

# FOR SALE

Retail/Mixed-Use

2,816± SF | \$785,000



## 150 US Route One, Freeport

### Property Highlights

- 2 Buildings, 1.26± Acres
- Prime Route One Visibility
- Ample Paved Parking



### Property Description

We are pleased to offer this prime Route One Freeport property for sale. The site consists of two buildings; one 2,240± SF and one 576± SF of retail/mixed-use space. The site is 1.26± acres improved by a solar array and 22,000 SF of paved parking. The property is currently occupied by Mainely Custard. The business is not a part of the sale. The property is relatively turnkey, ideal for fast casual restaurant space. There is no indoor seating as it's been designed for window service and outside seating. The first floor of the main building is food production space, the second floor is a small apartment. The second building is also all food production space. There is a high-quality walk-in cooler and walk-in freezer that are included in the sale.

#### BROKER CONTACT

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## Property Overview

Owner	Veggie Life, LLC
Assessor's Reference	Map 26, Lot 66
Deed Reference	Book 38816, Page 260
Lot Size	1.26± acres
Total Size	2,816± SF
Space Breakdown	2,240± SF mixed-use/food production, window service, walk-in cooler, 2nd floor apartment 576± SF mixed-use/food production, walk-in freezer
Zoning	General Commercial
Year Built	2004
Building Construction	Wood frame, vinyl siding
HVAC	Oil-fired and electric mini-splits
Parking	Ample paved parking, 22,000 SF
Solar Array	On roof and in parking lot

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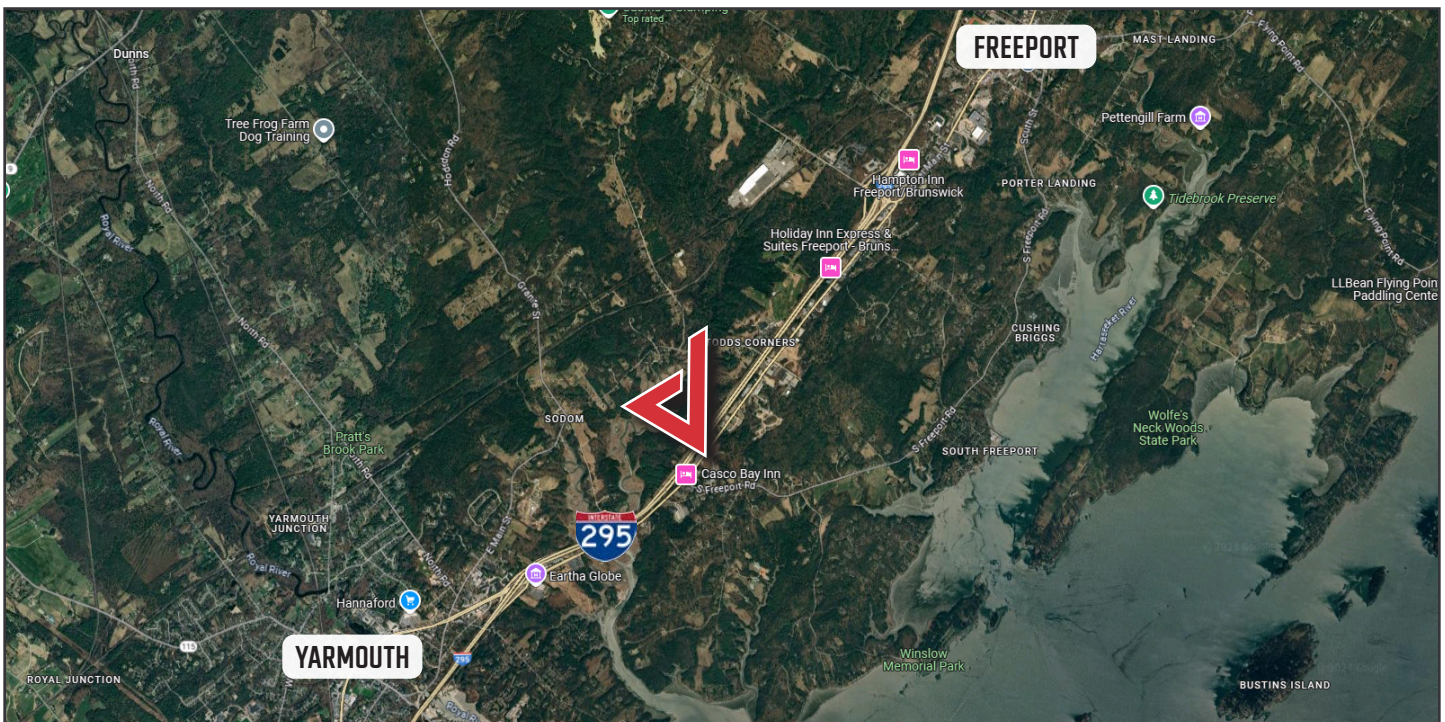








# 150 US Route One



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.