

FOR SALE / LEASE | 2.83± ACRES

LITTLE DOLPHIN DRIVE, SCARBOROUGH, ME 04074



PROPERTY DETAILS

OWNER	M&R Holdings, LLC
UTILITIES	Public Water Public Sewer
LAND PARCEL	2.83± Acres
ZONING	TVC - Town & Village Centers
ASSESSOR'S REF	U045/001 & U045/004A
PARKING	Ample on-site parking
BUILDING SIZE	12,000 SF - 35,000 SF
LEASE RATE	TBD. Based on Tenant Requirements
SALE PRICE	\$1,050,000



FOR SALE / LEASE | 2.83± ACRES

LITTLE DOLPHIN DRIVE, SCARBOROUGH, ME 04074



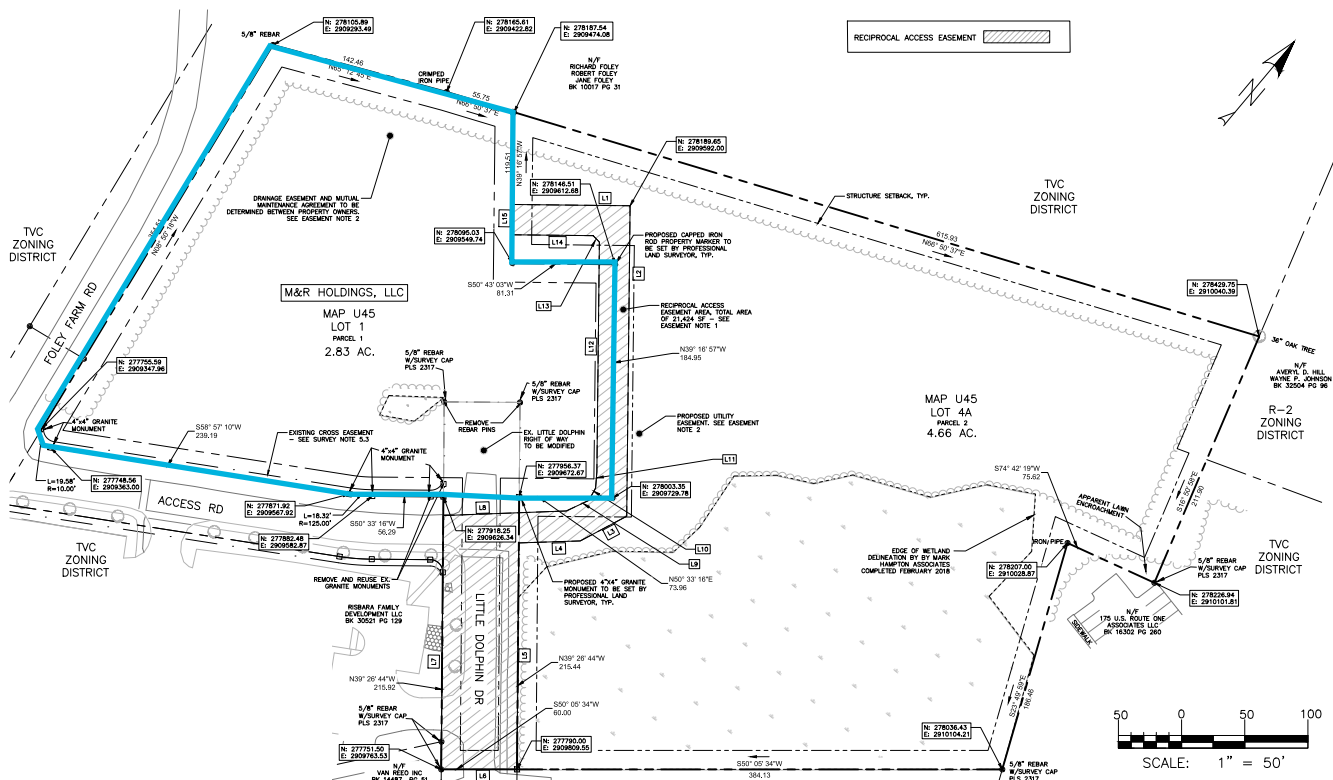
ALLOWABLE USES - TVC DISTRICT

- Retail sales and services (excluding car washes, gas stations and outdoor sales and services)
- Personal services
- Restaurants without a drive-thru
- Professional office, business services and business offices
- Health Clubs
- Non-residential institutional uses including funeral homes and places of worship
- Group day care homes, day care facilities, and nursery schools
- Accessory uses (excluding outdoor storage)
- Family day care homes, subject to standards and conditions
- Small batch processing facilities, subject to standards and conditions
- Municipal buildings and uses such as libraries, museums, elementary and secondary schools

*Depending on the acreage, scale and site layout of a proposed project, a development/redevelopment project within this district may undergo a conventional review process.

