

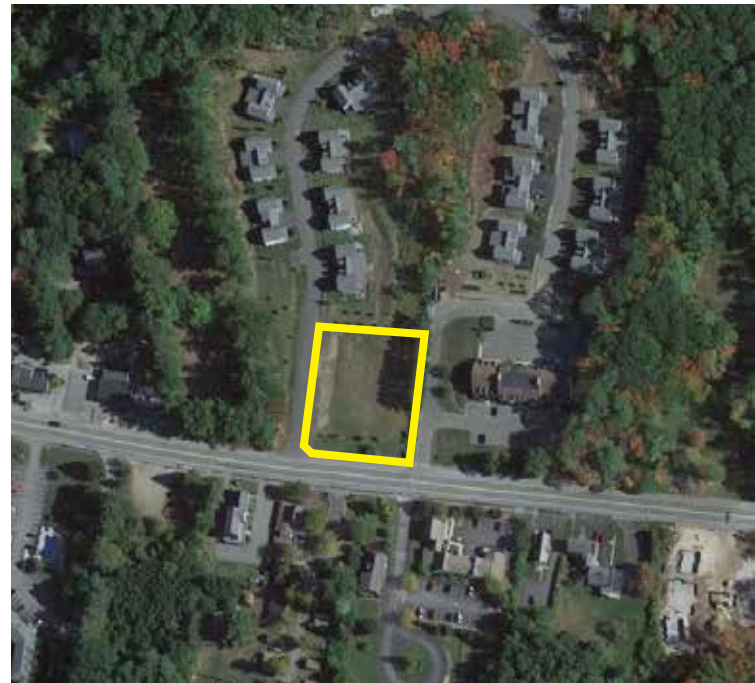
FOR SALE | HIGH VISIBILITY CORNER LOT

40 Webhannet Place, Kennebunk, ME 04043



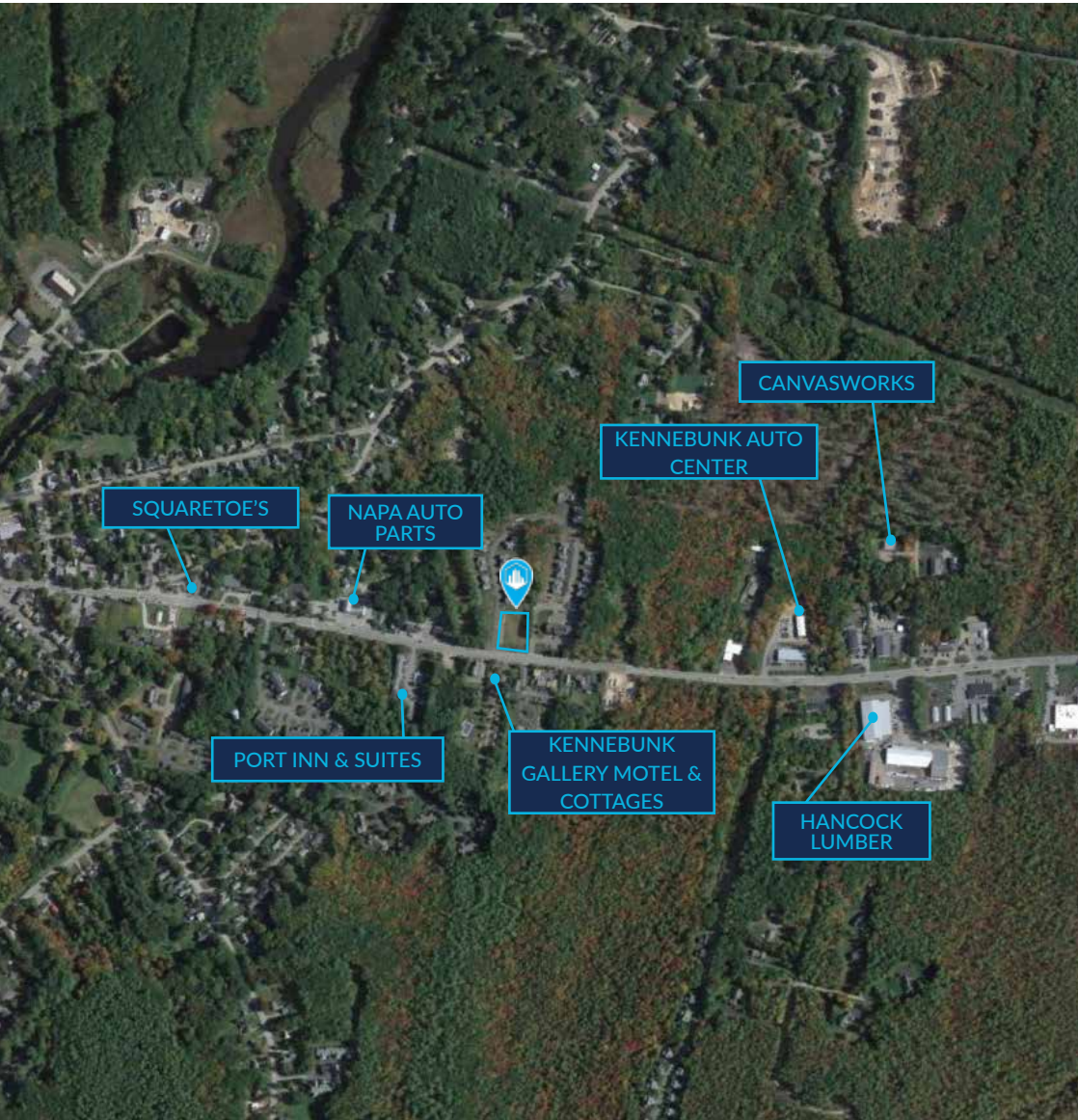
PROPERTY HIGHLIGHTS

- Excellent Route One location.
- 0.61± acre lot with great exposure.
- Flexible commercial zoning.
- Traffic counts of 9,968 cars/day (MDOT).
- Preliminary approval for a 3,500± SF commercial/medical building with 19 parking spaces.
- Sale Price: \$295,000



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CONTACT US



CHRISTOPHER GALLAGHER

Broker

+1 207.553.1728 D

+1 917.673.1178 C

cgallagher@boulos.com



NATE ROOP

Associate

+1 207.553.1737 D

+1 207.756.3002 C

nroop@boulos.com

PROPERTY DETAILS

OWNER	Cottage Advisors ME, LLC
ASSESSOR'S REFERENCE	Map 059, Block 035, Lot 031
BOOK AND PAGE	17654/556
LAND SIZE	0.61± AC
ZONING	MRCU - Mixed Residential & Commercial Use
NEARBY BUSINESSES	Hancock Lumber, Kennebunk Auto Center, Canvasworks, Kennebunk Gallery Motel & Cottages, Port Inn & Suites, NAPA Auto Parts, Squaretoe's, Boulangerie, Shoppers Village, and more.
SALE PRICE	\$295,000

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