

FOR SALE | INVESTMENT PROPERTY

2 Chadbourne Road | Standish, ME



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: \$1,200,000



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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: 1980

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: \$1,200,000



PHOTOS

2 Chadbourne Road | Standish, ME



5-MILE DEMOGRAPHICS

2 Chadbourne Road | Standish, ME



KEY FACTS

14,584

Population

42.0

Median Age

2.6

Average Household Size

\$111,151

Median Household Income

EDUCATION

3%

No High School Diploma



24%

High School Graduate



30%

Some College



44%

Bachelor's/Grad/Prof Degree

BUSINESS



273

Total Businesses



2,447

Total Employees

EMPLOYMENT



White Collar

72%



Blue Collar

17%



Services

11%

1.9%

Unemployment Rate

INCOME



\$111,151

Median Household Income



\$55,613

Per Capita Income



\$554,335

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (27.5%)

The smallest group: <\$15,000 (1.9%)

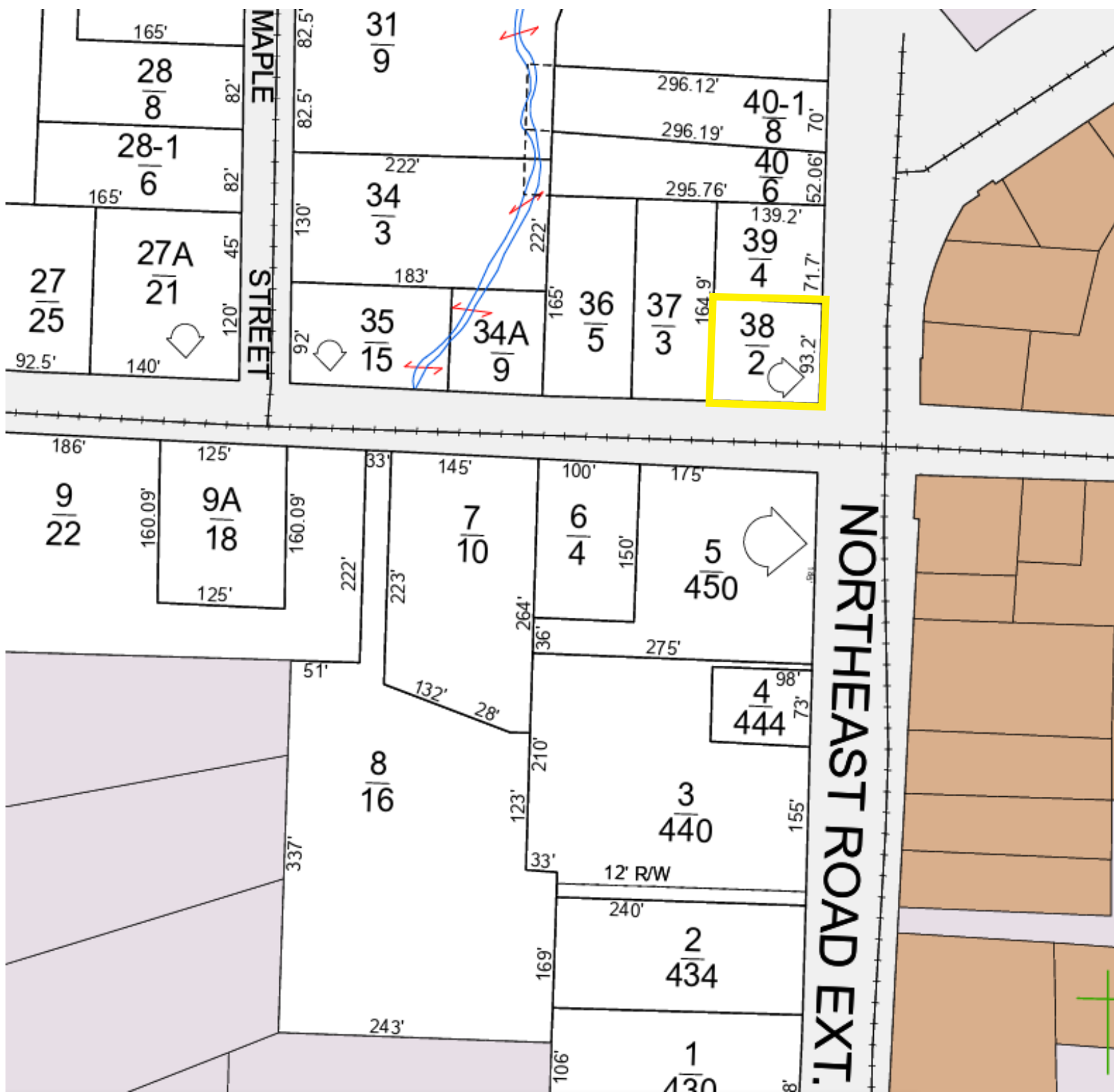
Indicator ▲	Value	Diff	
<\$15,000	1.9%	-2.9%	
\$15,000 - \$24,999	4.9%	+0.6%	
\$25,000 - \$34,999	3.1%	-1.9%	
\$35,000 - \$49,999	7.6%	0	
\$50,000 - \$74,999	9.8%	-3.7%	
\$75,000 - \$99,999	15.7%	+3.5%	
\$100,000 - \$149,999	27.5%	+3.7%	
\$150,000 - \$199,999	10.8%	-0.6%	
\$200,000+	18.8%	+1.4%	