** Although the TVC zone allows for residential uses, it is not permitted at this site.

SITE PLAN

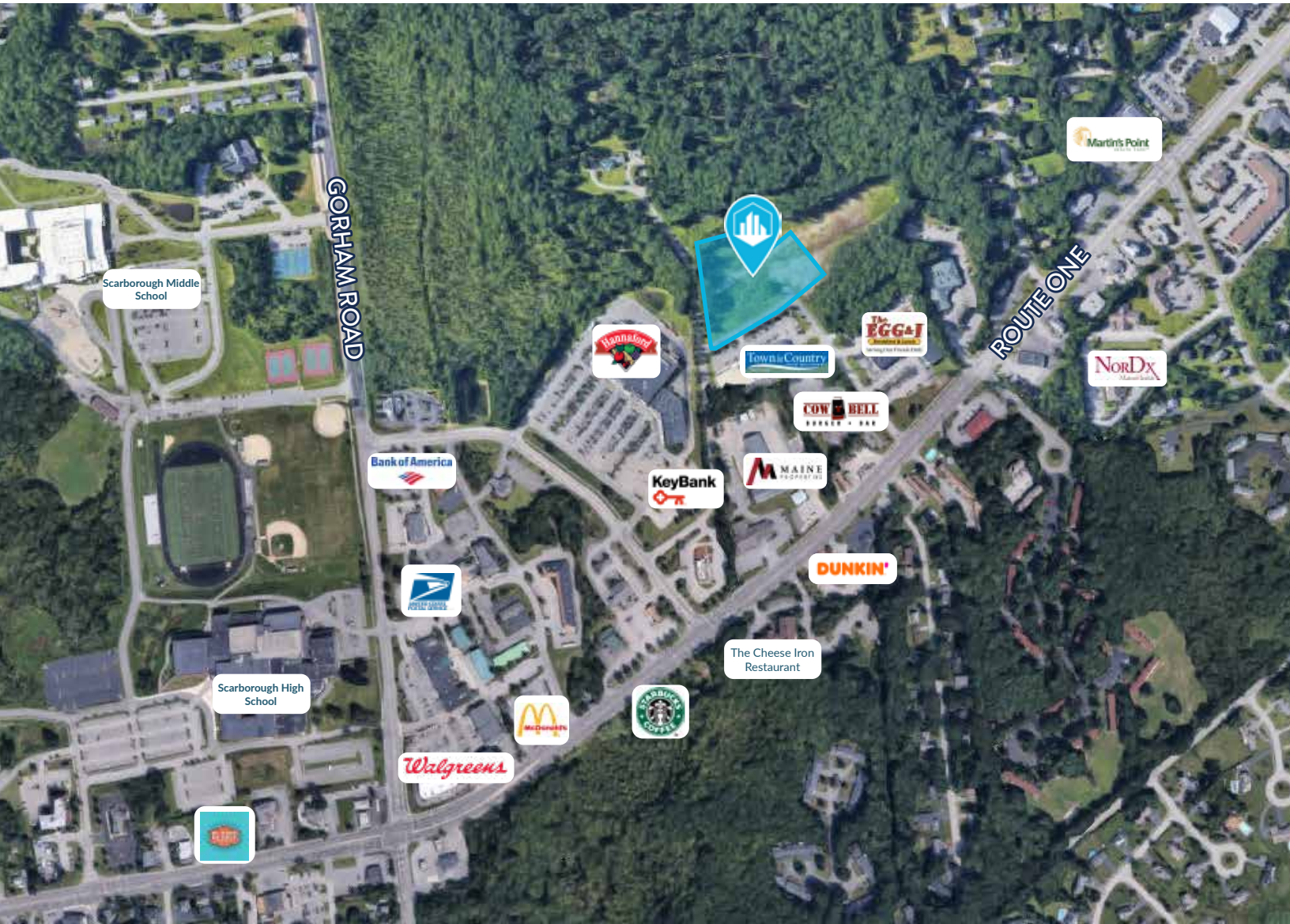


FOR SALE / LEASE | 2.83± ACRES

LITTLE DOLPHIN DRIVE, SCARBOROUGH, ME 04074



AERIAL VIEW



CONTACT US



DREW SIGFRIDSON, SIOR
Senior Broker, Partner

+1 207.553.1705 D
+1 207.831.5838 C
dsigfridson@boulos.com



JON RIZZO
Broker, Partner

+1 207.553.1712 D
+1 207. 233.3304 C
jrizzo@boulos.com

©2024 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.