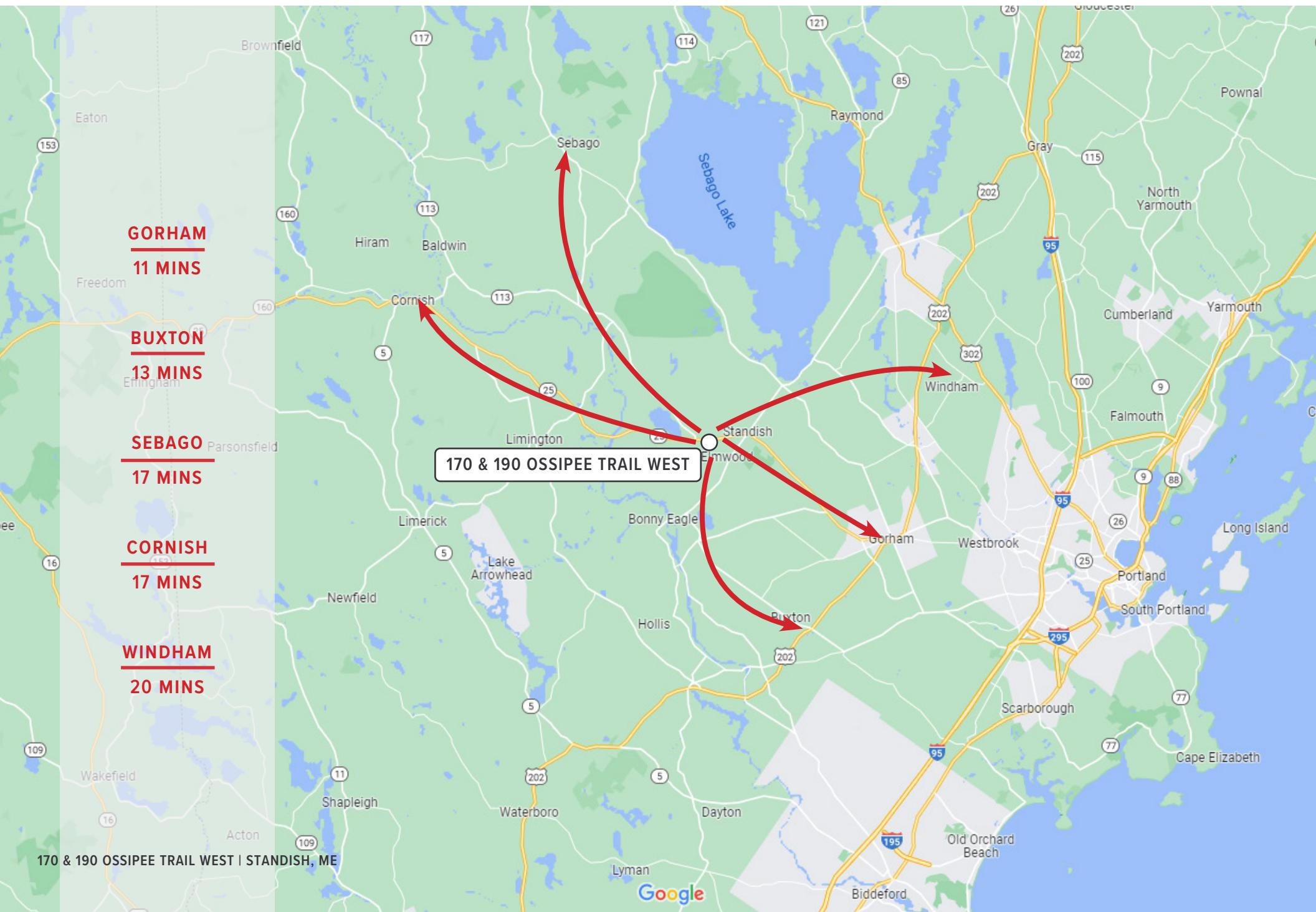
**Sebago Lake** is the deepest and second-largest lake in Maine and is bordered by the towns of Standish, Casco, Naples, Raymond, Sebago and Windham. Sebago Lake is one of the State's most popular recreational lakes for locals and tourists alike; offering fishing, boating, campgrounds, trails & beaches.

Quick Demographics	1 mile	3 mile	5 mile
Population	1,344	6,530	19,750
Median Age	35.9	39.64	40.14
Households	516	2,470	6,746
Average Household Income	\$63,474	\$70,384	\$64,222



# Trade Area Drive Times

Standish, Maine





**The Dunham Group**

2 Monument Square, Suite 602

Portland, ME 04101

207.773.7100