



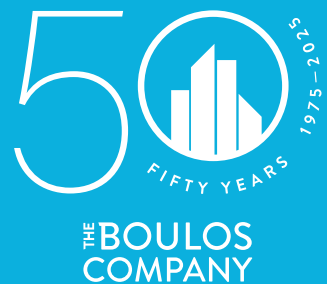
MIXED-USE WATERFRONT DEVELOPMENT SITE

730 ROOSEVELT TRAIL, NAPLES, ME 04055

PROPERTY HIGHLIGHTS

- 4.7± acre waterfront parcel with 220' frontage on Brandy Pond, connecting to Long Lake and Sebago Lake.
- Prime Naples Causeway location, steps from restaurants, marinas, and shops.
- High-visibility commercial frontage on Route 302.
- Flexible mixed-use zoning allows for a variety of uses, including commercial, residential, hospitality, and more.

SALE PRICE: \$1,895,000.00





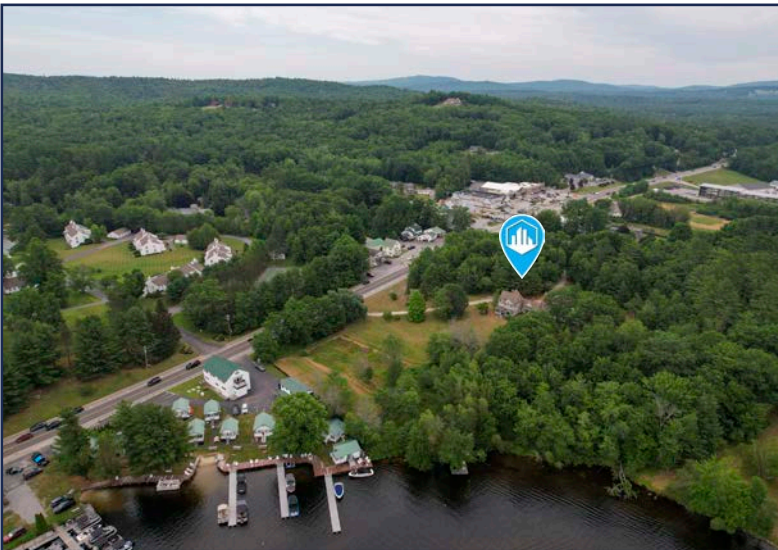
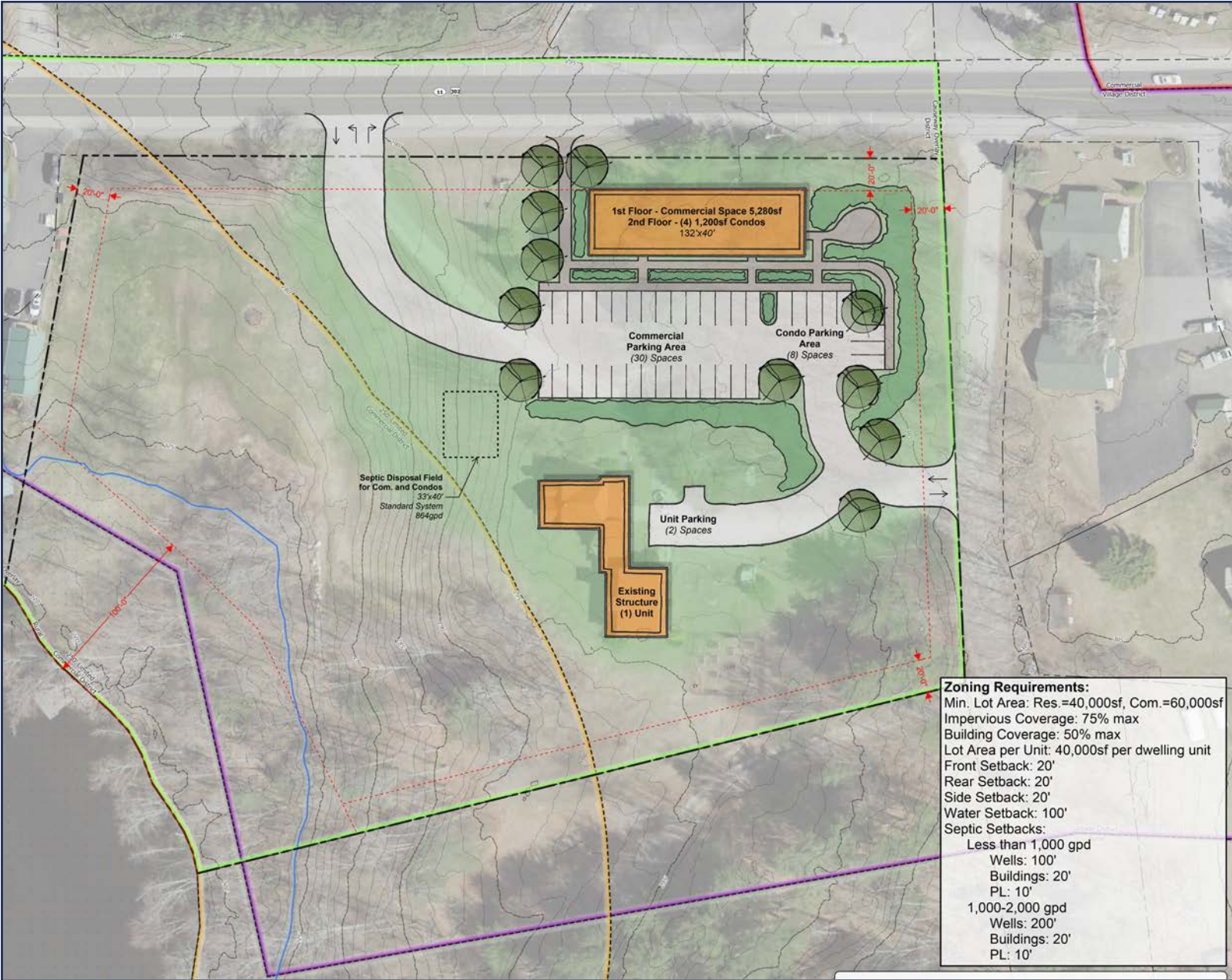
PROPERTY DETAILS