Bars show deviation from - Cumberland County

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

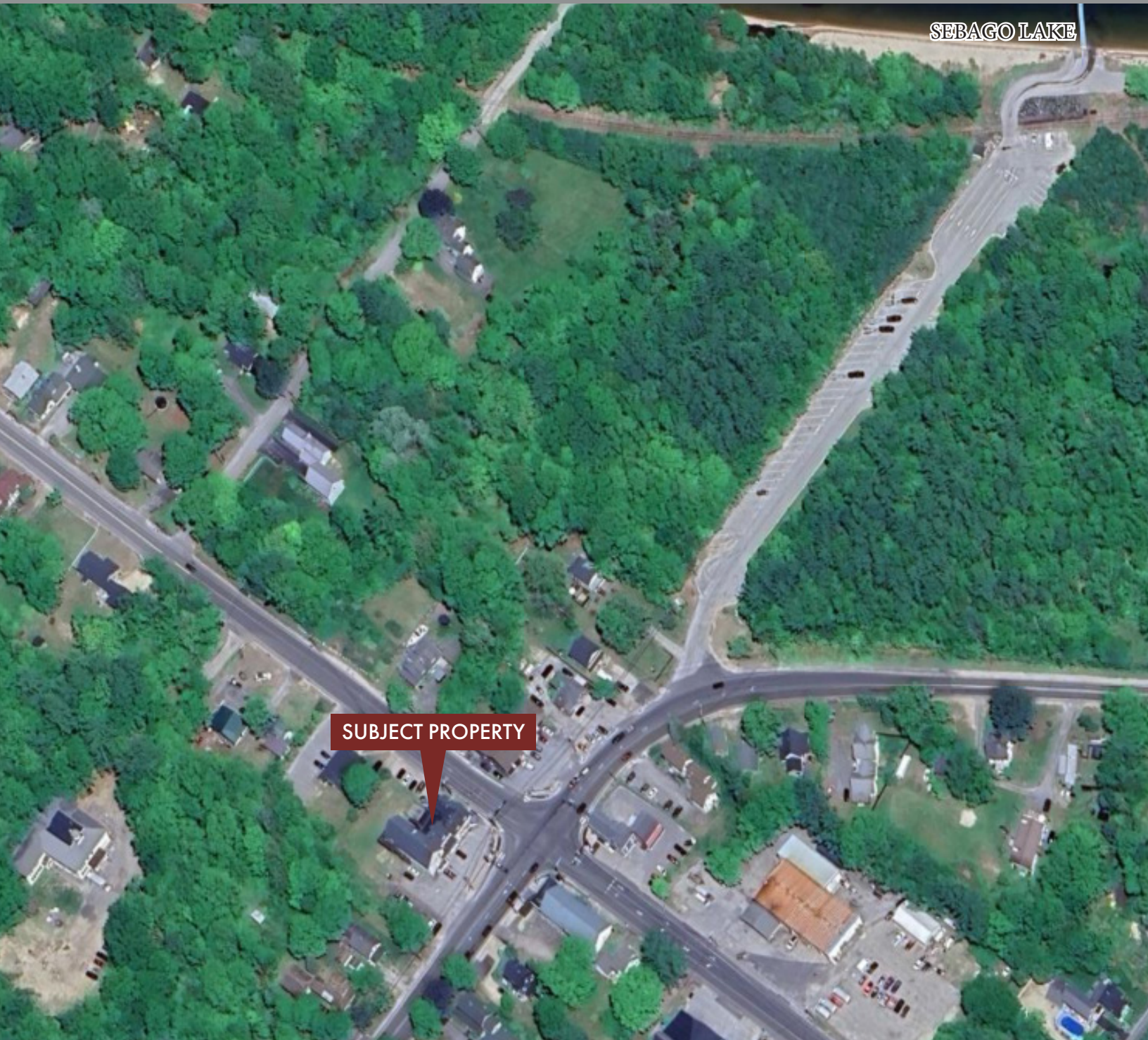
TAX MAP

2 Chadbourne Road | Standish, ME



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SEBAGO LAKE

SUBJECT PROPERTY

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