OWNER	Cramer, Gary Trustee & Cramer, Margaret F. Trustee
DEED REFERENCE	33712/136
ASSESSOR'S REFERENCE	U02/037/0001
LOT SIZE	4.7± AC
LOT FRONTAGE	525' on Route 302 220' on Brandy Pond
BUILDING SIZE	3,628± SF
YEAR BUILT	1890
ZONING	Village District Zone
# OF STORIES	Two and a half (2.5)
HEATING	Steam system, Oil
UTILITIES	Private well and septic
POWER	Single Phase
TRAFFIC COUNT	13,620 AADT (2022)
ANNUAL REAL ESTATE TAXES	\$9,149.42
SALE PRICE	\$1,895,000.00

FOR SALE | MIXED-USE WATERFRONT DEVELOPMENT SITE
730 ROOSEVELT TRAIL, NAPLES, ME 04055

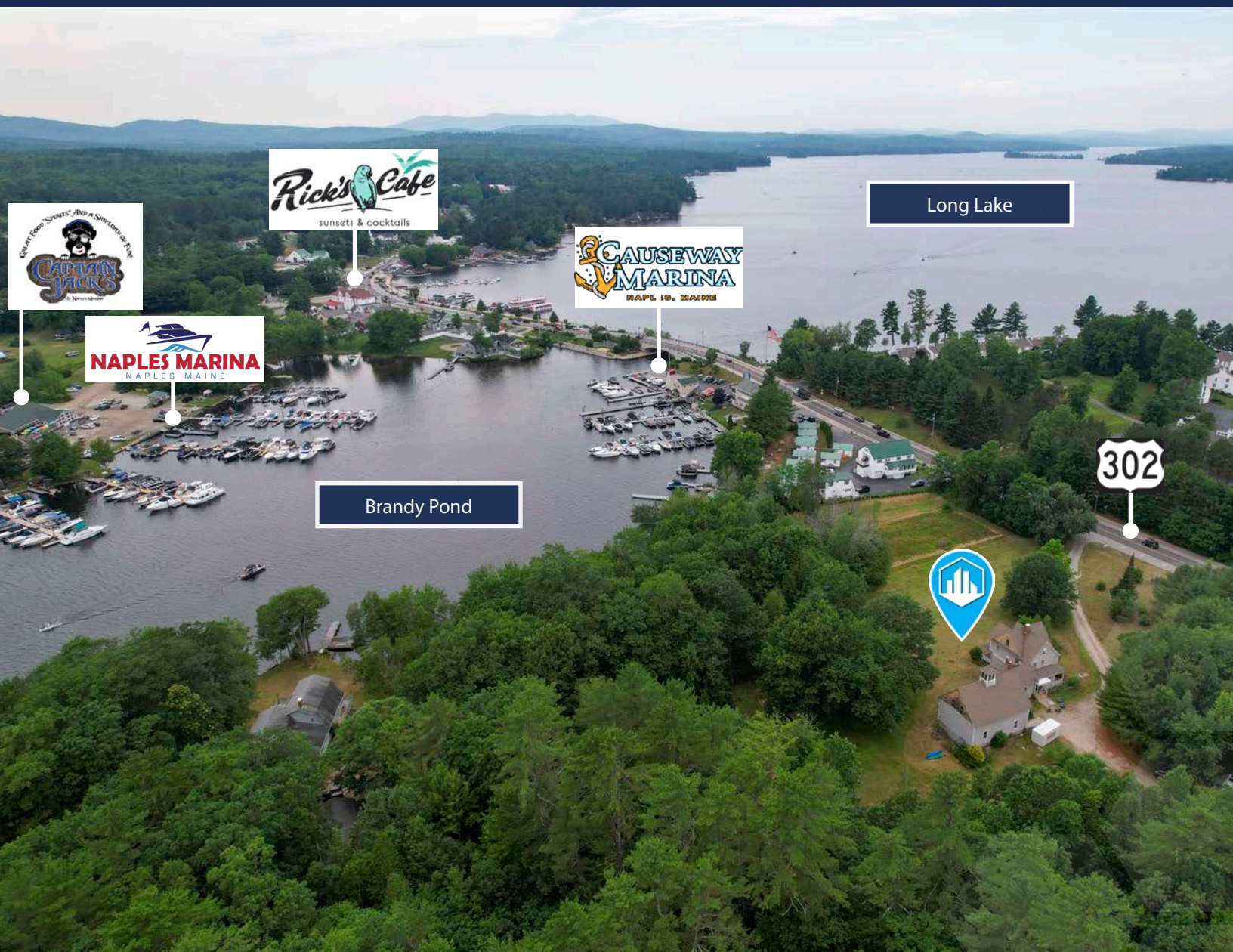


CONCEPTUAL MIXED-USE PLAN



FOR SALE | MIXED-USE WATERFRONT DEVELOPMENT SITE

730 ROOSEVELT TRAIL, NAPLES, ME 04055



CONTACT US



REESE MCFARLANE
Associate Broker
207.553.1734 D
207.712.6987 C
rmcfarlane@boulos.com



DREW SIGFRIDSON, SIOR
Senior Partner
207.553.1705 D
207.831.5838 C
dsigfridson@boulos.com

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.